AGENDA

for GMADA Authority 33rd Meeting

Part-I (agenda No. 1-15 page 1 -482)

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

AGENDA FOR GMADA Authority 33rd MEETING

INDEX

Part-I (agenda No. 1-15 page 1 -482)

ਅਜੰਡਾ ਨੰ:	ਵਿਸ਼ਾ	ਪੰਨਾ ਨੰ:
33.01	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ) ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16.11.2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।	1-10
33.02	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆਂ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 28.01.2025 ਨੂੰ ਹੋਈ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।	11-15
33.03	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।	16-26
33.04	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।	27-31
33.05	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 16-04-2025 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।	32-33
33.06	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।	34-39
33.07	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।	40-113

33.08	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 24-06-2025 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।	114-119
33.09	Annual Administrative Report for the Year 2021-22	120-178
33.10	**ਗਮਾਡਾ ਦੀ ਸਾਲ** 2022-23 **ਦੀ ਸਾਲਾਨਾ ਪ੍ਰਸ਼ਾਸਕੀ ਰਿਪੋਰਟ ਸਬੰਧੀ।**	179-259
33.11	**ਗਮਾਡਾ ਦੀ ਸਾਲ** 2023-24 **ਦੀ ਸਾਲਾਨਾ ਪ੍ਰਸ਼ਾਸਕੀ ਰਿਪੋਰਟ ਸਬੰਧੀ।**	260-338
33.12	Agenda of annual financial statements of GMADA for FY 2021-22	339-372
33.13	Agenda of annual financial statements of GMADA for FY 2022-23	373-411
33.14	Agenda for the Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24.	412-438
33.15	Agenda for the Revised Budget Estimates for the year 2023-24 and Budget Estimates for the year 2024-25.	439-482

Cont.....

AGENDA

for GMADA Authority 33rd Meeting

Part-II (agenda No. 16-30 page 483 -900)

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

AGENDA FOR GMADA Authority 33rd MEETING

INDEX

Part-2 (agenda No. 16-30 page 483 -900)

ਅਜੰਡਾ ਨੰ:	ਵਿਸ਼ਾ	ਪੰਨਾ ਨੰ:
33.16	**ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਭੰਗ ਕਰਨ ਸਬੰਧੀ।**	483-491
33.17	ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ -ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜਿਆਂ ਸਬੰਧੀ।	492-501
33.18	Status of Loan availed by GMADA during the year 2023-24	502-503
33.19	Loan of Rs.2700 crores to Punjab State Government.	504-505
33.20	Allotment of land for construction of Super ECBC Model Building in Punjab.	506-536
33.21	ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਸਾਈਟ ਸਕੈਟਰ -66 (ਬੀਟਾ), ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ ਨਾਲ ਸਟਾਫ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ allow ਕਰਨ ਸਬੰਧੀ।	537-561
33.22	Homi Bhabha Cancer Hospital and Research Centre ਨੂੰ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਹੋਰ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ।	562-584
33.23	Allotment of land for setting up Science Centre at Sector 81, SAS Nagar.	585-607
33.24	Chandigarh Horse Riders Society, ਸੈਕਟਰ 51, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ ਭੋਂ ਦੇ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਬਾਰੇ।	608-630
33.25	ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ 5 ਏਕੜ ਸਾਈਟ ਬਾਰੇ।	631-765
33.26	ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ **ਮੈਡੀਕਲ** ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਹਿੱਤ 28 ਏਕੜ ਲੈਂਡ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।	766-789
33.27	**ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਐਸ.ਏ.ਐਸ ਨਗਰ ਸਬੰਧੀ।**	790-831

33.28	Agenda for Re-calculation of Additional Price for Plots in Sector 76-80 SAS Nagar,	832-879
33.29	ਮੋਹਾਲੀ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਟ ਕਰਨ ਸਬੰਧੀ।	880-905
33.30	Rescheduling of allotment letter, waiver of Penal interest and extensioin of construction period of 1.2 acres " Food Court site no. 4" Sector-62, SAS Nagar Mohlai due to undue delay in decision making of the authority.	906-911

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.01

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16.11.2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16.11.2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਥਾਰਿਟੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ (**ਅਨੁਲੱਗ-1**) ਤੇ ਰੱਖੀ ਜਾਦੀ ਹੈ। ਜਿਹੜੇ ਅਜੰਡਿਆਂ ਤੇ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਹਨਾਂ ਨੂੰ ਵੱਖਰੇ ਅਜੰਡੇ ਦੇ ਤੌਰ ਤੇ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

(ਡਾਲਮੇਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ
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।

Chief ... Date: 05 JAN

4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।

5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਨਗਰ ਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੰਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਮੀਮੋ ਨੰਬਰ: ਗਮਾਡਾ-ਡਾਲਮੇਲ ਸ਼ਾਖਾ-2023/ 50-55 ਮਿਤੀ: 02/01/23

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ 16.11.2022 ਨੂੰ ਸ਼ਾਮ 4:10 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ: ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਡਾਲਮੇਲ),
ਵਾ: ਮਿਲਖ ਅਫ਼ਸਰ (ਡਾਲਮੇਲ), ਗਮਾਡਾ

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਡਾਲਮੇਲ ਸ਼ਾਖਾ-2023/ ਮਿਤੀ:

ਪੱਤਰ ਦਾ ਉਤਾਰਾ 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 ਦੀ ਕਾਪੀ।

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਡਾਲਮੇਲ),
ਵਾ: ਮਿਲਖ ਅਫ਼ਸਰ (ਡਾਲਮੇਲ), ਗਮਾਡਾ

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

(ਡਾਲਮੋਲ ਸ਼ਾਖਾ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਡਾਲਮੋਲ ਸ਼ਾਖਾ-2023/ ਮਿਤੀ:

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

ਨੱਥੀ: ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ),
ਵਾ: ਸਿਲਪ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ), ਗਮਾਡਾ

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਡਾਲਮੋਲ ਸ਼ਾਖਾ-2023/ ਮਿਤੀ:

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਜੀ.ਐਮ. (ਆਈ.ਟੀ ਐਂਡ ਸੀ.) ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ ਜੀ।

ਨੱਥੀ: ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ),
ਵਾ:ਸਿਲਪ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ), ਗਮਾਡਾ

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਡਾਲਮੋਲ ਸ਼ਾਖਾ-2023/ ਮਿਤੀ:

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਹੇਠ ਲਿਖੇ ਦਫ਼ਤਰਾਂ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫ਼ਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫ਼ੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ ਇਸ ਦਫ਼ਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ:-

1. ਸਿਲਪ ਅਫਸਰ (ਪਲਾਟਸ/ਹਾਊਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਡੀ ਪ੍ਰਾਪਰਟੀ ਕੁਲੈਕਟਰ, ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
3. ਸਿਲਪ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
4. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
5. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
6. ਸਹਾਇਕ ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
7. ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਅਪੀਲਾਂ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਨੱਥੀ: ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ),
ਵਾ:ਸਿਲਪ ਅਫ਼ਸਰ (ਡਾਲਮੋਲ), ਗਮਾਡਾ

ਸ੍ਰੀ ਵਿਨੈ ਕੁਮਾਰ ਜੈਦ੍ਰਥ, ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ: 16.11.2022 ਨੂੰ ਸ਼ਾਮ 04.10 ਵਜੇ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ:	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁੱਦਾ ਸਰਵ ਸ੍ਰੀ/ਸ੍ਰੀਮਤੀ	ਅਹੁਦਾ
1	ਏ.ਵੇਨੂੰ ਪ੍ਰਸਾਦ, ਆਈ.ਏ.ਐਸ., ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ	ਮੈਂਬਰ
2	ਵੀ.ਪੀ.ਸਿੰਘ,ਆਈ.ਏ.ਐਸ. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ	ਮੈਂਬਰ
3	ਅਜੈਵੀ ਕੁਮਾਰ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,	ਮੈਂਬਰ
4	ਸ੍ਰੀ ਮੋਹਿਤ ਤਿਵਾੜੀ, ਆਈ. ਆਰ.ਐਸ., ਸਪੈਸ਼ਲ ਸੈਕਟਰੀ (ਵਿੱਤ), (ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ, ਚੰਡੀਗੜ੍ਹ ਦਾ ਨੁਮਾਇੰਦਾ)।	ਮੈਂਬਰ
5	ਅਮਨਦੀਪ ਬਾਂਸਲ, ਆਈ.ਏ.ਐਸ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।	ਮੈਂਬਰ
6	ਪੰਕਜ ਬਾਵਾ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਨਗਰ ਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ, ਐਸ.ਏ.ਐਸ ਨਗਰ	ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

ਮੱਦ: 28.01

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

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ਮੱਦ: 28.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 13.05.2022 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੂੰ ਨੋਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਮੱਦ: 28.03

ਸਾਲ 2020-21 ਦੀ ਸਲਾਨਾ ਪ੍ਰਸ਼ਾਸ਼ਕੀ ਰਿਪੋਰਟ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.04

ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 50 ਲੱਖ ਰੁਪਏ ਅਨੁਦਾਨ ਦੇਣ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੱਦ: 28.05

ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀਆਂ ਨੂੰ ਬਹੁ-ਮੰਜਲੇ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਬਰੋਸ਼ਰ ਵਿੱਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਅਜੰਡਾ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਹਨਾਂ ਸਾਈਟਾ ਦੀ ਅਲਾਟਮੈਂਟ ਉਸ ਸਮੇਂ ਦੇ ਨਿਰਧਾਰਤ ਰੇਟਾਂ (Prevailing rates i.e. current market rate) ਤੇ ਕੀਤੀ ਜਾਵੇ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਕਮੇਟੀ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਈਕੋ ਸਿਟੀ, ਫੇਜ-2 (ਐਕਸਟੈਨਸ਼ਨ) ਦੀ ਸਾਈਟ ਨੰਬਰ 3 ਦੀ ਜਗ੍ਹਾ ਤੇ ਸਾਈਟ ਨੰਬਰ 2 ਨੂੰ ਸਕੀਮ ਵਿੱਚ ਸ਼ਾਮਲ ਕੀਤਾ ਜਾਵੇਗਾ ਕਿਉਂ ਕਿ ਸਾਈਟ ਨੰਬਰ 3 ਐਮ.ਐਲ.ਏ ਹੋਸਟਲ ਬਣਾਉਣ ਵਾਸਤੇ ਸਰਕਾਰ ਵੱਲੋਂ ਵਿਚਾਰੀ ਜਾ ਰਹੀ ਹੈ।

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਸੋਧ ਸਹਿਤ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੱਦ: 28.06

Establishment of Motor Market in SAS Nagar

ਸੈਕਟਰ-65 ਮੋਟਰ ਮਕੈਨਿਕ ਮਾਰਕੀਟ ਸਥਾਪਿਤ ਕਰਨ ਦਾ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵਿੱਚ ਹੇਠ ਲਿਖੀਆ ਸ਼ਰਤਾਂ ਦੇ ਨਾਲ ਪੇਸ ਕਰਨ ਲਈ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ:-

1. ਬੂਥ ਸਾਈਟ (8 X 16) ਵਾਸਤੇ 14 ਲੱਖ ਰੁਪਏ ਕੀਮਤ ਅਤੇ ਸ਼ਾਪ ਸਾਈਟ (12 X 30) 65 ਲੱਖ ਰੁਪਏ ਕੀਮਤ ਦੀ ਤਜਵੀਜ ਹੈ। ਅਲਾਟੀ ਉਸਾਰੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰੇਗਾ।

2. ਸ਼ਾਪ ਵਿੱਚ (G+1 with basement) allowed ਹੋਵੇਗਾ।

3. 10% ਕੀਮਤ ਦੀ ਅਦਾਇਗੀ ਤੋਂ ਬਾਅਦ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਕੀਤੀ ਜਾਵੇਗੀ। ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਹੋਣ ਦੇ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ 15% + 2% ਕੈਸਰ ਸੈੱਸ ਕੀਮਤ ਅਦਾ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ।

4. 25% ਕੀਮਤ ਦੀ ਅਦਾਇਗੀ ਤੋਂ ਬਾਅਦ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇਗਾ।

5. ਬਾਕੀ ਰਹਿੰਦੀ 75% ਕੀਮਤ ਦੀ ਯਕਮੁਸ਼ਤ ਪੇਮੈਂਟ ਕਰਨ ਤੇ 5% ਛੋਟ ਦਿਤੀ ਜਾਵੇਗੀ।

6. ਬਾਕੀ ਰਹਿੰਦੀ 75% ਕੀਮਤ 6 ਸਾਲਾਂ ਵਿੱਚ 12 ਛੇਮਾਹੀ ਕਿਸ਼ਤਾਂ ਦੇ ਤਾਬੇ ਅਲਾਟੀ ਦੇਣ ਦੇ ਪਾਬੰਦ ਹੋਣਗੇ।

ਬੂਥ ਸਾਈਟ ਦੇ ਲਈ ਪੇਮੈਂਟ ਸਡਿਉਲ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

Installments of Booth Site					
Sr no	Narration	Balance Amount	Principal	Interest @09%	Installment
1	1st	1,050,000	87,500	47,250	134,750
2	2nd	962,500	87,500	43,313	130,813
3	3rd	875,000	87,500	39,375	126,875
4	4th	787,500	87,500	35,438	122,938
5	5th	700,000	87,500	31,500	119,000
6	6th	612,500	87,500	27,563	115,063
7	7th	525,000	87,500	23,625	111,125
8	8th	437,500	87,500	19,688	107,188
9	9th	350,000	87,500	15,750	103,250
10	10th	262,500	87,500	11,813	99,313
11	11th	175,000	87,500	7,875	95,375
12	12th	87,500	87,500	3,938	91,438

ਸ਼ਾਪ ਸਾਈਟ ਦੇ ਲਈ ਪੇਮੈਂਟ ਸਡਿਉਲ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

Sr no	Narration	Balance Amount	Principal	Interest @09%	Installment
1	1st	4,875,000	406,250	219,375	625,625
2	2nd	4,468,750	406,250	201,094	607,344
3	3rd	4,062,500	406,250	182,813	589,063
4	4th	3,656,250	406,250	164,531	570,781
5	5th	3,250,000	406,250	146,250	552,500
6	6th	2,843,750	406,250	127,969	534,219
7	7th	2,437,500	406,250	109,688	515,938
8	8th	2,031,250	406,250	91,406	497,656
9	9th	1,625,000	406,250	73,125	479,375
10	10th	1,218,750	406,250	54,844	461,094
11	11th	812,500	406,250	36,563	442,813
12	12th	406,250	406,250	18,281	424,531

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7. ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੇ 12 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਅਲਾਟੀ ਇਸਦੀ ਉਸਾਰੀ ਕਰਕੇ ਸ਼ਿਫਟ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਉਸ ਵਲੋ ਉਹ ਥਾਂ ਖਾਲੀ ਕਰ ਦਿਤੀ ਜਾਵੇਗੀ ਜਿਸ ਉਪਰ ਉਹ ਪਹਿਲਾਂ ਕੰਮ ਕਰਦਾ ਹੈ।

8. 15 ਸਾਲ ਤੱਕ ਕੋਈ ਵੀ ਅਲਾਟੀ ਇਸਨੂੰ ਵੇਚ ਨਹੀਂ ਸਕਦਾ। ਪਰੰਤੂ ਜੇਕਰ ਕਿਸੇ ਅਲਾਟੀ ਦੀ ਮੌਤ ਹੋ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਕੇਸ ਵਿੱਚ ਉਸਦੇ ਵਾਰਸਾਂ ਦੇ ਨਾਂ ਤੇ ਟ੍ਰਾਂਸਫਰ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।

9. ਜੇਕਰ ਅਲਾਟੀ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਨਹੀਂ ਕਰਦਾ ਤਾਂ ਕਿਸ਼ਤਾਂ ਦੀ ਦੇਰੀ ਵਿੱਚ ਪੀਨਲ ਵਿਆਜ ਗਮਾਡਾ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਲਿਆ ਜਾਵੇਗਾ।

ਮੱਦ: 28.07

Development of Inter Sector road is responsibility of GMADA.

ਮੀਟਿੰਗ ਦੌਰਾਨ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਦੇ ਸਮੇਂ ਇਹ ਤੱਥ ਸਾਹਮਣੇ ਆਇਆ ਹੈ ਕਿ ਮਿਤੀ 06.02.2015 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਦੇ ਨੁਕਤਾ ਨੰਬਰ II (ਅ) ਜੋ ਕਿ ਸੈਕਟਰ ਡਿਵਾਈਡਿੰਗ ਰੋਡ ਅਧੀਨ ਪੈਂਦੀ ਭੋਂ ਨੂੰ ਸੈਲੇਬਲ ਰਕਬੇ ਵਿੱਚ ਸਾਮਲ ਕਰ ਚੁੱਕੇ ਪ੍ਰਮੋਟਰਾਂ ਸਬੰਧੀ ਸੀ, ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਦਰਜ ਕੀਤਾ ਗਿਆ ਹੈ:-

" ਕਿਉਂਕਿ ਇਹਨਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਪਹਿਲਾ ਹੀ ਸੈਕਟਰ ਡਿਵਾਈਡਿੰਗ ਰੋਡ ਅਧੀਨ ਪੈਂਦੀ ਭੋਂ ਸੈਲੇਬਲ ਰਕਬੇ ਦੀ ਕੈਲਕੂਲੇਸਨ ਕਰਦੇ ਸਮੇਂ ਓਵਰਆਲ ਕੈਲਕੂਲੇਸਨ ਵਿੱਚ ਸਾਮਲ ਕੀਤਾ ਹੋਇਆ ਹੈ। ਭਾਵ ਸੇਲੇਬਲ ਰਕਬੇ ਦਾ ਲਾਭ ਲਿਆ ਹੋਇਆ ਹੈ ਇਸ ਲਈ ਅਜਿਹੇ ਪ੍ਰਮੋਟਰਾ ਨੂੰ ਉਕਤ ਪਾਲਿਸੀ ਅਧੀਨ ਕਵਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।"

ਉਕਤ ਦੇ ਮੱਦੇ ਨਜਰ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਸੇਲੇਬਿਲਟੀ ਦਾ ਲਾਭ ਲੈ ਚੁੱਕੇ ਪ੍ਰੋਜੈਕਟਾਂ ਸਬੰਧੀ ਜਾਰੀ ਹਦਾਇਤਾਂ ਵਿੱਚ ਸਪਸ਼ਟ ਤੌਰ ਤੇ ਦਰਜ ਕੀਤਾ ਗਿਆ ਸੀ ਸੋ ਪਾਲਿਸੀ ਵਿੱਚ ਸੋਧ ਕਰਨੀ ਉੱਚਿਤ ਨਹੀਂ ਹੋਵੇਗੀ। ਇਸ ਲਈ ਮੱਦ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਅਤੇ ਇਸ ਫੈਸਲੇ ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

ਮੱਦ: 28.08

ਗਮਾਡਾ ਦੀ ਮਿਤੀ 01.04.2020 ਤੋਂ 31.03.2021 ਤੱਕ ਲਾਇਸੈਂਸ ਫੀਸ ਦੀ ਅਤੇ ਈ.ਡੀ.ਸੀ ਦੀ ਵਰਤੀ ਗਈ ਰਕਮ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.09

Allotment of 1.88 Acres of Land at Sector 78, SAS Nagar for Setting up of Special Training -cum-Interaction Institute (Engineer's Bhawan)

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੱਦ ਨੂੰ ਰੱਦ ਕੀਤਾ ਗਿਆ ਅਤੇ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰ ਵੈਲਫੇਅਰ ਸੁਸਾਇਟੀ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਐਲ.ਓ.ਆਈ ਰੱਦ ਕਰਦੇ ਹੋਏ ਭੌਂ ਦਾ ਕਬਜਾ ਵਾਪਸ ਲੈਣ ਦੀ ਸਿਫਾਰਿਸ਼ ਕਰਦੇ ਹੋਏ ਮੱਦ ਸਬੰਧੀ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਪਹਿਲਾਂ ਕੀਤੀ ਗਈ ਪ੍ਰਵਾਨਗੀ ਨੂੰ ਰੱਦ ਕਰਵਾਉਣ ਲਈ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

ਮੱਦ: 28.10

ਆਈ.ਟੀ ਪਾਲਿਸੀ 2013 ਵਿੱਚ M/s Infosys ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੋਵਿਡ 19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.11

ਆਈ.ਟੀ ਪਾਲਿਸੀ 2013 ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੋਵਿਡ 19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਲਈ ਅਜੰਡਾ ਭੇਜਣ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.12

Appointment of Financial Consultant in GMADA.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.13

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਵਿਖੇ ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਮੈਂਟ ਯੂਨਿਟ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.14

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਵਿਖੇ Facility Management Centre ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.15

completion of Residential Area in Sector 90, SAS Nagar.

ਸੈਕਟਰ 90 ਵਿੱਚ ਪੈਂਦੇ ਪੀ.ਐਲ.ਪੀ.ਏ ਏਰੀਆ ਜਿਸ ਦਾ ਰਕਬਾ 23.55 ਏਕੜ ਹੈ, ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਵਿਚਾਰਿਆ ਗਿਆ ਹੈ। ਵਿਚਾਰਨ ਉਪਰੰਤ ਇਹ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਹੈ ਕਿ ਜਿੰਨਾ ਰਕਬਾ ਵਣ ਵਿਭਾਗ ਤੋਂ ਡੀ-ਰਿਜਰਵ ਕਰਵਾਇਆ ਜਾਣਾ ਹੈ ਜਾਂ ਜਿਉਂ ਦਾ ਤਿਉਂ ਰੱਖਿਆ ਜਾਣਾ ਹੈ, ਉਸ ਤੇ ਕਾਰਵਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਇੱਕ ਮੀਟਿੰਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਕਰਵਾਈ ਜਾਵੇ ਜਿਸ ਵਿੱਚ ਵਣ ਵਿਭਾਗ ਦੇ ਅਧਿਕਾਰੀ ਅਤੇ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਅਧਿਕਾਰੀ ਵੀ ਸ਼ਾਮਲ ਹੋਣਗੇ। ਮੀਟਿੰਗ ਵਿੱਚ ਹੋਏ ਫੈਸਲੇ ਨੂੰ ਅਗਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।

ਮੱਦ: 28.16

ਸੈਕਟਰ 89, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.17

ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ ਸੈਕਟਰ 88 ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਵੱਖ ਵੱਖ ਕੈਟਾਗਿਰੀਆਂ (ਟਾਈਪ 1,2 ਅਤੇ 3) ਬਾਕੀ ਰਹਿੰਦੀ ਫਲੈਟਾਂ ਦੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਬੰਧੀ।

ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਦੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਦਾ ਮਤਾ ਪੇਸ਼ ਹੋਇਆ ਅਤੇ ਇਹ ਮਤਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀ ਸ਼ਰਤ ਤੇ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ:
ਉਕਤ ਸਕੀਮ ਦੇ ਮੁਕੰਮਲ ਹੋਣ ਤੋਂ ਬਾਅਦ ਸਕੀਮ ਵਿੱਚ ਜੇਕਰ ਕੋਈ ਫਲੈਟ ਬਚ ਜਾਂਦੇ ਹਨ ਤਾਂ ਉਹਨਾਂ ਨੂੰ 1% ਦੇ ਵਾਧੇ ਨਾਲ ਹਰ ਮਹੀਨੇ ਆਉਣ ਵਾਲੀਆਂ ਐਪਲੀਕੇਸ਼ਨਾਂ ਦੇ ਬਚੇ ਹੋਏ ਫਲੈਟਾਂ ਦੇ ਡਰਾਅ ਆਫ ਲਾਟਸ ਰਾਹੀਂ ਸਕੀਮ ਦੇ ਮੁਕੰਮਲ ਹੋਣ ਤੋਂ ਅਗਲੇ ਇੱਕ ਸਾਲ ਤੱਕ ਕੱਢਿਆ ਜਾਂਦਾ ਰਹੇਗਾ।

ਮੱਦ: 28.18

ਸ਼ਰਾਬ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 28.19

Assessment and recovery of Additional price from the present allottee / transferee of Sector 76- 80

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਵਧੀ ਕੀਮਤ ਦੀ ਰਕਮ ਪੁੱਡਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਵਸੂਲਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਕੀਤੀ ਗਈ।

ਸਪੈ ਸੈਕੱਤਰ

7

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.02

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 28.01.2025 ਨੂੰ ਹੋਈ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 28.01.2025 ਨੂੰ ਹੋਈ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਥਾਰਿਟੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ (**ਅਨੁਲੱਗ-1**) ਤੇ ਰੱਖੀ ਜਾਦੀ ਹੈ। ਜਿਹੜੇ ਅਜੰਡਿਆਂ ਤੇ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਹਨਾਂ ਨੂੰ ਵੱਖਰੇ ਅਜੰਡੇ ਦੇ ਤੌਰ ਤੇ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

I/111151/2025 GMADA-CORB0MEET/5/2025-COORD. -GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ)

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62 ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਸੇਵਾ ਵਿਖੇ

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।

2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।

3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,ਚੰਡੀਗੜ੍ਹ।

4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਸਪੈਸ਼ਲ ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,ਚੰਡੀਗੜ੍ਹ।

5. ਮੁੱਖ ਪ੍ਰਸਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਨਗਰ ਅਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4/2025/ **I/111151/2025** ਮਿਤੀ: 04-04-2025

ਵਿਖਾ : **ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।**

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ: 28.01.2025 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਵੀਰ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/**I/111151/2025** ਮਿਤੀ:-04-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ 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 ਦੀ ਕਾਪੀ

ਕੁਲਵੀਰ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ **I/111151/2025** ਮਿਤੀ:-04-04-2025

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

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਵੀਰ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ I/111151/2025 ਮਿਤੀ:-04-04-2025

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਜੀ.ਐਮ. (ਆਈ.ਟੀ.ਐਡ.ਸੀ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ ਜੀ।

ਕੁਲਵੰਤ ਕੌਰ

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ I/111151/2025 ਮਿਤੀ:-04-04-2025

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅੱਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ।

ਕੁਲਵੰਤ ਕੌਰ

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

Proceedings of the meeting of Executive Committee of Greater Mohali Area Development Authority (GMADA) held under the Chairmanship of Hon'ble Chief Secretary, Punjab on 28.01.2025 at 3.00 PM.

The following members participated in the meeting:-

Sr. No	Name and Designation of Officer Sh./Smt.	Designation
1.	Tejveer Singh, IAS Additional Chief Secretary to Govt. of Punjab, Department of Local Government, Punjab, Chandigarh	Member
2.	Rahul Tiwari, IAS Principal Secretary to Govt. of Punjab Department of Housing and Urban Development	Member
3.	V. N. Zade, IAS Principal Secretary to Govt. of Punjab Department of Finance	Member
4.	Kumar Amit, IAS Special Principal Secretary/Chief Minister, Punjab	Member
5.	Moneesh Kumar, IAS Chief Administrator, GMADA, SAS Nagar	Member
6.	Mandeep Kaur, Chief Town Planner, Town & Country Planning, Punjab, SAS Nagar	Member

Agenda Item No 29.01 was considered in the meeting and decided as follows:-

Agenda Item No: 29.01

Acquisition of land for Aerotropolis Phase-2 (Pocket E, F, G, H, I, and J) Near Aerocity and IT City in SAS Nagar Planning Area.

The issue of identification of new area for development of an Urban Estate in GMADA was discussed in detail. The Hon'ble Chief Secretary, Punjab-

CUM-Chairman, Executive Committee and other members were apprised that the case for identification of Urban Estate in GMADA was taken up in Punjab Regional and Town Planning and Development Board's 32nd meeting dated 09-11-2016 headed by Chief Minister, Punjab, where it was decided that there should be Integrated Planned development of this area, which would be done by GMADA. Subsequently, after approval from Competent Authority, a Notification under section 4 of the Right to Fair Compensation And Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013 (Social Impact Assessment) was done for 5468 acres on 27-11-2017. Thus process of acquisition was initiated.

The Executive Committee was apprised that after approval from the competent authority, land measuring 1651 acres was acquired to develop Pocket A, B, C and D of Aerotropolis in first phase.

EC was apprised and after detailed deliberations by GMADA officials it was decided that there was no need to setup a committee under provisions of the 2003 guidelines to identify new areas for development of Urban Estate. The balance area of 3535 Acres should be recommended to be acquired for developing phase 2 of Aerotropolis Pockets E, F, G, H, I and J.

It was unanimously decided by all members of EC, that it would be beneficial to acquire the land through land pooling as this would only require Development Authorities to pay for development works and it would also not lead to any enhancement of cost of acquisition by the Competent Courts at the later stage, even though it is more beneficial to pay cash compensation.

Therefore it was decided by the committee that the acquisition should primarily be done by land pooling, but if some farmers do not want to avail benefits under land pooling scheme, their land should be acquired by cash compensation as provided in the Right to Fair Compensation And Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013.

Therefore the proposal in Para 7 of Agenda Item No 29.01 was approved and it was decided to place the same before the GMADA Authority for further consideration in it's next meeting.

Meeting ended with a vote of thanks.

Chief Secretary Government of Punjab

cum Chairman, Executive Committee GMADA

2

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.03

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਥਾਰਿਟੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ (**ਅਨੁਲੱਗ-1**) ਤੇ ਰੱਖੀ ਜਾਦੀ ਹੈ। ਜਿਹੜੇ ਅਜੰਡਿਆਂ ਤੇ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਹਨਾਂ ਨੂੰ ਵੱਖਰੇ ਅਜੰਡੇ ਦੇ ਤੌਰ ਤੇ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ)

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62 ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਸੇਵਾ ਵਿਖੇ

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
   ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,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 ਪ੍ਰਸਾਸਕ,
   ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
   ਨਗਰ ਅਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
   ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4/2025/ 1766- 71 ਮਿਤੀ: 2-5-25

ਵਿਸ਼ਾ : ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ: 15.04.2025 ਨੂੰ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾਂ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ 1772 ਮਿਤੀ:- 2-5-25

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

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ)

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62 ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/1773 ਮਿਤੀ:- 2-5-25

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

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/1774 ਮਿਤੀ:- 2-5-25

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/1775 ਮਿਤੀ:- 2-5-25

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਜੀ.ਐਮ. (ਆਈ.ਟੀ.ਐਡ.ਸੀ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/1776-81 ਮਿਤੀ:- 2-5-25

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਹੇਠ ਲਿਖਆ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅੱਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ।

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
2. ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
3. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
4. ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
5. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਲਾਇਸੈਂਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
6. ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ:	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ ਸਰਵ ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ	ਅਹੁਦਾ
1	ਤੇਜਵੀਰ ਸਿੰਘ, ਆਈ.ਏ.ਐਸ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ	**ਮੈਂਬਰ**
2	ਕ੍ਰਿਸ਼ਨ ਕੁਮਾਰ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ	**ਮੈਂਬਰ**
3	ਵਿਕਾਸ ਗਰਗ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ	**ਮੈਂਬਰ**
4	ਕੁਮਾਰ ਅਮਿਤ, ਆਈ.ਏ.ਐਸ (ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦਾ ਨੁਮਾਇੰਦਾ)	**ਮੈਂਬਰ**
5	ਅਮਰਿੰਦਰ ਸਿੰਘ ਮੱਲੀ, ਪੀ.ਸੀ.ਐਸ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ , ਐਸ.ਏ.ਐਸ. ਨਗਰ (ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦਾ ਨੁਮਾਇੰਦਾ)	**ਮੈਂਬਰ**
6	ਮਨਦੀਪ ਕੌਰ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।	**ਮੈਂਬਰ**

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.01

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਜੋਕਿ ਮਿਤੀ 28.01.2025 ਨੂੰ ਹੋਈ ਸੀ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.03

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.04

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਜੋਕਿ ਮਿਤੀ 16.11.2022 ਨੂੰ ਹੋਈ ਸੀ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.05

Annual Administrative Report for the Year 2021-22

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.06

ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜਿਆਂ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.07

ਮੋਹਾਲੀ ਸ਼ਹਿਰ ਲਈ ਬੱਸ ਸਟੈਂਡ ਦੀ ਦੂੱਕਵੀਂ ਸਾਈਟ ਤਜਵੀਜ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕੇਸ PIDB ਨੂੰ ਰੈਫਰ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.08

Agenda for the Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.09

ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਸਾਈਟ ਸੈਕਟਰ-66 (ਬੀਟਾ), ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ-ਨਾਲ ਸਟਾਫ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ allow ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.10

Allotment of land for construction of Super ECBC Model Building in Punjab.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.11

Extension/renewal in Contract Period of Financial Consultant of GMADA.

ਕਮੇਟੀ ਵੱਲੋਂ Financial Consultant, ਗਮਾਡਾ ਦੇ ਕੰਟਰੈਕਟ ਨੂੰ ਤੁਰੰਤ ਪ੍ਰਭਾਵ ਤੋਂ ਖਤਮ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਅਤੇ ਮੁੜ ਤੋਂ ਪ੍ਰਾਪਰ ਪ੍ਰੋਸੀਜ਼ਰ ਅਡਾਪਟ ਕਰਦੇ ਹੋਏ Financial Consultant ਰੱਖਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.12

ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਮੈਡੀਕਲ ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਹਿੱਤ 28 ਏਕੜ ਲੈਂਡ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.13

Status of Loans availed by GMADA during the year 2023-24

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.14

ਸੈਕਟਰ-77 ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਧਾਰਮਿਕ ਮੰਤਵ (ਮੰਦਰ) ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਗਈ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਡੈਫਰ (Defer) ਕਰਦੇ ਹੋਏ ਅਜਿਹੀਆਂ ਧਾਰਮਿਕ ਸਾਈਟਾਂ ਲਈ ਬਣਾਈ ਗਈ ਪਾਲਿਸੀ ਨੂੰ ਰਿਵਿਊ ਕਰਨ ਲਈ ਅਤੇ ਅਪਣੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਦੇਣ ਲਈ ਨਿਮਨ ਅਨੁਸਾਰ ਕਮੇਟੀ ਗਠਨ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ।	ਚੇਅਰਮੈਨ
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ।	ਮੈਂਬਰ
3. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ), ਗਮਾਡਾ।	ਮੈਂਬਰ ਕਨਵੀਨਰ

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.15

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਸਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਕਮੇਟੀ ਵੱਲੋਂ ਨੋਟਿਸ ਕੀਤਾ ਗਿਆ ਕਿ ਅਜੰਡੇ ਵਿਚ ਇਕ ਪਾਸੇ ਐਫ.ਡੀ. ਦੇ ਵਿਆਜ਼ ਦੇ ਰੂਪ ਵਿਚ Profit ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਅਤੇ ਦੂਸਰੇ ਪਾਸੇ Loan ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਜੋ ਕਿ ਗਲਤ ਪ੍ਰਥਾ ਹੈ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਜਿਨ੍ਹਾਂ ਲੇਖਾ ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਅਜਿਹਾ ਕੀਤਾ ਗਿਆ ਹੈ ਉਨ੍ਹਾਂ ਨੂੰ ਕਾਰਨ ਦੱਸੋ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਕੀਤੇ ਗਏ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.16

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਸਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

.ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਕਮੇਟੀ ਵੱਲੋਂ ਨੋਟਿਸ ਕੀਤਾ ਗਿਆ ਕਿ ਅਜੰਡੇ ਵਿਚ ਇਕ ਪਾਸੇ ਐਫ.ਡੀ. ਦੇ ਵਿਆਜ਼ ਦੇ ਰੂਪ ਵਿਚ Profit ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਅਤੇ ਦੂਸਰੇ ਪਾਸੇ Loan ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਜੋ ਕਿ ਗਲਤ ਪ੍ਰਥਾ ਹੈ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਜਿਨ੍ਹਾਂ ਲੇਖਾ ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਅਜਿਹਾ ਕੀਤਾ ਗਿਆ ਹੈ ਉਨ੍ਹਾਂ ਨੂੰ ਕਾਰਨ ਦੱਸੋ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਕੀਤੇ ਗਏ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.17

Agenda for the revised Budget Estimates for the year 2023-24 and Budget Estimates for the year 2024-25.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.18

Chandigarh Horse Riders Society, ਸੈਕਟਰ-51, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ ਭੋਂ ਦੇ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵੱਲੋ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਲੀਜ਼ ਦੇ ਸਮੇਂ ਵਿੱਚ ਮਿਤੀ 28.5.2023 ਤੋਂ 31.03.2026 ਤੱਕ ਵਾਧਾ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਵੀ ਹਦਾਇਤ ਕੀਤੀ ਗਈ ਕਿ ਇਸ ਉਪਰੰਤ ਜੇਕਰ ਲੀਜ਼ ਦੇ ਸਮੇਂ ਵਿੱਚ ਹੋਰ ਵਾਧਾ ਕੀਤਾ ਜਾਣਾ ਹੋਵੇਗਾ ਤਾਂ ਕੇਸ ਨੂੰ ਵਿੱਤੀ ਪੱਖੋਂ ਘੋਖ ਕੇ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.19

Loan of Rs.2700 crores to Punjab State Government.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.20

ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਬਾਰੇ।

ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 29182 ਮਿਤੀ 21.7.2015 ਰਾਹੀਂ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ ਦੀਆਂ ਸ਼ਰਤਾਂ ਵਾਚੀਆਂ ਗਈਆਂ। ਇਸ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3 ਵਿੱਚ ਦਰਸਾਏ Note-2 ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ :-

Note-2 : In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees has to pay charges for usage of these services.

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਕਿ ਮੌਕੇ ਤੇ ਗਮਾਡਾ ਵੱਲੋਂ Effluent Treatment Plant ਅਜੇ ਤੱਕ ਸਥਾਪਿਤ ਨਹੀ ਕੀਤਾ ਗਿਆ।

ਇਸ ਸਾਈਟ ਉਤੋਂ ਲੰਘਦੀਆਂ ਹਾਈ ਟੈਂਸਨ/ਲੋਅ ਟੈਂਸਨ ਬਿਜਲੀ ਦੀਆਂ ਤਾਰਾਂ ਮਿਤੀ 17.7.2019 ਨੂੰ ਸ਼ਿਫਟ ਕਰਵਾਈਆਂ ਗਈਆਂ ਹਨ। ਜਿਥੋਂ ਤੱਕ ਇਸ ਸਾਈਟ ਵਿਚੋਂ ਲੰਘਦੇ

-7-

ਰੈਵੀਨਿਊ ਰਸਤੇ ਦਾ ਸਬੰਧ ਹੈ, ਇਹ ਰੈਵੀਨਿਊ ਰਸਤਾ ਭਾਵੇਂ ਅਵਾਰਡ ਨੰਬਰ 547 ਮਿਤੀ 31.12.2013 ਰਾਹੀਂ ਐਕੁਆਇਰ ਕੀਤਾ ਹੋਇਆ ਹੈ ਪਰੰਤੂ ਮੈਡੀਸੀਟੀ ਦੇ ਨਾਲ ਲਗਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾ ਰਿਹਾ ਹੈ। ਗਮਾਡਾ ਦੇ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮਿਤੀ 08.7.2024 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੇ ਇਵਜ਼ ਵਿੱਚ ਪਿੰਡ ਵਾਸੀਆਂ ਲਈ ਅਲਟਰਨੇਟਿਵ ਰੂਟ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਸ ਦਾ ਉਪਬੰਧ ਸਬੰਧਤ ਲੇ-ਆਉਟ ਪਲਾਨ ਵਿੱਚ ਕਰ ਦਿੱਤਾ ਗਿਆ ਅਤੇ ਗਮਾਡਾ ਦੀ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਮੌਕੇ ਤੇ motorable ਕਰ ਦਿੱਤਾ ਗਿਆ।

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਤੱਥਾਂ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡੇ ਦੇ ਲੜੀ ਨੰ: 2 ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.21

Homi Bhabha Cancer Hospital and Research Centre ਨੂੰ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਹੋਰ ਭੌਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵੱਲੋਂ **ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ** ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.22

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਨਵੀਆਂ ਅਰਬਨ ਐਸਟੇਟਾਂ ਦੀ ਸਥਾਪਨਾ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵੱਲੋਂ ਸਿਧਾਂਤਕ ਤੌਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹੋਏ ਕਿਹਾ ਗਿਆ ਕਿ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰੋਜੈਕਟਸ ਸ਼ਾਖਾ ਪੁੱਡਾ ਦੇ ਪੱਤਰ ਨੰ: 1515 ਮਿਤੀ 22.04.2003 ਰਾਹੀਂ ਜਾਰੀ ਗਾਈਡਲਾਈਨਜ਼ ਅਨੁਸਾਰ ਕੇਸ ਘੋਖ ਕੇ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਲਈ ਕੀਤਾ ਜਾਵੇਗਾ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 30.23

Allotment of land for setting up Science Centre at Sector 81, SAS Nagar.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੁੱਖ ਸਕੱਤਰ,
ਪੰਜਾਬ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.04

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 16.04.2025 ਨੂੰ ਹੋਈ 31ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਪੱਤਰ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ/2025/1632-47 ਮਿਤੀ 23-04-2024 ਰਾਹੀਂ ਕਮੇਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨਾਂ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਵਿਸੇ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਕਮੇਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਵੱਲੋਂ ਇਤਰਾਜ/ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਤਜਵੀਜ/ ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇਸ ਅਨੁਸਾਰ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਸਬੰਧੀ ਅਜੰਡਾ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ,

1. ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
3. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
4. ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
5. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
6. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
8. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
9. ਸ੍ਰੀ ਗੁਰਜੀਤ ਸਿੰਘ ਗਿੱਲ,
S/o S. Gurbachan Singh Village Lading Kalan, P/o Bagge Khurd, District Ludhiana, Punjab,
10 ਸ੍ਰੀ ਸੁਖਵਿੰਦਰ ਸਿੰਘ ਭੋਲਾ ਮਾਨ,
S/O Sh. Mukhtiar Singh Village Alike, District Mansa, Punjab,
11 ਸ੍ਰੀ ਜਸਵਿੰਦਰ ਸਿੰਘ ਸਿੱਧੂ,
S/o Sh. Surjit Singh Sidhu, Masitan Road, Sidhu Monalla Kotise Khan, Moga,

ਪੱਤਰ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/16 32 -42 ਮਿਤੀ-23-04-2025

ਵਿਸ਼ਾ:- **ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 16-04-2025 ਨੂੰ ਸਵੇਰੇ 11:00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ (ਗਮਾਡਾ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪਜੀ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

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

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/ 1643 ਮਿਤੀ: 23-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਦੀਪ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/ 1644 ਮਿਤੀ: 23-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਦੀਪ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/ 1645 ਮਿਤੀ: 23-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਦੀਪ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/1646 ਮਿਤੀ: 23-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਜਰਨਲ ਮੈਨੈਜਰ (IT & C), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਜੀ ਨੂੰ ਭੇਜਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਵਾਉਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਦੀਪ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/ 1647 ਮਿਤੀ: 23-04-2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਗਮਾਡਾ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਾਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਲਦੀਪ ਕੌਰ
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 16.04.2025 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਹੋਈ 31ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ:	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁੱਦਾ ਸਰਵ ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ	ਅਹੁਦਾ
1.	ਹਰਦੀਪ ਸਿੰਘ ਮੁੰਡੀਆ ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਮੰਤਰੀ, ਪੰਜਾਬ , ਚੰਡੀਗੜ੍ਹ ।	ਕੋ-ਚੇਅਰਮੈਨ
2.	ਕੇ.ਏ.ਪੀ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।	ਮੈਂਬਰ
3.	ਤੇਜਵੀਰ ਸਿੰਘ, ਆਈ.ਏ.ਐਸ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
4.	V.N. Zade, IAS ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, (ਪ੍ਰਮੁਖ ਸਕੱਤਰ ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦਾ ਨੁਮਾਇੰਦਾ)	ਮੈਂਬਰ
5.	ਵਿਕਾਸ ਗਰਗ, ਆਈ.ਏ.ਐਸ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
6.	ਰਵੀ ਭਗਤ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ	ਮੈਂਬਰ
7.	ਮਨਦੀਪ ਕੌਰ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।	ਮੈਂਬਰ
8.	ਸ੍ਰੀ ਜਵਿੰਦਰ ਸਿੰਘ ਸਿੱਧੂ	ਨਾਨ ਅਫਿਸ਼ਲ ਮੈਂਬਰ
9.	ਸ੍ਰੀ ਸੁਖਵਿੰਦਰ ਸਿੰਘ ਭੋਲਾ ਮਾਨ	ਨਾਨ ਅਫਿਸ਼ਲ ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

ਮੱਦ: 31.01

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਅਥਾਰਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 31-3-2023 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ ।

ਮੱਦ: 31.02

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-3-2023 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਮੱਦਵਾਰ ਵਿਵਰਣ ਸਬੰਧੀ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਗਮਾਡਾ ਅਥਾਰਟੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ ਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ ।

ਮੱਦ: 31.03

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ 28-01-2025 ਨੂੰ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਨੂੰ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਕੀਤਾ ਗਿਆ।

ਮੱਦ: 31.04

Acquisition of land for Aerotropolis Phase -2 (Pocket E, F, G, H, I, and J) Near Aerocity and IT City in SAS Nagar Planning Area.

ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ।

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਰਕਾਰ।

ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ
ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.05

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 16-04-2025 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ 16.04.2025 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਰਣ ਸਬੰਧੀ ਅਜੰਡਾ ਨੋਟ ਅਨੁਲੱਗ-ਉ ਤੇ ਕਮੇਟੀ ਅੱਗੇ ਸੂਚਨਾ ਹਿੱਤ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਮੱ. ਨੰ:	ਵਿਸ਼ਾ	ਫੈਸਲਾ	ਫੈਸਲੇ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ
31.01	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ ਅਥਾਰਿਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
31.02	ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31.03.2023 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਮੱਦਵਾਰ ਵਿਵਰਣ ਸਬੰਧੀ।	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੂੰ ਨੋਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
31.03	ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ।	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
31.04	Acquisition of land for Aerotropolis Phase -2 (Pocket E, F, G, H, I, and J) Near Aerocity and IT City in SAS Nagar Planning Area.	ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।	ਕਿਉਂ ਜੋ ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਹੈ, ਇਸ ਲਈ ਇਸ ਬਾਬਤ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਵੱਖਰੇ ਤੌਰ ਤੇ ਲਿਆਂਦੀ ਜਾ ਰਹੀ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.06

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਥਾਰਿਟੀ ਦੀ ਜਾਣਕਾਰੀ ਹਿੱਤ (**ਅਨੁਲੱਗ-1**) ਤੇ ਰੱਖੀ ਜਾਦੀ ਹੈ। ਜਿਹੜੇ ਅਜੰਡਿਆਂ ਤੇ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਜਾਣਾ ਹੈ, ਉਹਨਾਂ ਨੂੰ ਵੱਖਰੇ ਅਜੰਡੇ ਦੇ ਤੌਰ ਤੇ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ)

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62 ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਸੇਵਾ ਵਿਖੇ

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।

2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,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 ਪ੍ਰਸਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਨਗਰ ਅਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4/2025/ ੨੩੧੩-੧੮ ਮਿਤੀ: ੨੩.੬.੨੫

ਵਿਸ਼ਾ : **ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 32 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।**

ਸ੍ਰੀ ਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਾਰੀ ਕਮੇਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ: 13.06.2025 ਨੂੰ ਦੁਪਹਿਰ 04.15 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾਂ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ। ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ) 23/6/25
ਦੇਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ ੨੩੧੧ ਮਿਤੀ:- ੨੩.੬.੨੫

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

ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਦੇਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ ੨੫੦੦ ਮਿਤੀ:- ੨੩.੬.੨੫

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

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

23/6/25
ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ ੨੫੦੧ ਮਿਤੀ:- ੨੩.੬.੨੫

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

23/6/25
ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ ੨੫੦੨ ਮਿਤੀ:- ੨੩.੬.੨੫

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਜੀ.ਐਮ. (ਆਈ.ਟੀ.ਐਡ.ਸੀ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ ਜੀ।

23/6/25
ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-ਸ-4/2025/ ੨੫੦੩ ਮਿਤੀ:- ੨੩.੬.੨੫

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ।

23/6/25
ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,

ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ **ਪ੍ਰਧਾਨਗੀ** ਹੇਠ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ **13.06.2025** ਨੂੰ ਦੁਪਹਿਰ **04.15** ਵਜੇ ਹੋਈ **32**ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ:	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ ਸਰਵ ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ	ਅਹੁਦਾ
1	ਤੇਜਵੀਰ ਸਿੰਘ, ਆਈ.ਏ.ਐਸ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
2	ਕ੍ਰਿਸ਼ਨ ਕੁਮਾਰ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
3	ਵਿਕਾਸ ਗਰਗ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
4	ਵਿਸ਼ੇਸ਼ ਸਾਰੰਗਲ, ਆਈ.ਏ.ਐਸ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ।	ਮੈਂਬਰ
5	ਕੇਸ਼ਵ ਗੋਇਲ, ਪੀ.ਸੀ.ਐਸ. ਸੰਯੁਕਤ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ / ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਨੁਮਾਇੰਦਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ	ਮੈਂਬਰ
6	ਸੰਦੀਪ ਕੁਮਾਰ, ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੁਮਾਇੰਦਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।	ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 32.01

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਸ੍ਰੀ ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ ਵਿਖੇ ਰਿਹਾਇਸੀ ਅਰਬਨ ਅਸਟੇਟ ਅਤੇ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 32.02

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰਾਜਪੁਰਾ ਵਿਖੇ ਨਵੀਂ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 32.03

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰੂਪਨਗਰ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਸਾਈਟ ਨੰਬਰ 1, 2 ਅਤੇ 3 ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ। ਸਾਈਟ ਨੰਬਰ 4 ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਸਾਈਟ ਦਾ ਰਕਬਾ 65 ਏਕੜ ਹੈ ਜੋ ਕਿ ਬਹੁਤ ਘੱਟ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਮੱਦ ਵਿੱਚ ਸਾਈਟ ਨੰਬਰ 4 ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਰੱਦ ਕਰ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 32.04

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਸ੍ਰੀ ਆਨੰਦਪੁਰ ਸਾਹਿਬ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਤੇ ਵਿਸਥਾਰ ਸਹਿਤ ਚਰਚਾ ਕੀਤੀ ਗਈ। ਕਮੇਟੀ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਕਿ ਸ੍ਰੀ ਆਨੰਦਪੁਰ ਸਾਹਿਬ ਵਿਖੇ ਗਮਾਡਾ ਵੱਲੋਂ ਪਹਿਲਾਂ ਬਣਾਈ ਗਈ ਅਰਬਨ ਅਸਟੇਟ ਅਜੇ ਤੱਕ ਪੂਰੀ ਤਰ੍ਹਾਂ ਵਿਕਸਿਤ ਨਹੀਂ ਹੋਈ ਅਤੇ ਇੱਥੇ ਡਿਮਾਂਡ ਬਹੁਤ ਘੱਟ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਸਾਰੇ ਤੱਥਾਂ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਰੱਦ ਕਰ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 32.05

ਮੋਹਾਲੀ ਸਰਹੰਦ ਗਰੀਨ ਫੀਲਡ ਐਕਸਪ੍ਰੈਸ ਵੇਅ ਅਤੇ ਮੋਹਾਲੀ ਸ੍ਰੀ ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ ਸਟੇਟ ਹਾਈਵੇਅ ਦੇ ਦੋਵੇਂ ਪਾਸੇ ਇਕ-ਇਕ ਕਿਲੋਮੀਟਰ ਵਿੱਚ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੁੱਖ ਸਕੱਤਰ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.07

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 24.06.2025 ਨੂੰ ਹੋਈ 32ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਪੱਤਰ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ/2025/2436-48 ਮਿਤੀ 24-06-2024 ਰਾਹੀਂ ਕਮੇਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨਾਂ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਵਿਸੇ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਕਮੇਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਵੱਲੋਂ ਇਤਰਾਜ/ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਤਜਵੀਜ/ ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇਸ ਅਨੁਸਾਰ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਸਬੰਧੀ ਅਜੰਡਾ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ,

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਮਾਲ ਤੇ ਪੁਨਰ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਸੈਕਟਰ-9, ਚੰਡੀਗੜ੍ਹ।
2. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
5. ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੈਨੀਟੇਸ਼ਨ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
6. ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਉਦਯੋਗ ਅਤੇ ਕਾਮਰਸ ਵਿਭਾਗ, ਉਦਯੋਗ ਭਵਨ, ਸੈਕਟਰ-17, ਚੰਡੀਗੜ੍ਹ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
8. ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ,
   ਐਸ.ਏ.ਐਸ ਨਗਰ।
9. ਕਮਿਸ਼ਨਰ,
   ਮਿਉਂਸੀਪਲ ਕਾਰਪੋਰੇਸ਼ਨ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
10. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
    ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਪੱਤਰ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2025/ 2563-72 ਮਿਤੀ-03.07.25

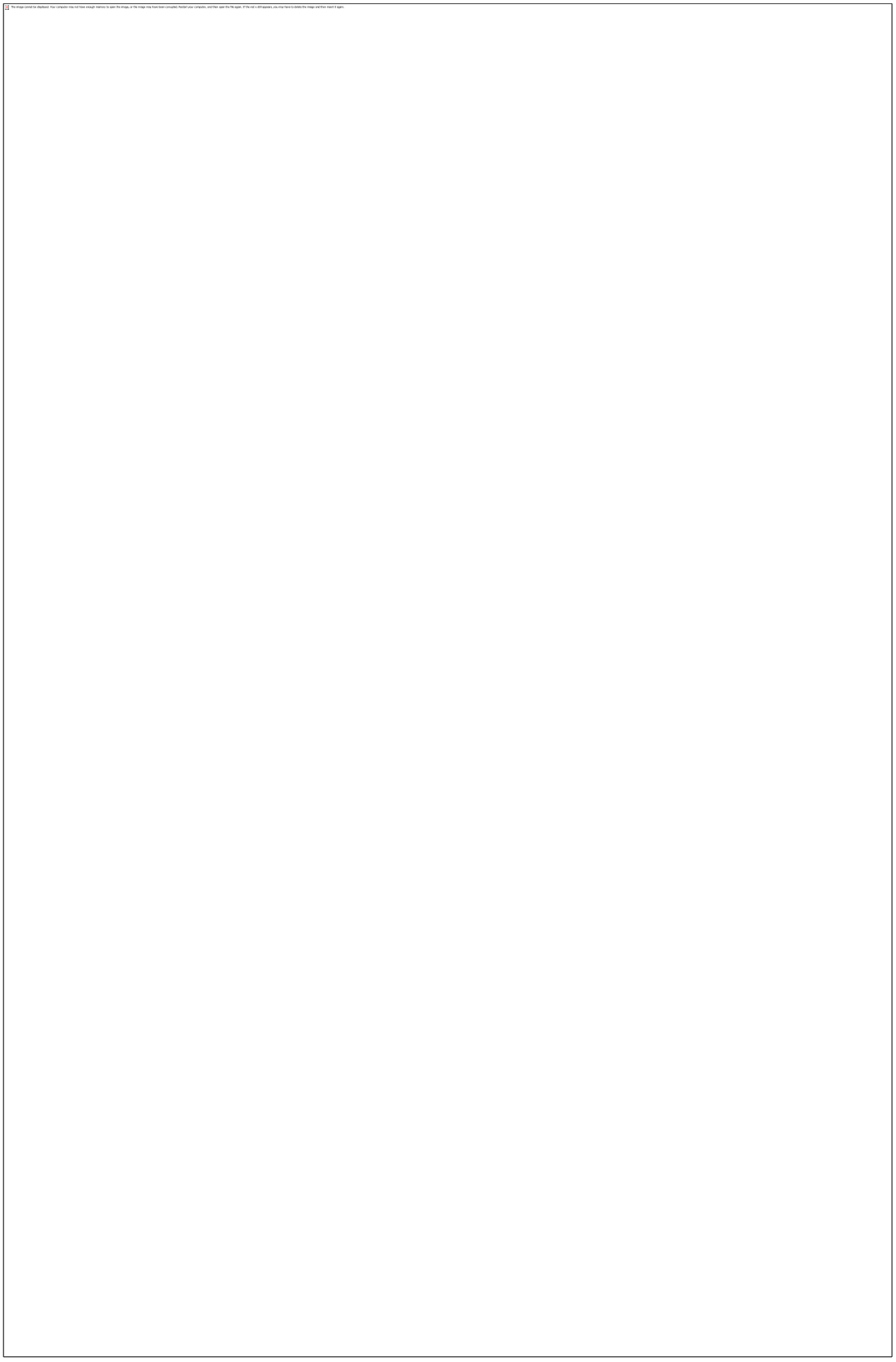
ਵਿਸ਼ਾ:- **ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 32ਵੀਂ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 24-06-2025 ਨੂੰ ਸ਼ਾਮ 04:45 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਲਈ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ
ਅਨੁਲੱਗ -1, 1 ਪੰਨਾ
ਅਨੁਲੱਗ-2, 1 ਪੰਨਾ
ਅਨੁਲੱਗ-3, 2 ਪੰਨੇ
ਅਨੁਲੱਗ-4, (61) ਪੰਨੇ

ਸੁਪਰਡੰਟ (ਤਾਲਮੇਲ)
ਵਾ: ਮਿਲਖ ਅਫਸਰ (ਤਾਲਮੇਲ)





ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 24.06.2025 ਨੂੰ ਸ਼ਾਮ 4.45 ਵਜੇ ਹੋਈ 32ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

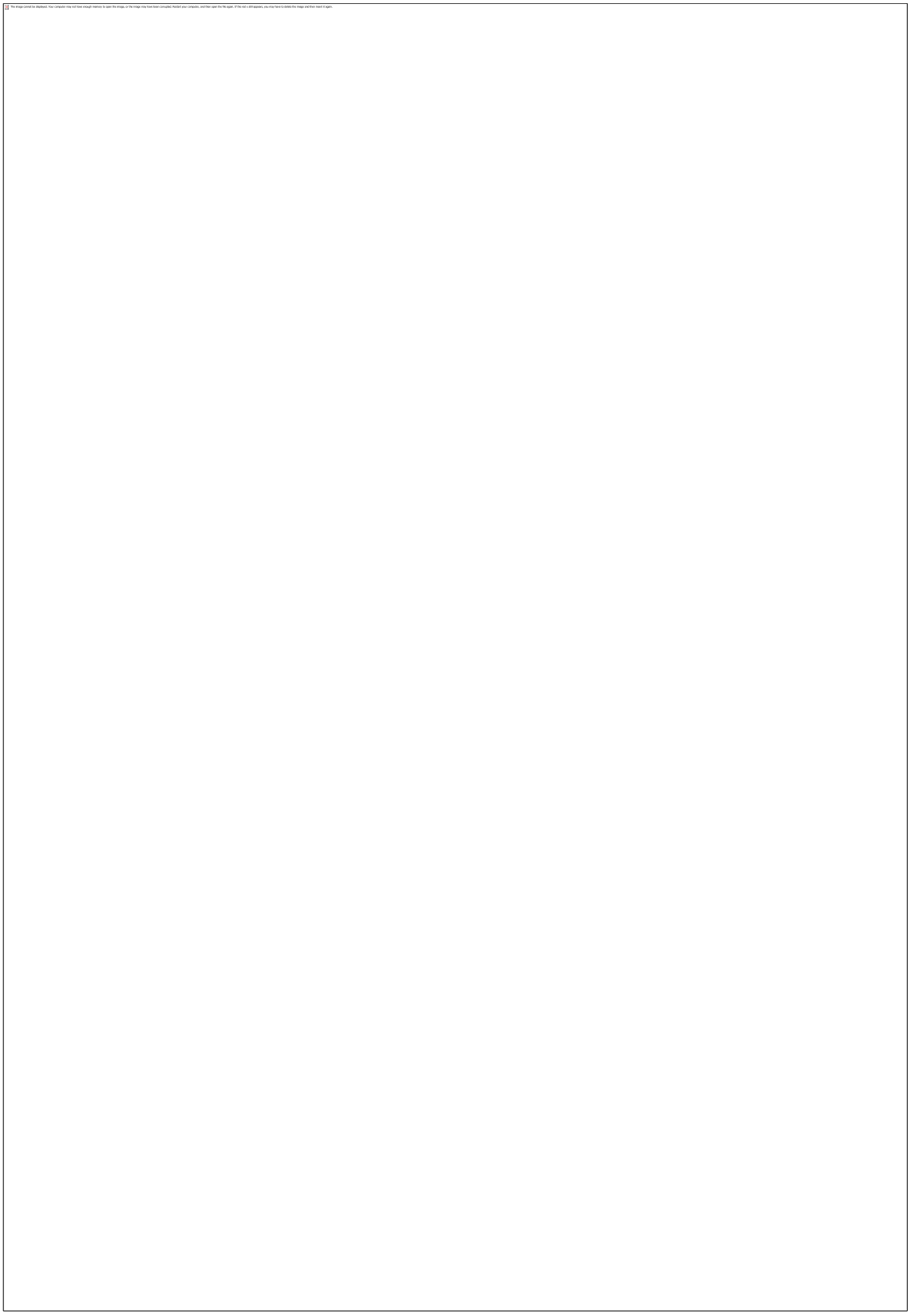
ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ:	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ *ਸਰਵ ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ*	ਅਹੁਦਾ
1	ਤੇਜਵੀਰ ਸਿੰਘ, ਆਈ.ਏ.ਐਸ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
2	ਵਿਕਾਸ ਗਰਗ, ਆਈ.ਏ.ਐਸ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ ਸਕੱਤਰ
3	ਨੀਲ ਕੰਠ ਐਸ ਅਵਹਧ, ਆਈ ਏ ਐਸ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੈਨੀਟੇਸ਼ਨ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
4	ਕਮਲ ਕਿਸ਼ੋਰ ਯਾਦਵ, ਆਈ.ਏ.ਐਸ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਉਦਯੋਗ ਅਤੇ ਕਾਮਰਸ ਵਿਭਾਗ, ਪੰਜਾਬ	ਮੈਂਬਰ
5	ਵਿਸ਼ੇਸ਼ ਸਾਰੰਗਲ, ਆਈ.ਏ.ਐਸ, ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ	
6	ਕੋਮਲ ਮਿੱਤਲ, ਆਈ.ਏ.ਐਸ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ।	ਮੈਂਬਰ
7	ਪ੍ਰਮਿੰਦਰ ਸਿੰਘ, ਆਈ.ਏ.ਐਸ ਕਮਿਸ਼ਨਰ, ਮਿਊਂਸੀਪਲ ਕਾਰਪੋਰੇਸ਼ਨ, ਐਸ.ਏ.ਐਸ ਨਗਰ।	ਮੈਂਬਰ
8	ਮਨਦੀਪ ਕੋਰ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।	ਮੈਂਬਰ

All annexures have been signed.

PS HUD

26/6/2025



ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ ਵਲੋਂ ਪੱਤਰ ਨੰਬਰ 1302 ਮਿਤੀ 25.06.2025 **(ਅਨੁਲੱਗ-02)** ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਤਜਵੀਜਤ ਸਾਈਟਾਂ ਵਿੱਚ ਕੋਈ ਵੀ ਸੀ.ਐਲ.ਯੂ/ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੈਂਡਿੰਗ ਨਹੀਂ ਹੈ।

ਮੱਦ: 32.03

ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰੂਪਨਗਰ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ। ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਰੂਪਨਗਰ ਤੋਂ ਪੱਤਰ ਨੰਬਰ 801 ਮਿਤੀ 24.06.2025 **(ਅਨੁਲੱਗ-03)** ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਿਪੋਰਟ ਨਾਲ ਨੱਥੀ ਹੈ।

ਮੱਦ: 32.04

ਮੋਹਾਲੀ ਸਰਹੰਦ ਗਰੀਨ ਫੀਲਡ ਐਕਪ੍ਰੈਸ ਵੇਅ ਅਤੇ ਮੋਹਾਲੀ ਸ੍ਰੀ ਫਤਿਹਗੜ੍ਹ ਸਹਿਬ ਸਟੇਟ ਹਾਈਵੇਅ ਦੇ ਦੋਵੇਂ ਪਾਸੇ ਇਕ-ਇਕ ਕਿਲੋਮੀਟਰ ਵਿੱਚ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ।

ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਰਿਪੋਰਟ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ।

ਮੱਦ: 32.05

Acquisition of land-Sector 120, 121, 122, 123 & 124.

ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ

CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਇਸ ਸਬੰਧੀ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਤੋਂ ਪੱਤਰ ਨੰਬਰ 1854 ਮਿਤੀ 24.06.2025 (**ਅਨੁਲੱਗ-04**) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਲਿਸਟ ਨਾਲ ਨੱਥੀ ਹੈ।

ਮੱਦ: 32.06

Acquisition of land- Sector 84, 87, 101, 103 and missing Kharsa Numbers of Sector 76 to 80.

ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਰਿਪੋਰਟ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ।

ਮੱਦ: 32.07

Acquisition of land for Aerotropolis Phase-2 (Pocket E, F, G, H, I and J) Near Aerocity and IT City in SAS Nagar Planning Area.

ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੁੱਖ ਸਕੱਤਰ

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।
ਦਫਤਰ:ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
ਕਮਰਾ ਨੰ:328, ਦੂਸਰੀ ਮੰਜ਼ਿਲ, ਜ਼ਿਲ੍ਹਾ ਪ੍ਰਬੰਧਕੀ ਕੰਪਲੈਕਸ, ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।
(ਈਮੇਲ-dtpfatehgarhsahib@yahoo.com)

ਸੇਵਾ ਵਿਖੇ

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: 871 ਡੀਟੀਪੀ(ਫਗਸ)/ ਪੲ-20
ਮਿਤੀ: 25-06-2025

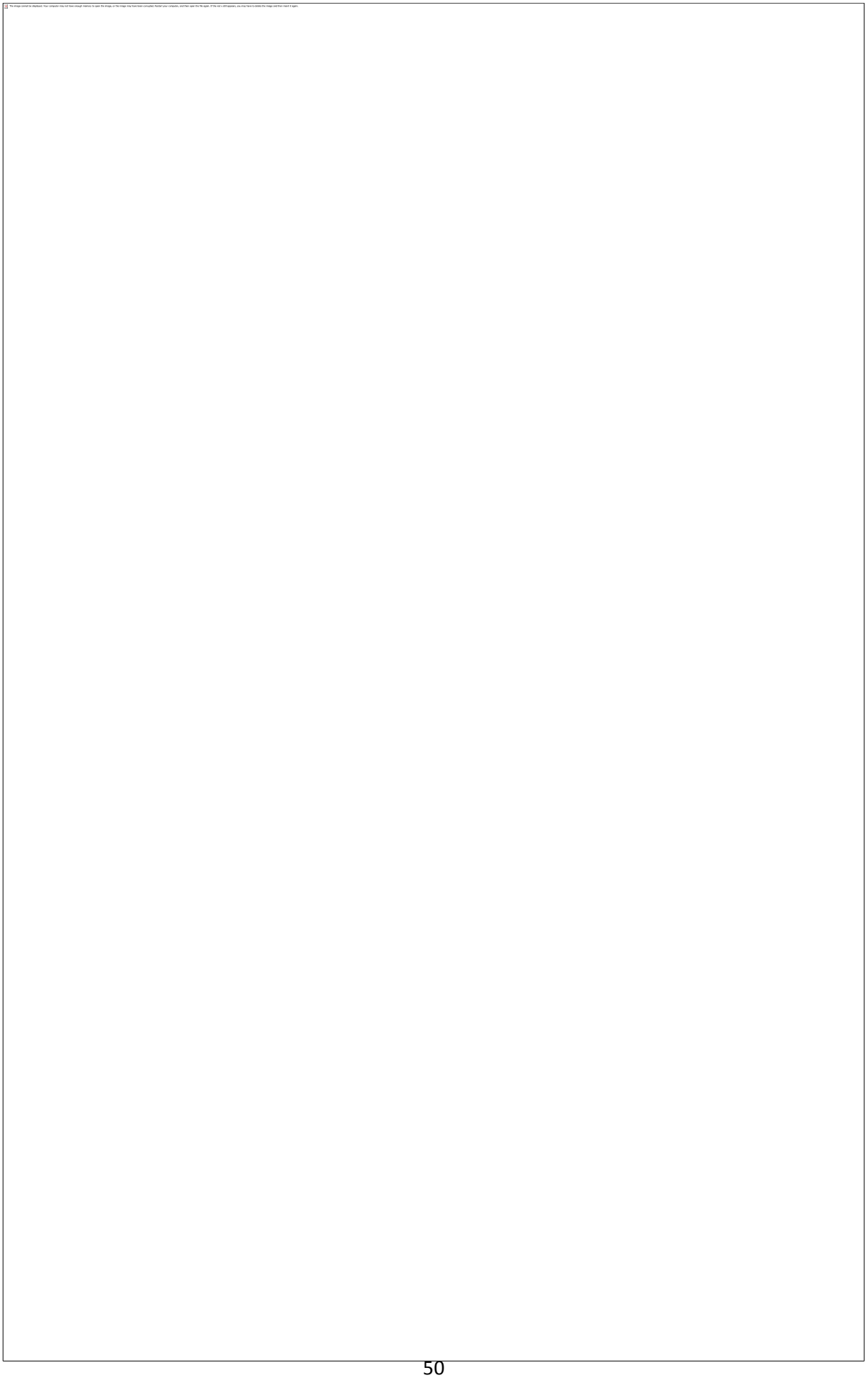
ਵਿਸ਼ਾ: ਨਵੀਂ ਤਜਵੀਜ਼ਤ ਰਿਹਾਇਸ਼ੀ ਅਰਬਨ ਅਸਟੇਟ (ਪਿੰਡ ਮਾਧੋਪੁਰ, ਸਿੱਧੂਵਾਲ ਅਤੇ ਸ਼ਾਮਪੁਰ) ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਸਾਈਟ ਵਿੱਚ ਪੈਂਦੇ ਪਿੰਡਾਂ ਨਾਲ ਸਬੰਧਤ ਰਕਬੇ ਦਾ ਕੋਈ ਵੀ ਸੀ.ਐਲ.ਯੂ/ਬਿਲਡਿੰਗ ਪਲੈਨ/ਐਨ.ਓ.ਸੀ/ਰਾਈਟ ਟੂ ਬਿਜਨਸ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਕੋਈ ਵੀ ਕੇਸ ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਵਿਚਾਰ ਅਧੀਨ ਨਹੀਂ ਹੈ। ਇਹ ਸੂਚਨਾ ਆਪ ਵੱਲ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ/×

for Randeep Kaur
ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ(P&R),
ਫਤਹਿਗੜ੍ਹ ਸਾਹਿਬ।

26/6/2025





2

ਜ਼ਿਲ੍ਹਾ ਰੂਪਨਗਰ ਵਿੱਚ ਤਜਵੀਜਤ ਅਰਬਨ ਅਸਟੇਟ ਵਿੱਚ ਪੈਂਦਿਆ ਪ੍ਰਵਾਨਤ ਸਾਈਟਾਂ ਅਤੇ ਵਿਚਾਰ ਅਧੀਨ ਸਾਈਟਾਂ ਦੀ ਲਿਸਟ

Sr.No.	Applicant/Site Name	Village/H.B no.	Status of Site and Project type	Khasra no. & Area	Site falling within Proposed Urban Estate no.	Remarks
1	Sh.Bhag Singh & Smt. Maninder Kaur	Bari Haveli (45)	Approved (Marriage Palace)	24//24, 27//3 & 4 1.906 Acres	Proposed Site-1	Presently site falling within M.C Roopnagar.
2	Anjum Kumar Das and Smt. Navjot Kaur	Bari Railon (50)	Under process (Commercial)	1//17/1/1 (1-10), 1//24/2 (6-4), 5//4/2/2 (5-4)	Proposed Site -3	
3	Ashish Kumar	Bari Railon (50) and Arazi Ropar (46)	Under process (Hospital)	1//17/2 (2-14), 1//18/1 (3-10), 1//23/2 (5-8), 1//24/1 (1-16) and 6//18/2/2 (1-4), 6//22/1 (0-13), 6//23/2 (0-16), 6//19/2/1 (0-1) 0.368 Acres	Proposed Site -3	

ਨੋਟ:-ਮਿਉਂਸੀਪਲ ਕੌਂਸਲ, ਰੂਪਨਗਰ ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਅਧੀਨ ਪੈਂਦੀ ਸਾਈਟ ਨੰ: 1 ਵਿੱਚ ਪੈਂਦੇ ਪ੍ਰਵਾਨਤ/ ਵਿਚਾਰ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਸਬੰਧੀ ਸੂਚਨਾ ਹਾਲ ਦੀ ਘੜੀ ਇਸ ਦਫਤਰ ਵਿੱਚ ਪ੍ਰਾਪਤ ਨਹੀ ਹੋਈ ਹੈ। ਸੂਚਨਾ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਆਪ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇਗੀ ਜੀ।

Acen

20/6/2023

ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,(ਪੀ ਐਂਡ ਆਰ),
ਰੂਪਨਗਰ।

ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ

(ਐਸ ਸੀ ਐਫ ਨੰਬਰ, 151 ਸੈਕਟਰ, 8 ਮਾਰਕੀ, ਸੈਕਟਰ-62, ਐਸ ਏ ਐਸ ਨਗਰ)

ਵੱਲ

ਤੇ ਪ੍ਰਾਪਤੀ ਕਲੇਕਟਰ,
ਗਮਾਡਾ, ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1854 ਐਸਟੀਪੀ(ਐਸ)/ ਸ.ਨ.-11
ਮਿਤੀ: 24/06/25

ਵਿਸ਼ਾ:- **ਤੋਂ ਪ੍ਰਾਪਤੀ ਸ਼ਾਖਾ ਵੱਲੋਂ ਮੰਗੇ ਗਏ ਸੀ.ਐੱਲ.ਯੂ. ਸਬੰਧੀ ਰਿਪੋਰਟ ਲੈਣ ਬਾਰੇ।**

ਹਵਾਲਾ:- **ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਜੀ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ. 2424 ਸੀਟੀਪੀ(ਪਬ) SP-432 (Gen) ਮਿਤੀ 05-06-2025.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਨੂੰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਪ੍ਰਵਾਨਿਤ ਸੀ.ਐੱਲ.ਯੂ. ਅਤੇ ਸੀ.ਐੱਲ.ਯੂ-ਕਮ-ਲੇਅ ਆਊਟ ਪਲੈਨ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

1. M/S Bajwa Developers Pvt. Ltd. Regd. office SCO No. 17-18, Sunny Enclave Kharar ਨੂੰ ਮੀਮੇ ਨੰ. 1797 ਐੱਸ.ਟੀ.ਪੀ(ਐੱਸ)/ SS-11 (GR) ਮਿਤੀ 07-06-2013 ਰਾਹੀਂ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਰਕਬਾ 25 ਏਕੜ ਪਿੰਡ ਚੰਦੇਗੋਬਿੰਦਗੜ੍ਹ (ਹ.ਬ.ਨੰ. 179) ਸੈਕਟਰ-123 ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਲਈ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ।

2. M/S Bajwa Developers Pvt. Ltd. Regd. office SCO No. 17-18, Sunny Enclave Kharar ਨੂੰ ਮੀਮੇ ਨੰ. 1081 ਐੱਸ.ਟੀ.ਪੀ(ਐੱਸ)/ SS-11 (GR) ਮਿਤੀ 22-03-2013 ਰਾਹੀਂ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਰਕਬਾ 25 ਏਕੜ ਪਿੰਡ ਚੰਦੇਗੋਬਿੰਦਗੜ੍ਹ (ਹ.ਬ.ਨੰ. 179) ਸੈਕਟਰ-123 ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਲਈ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ।

3. M/S Aggarwal Buildtech ਨੂੰ PBIP ਵੱਲੋਂ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ. ਮੀਮੇ ਨੰ. PBIP/CAPA(HUD)/2019/284 ਮਿਤੀ 23-07-2019 ਰਾਹੀਂ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਰਕਬਾ 25 ਏਕੜ ਪਿੰਡ ਚੰਦੇਗੋਬਿੰਦਗੜ੍ਹ (ਹ.ਬ.ਨੰ. 179) ਸੈਕਟਰ-123 ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਉਪਰੰਤ ਉਕਤ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ 1.6125 ਏਕੜ ਦੇ ਵਾਧੂ ਰਕਬੇ ਸਬੰਧੀ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਯਾਦ ਪੱਤਰ ਨੰ. 2446 ਐੱਸ.ਟੀ.ਪੀ(ਐੱਸ)/ SS-11 (GR) ਮਿਤੀ 29-11-2013 ਰਾਹੀਂ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ-ਕਮ ਲੇਅ-ਆਊਟ ਪਲੈਨ।

4. ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਯਾਦ ਪੱਤਰ ਨੰ. 2607 ਐੱਸ.ਟੀ.ਪੀ(ਐੱਸ)/SS-3 ਮਿਤੀ 28-11-2024 ਰਾਹੀਂ M/S Jubilee Joy Homes LLP ਨੂੰ ਮੁੱਖ ਦਫਤਰ ਵੱਲੋਂ ਪਿੰਡ ਦਾਊਂ (ਹ.ਬ.ਨੰ.27) ਵਿਖੇ ਪਹਿਲਾਂ ਤੋਂ 25.0153 ਏਕੜ ਦੇ ਪ੍ਰਵਾਨਿਤ ਸੀ.ਐੱਲ.ਯੂ ਅਤੇ ਲੇਅ-ਆਊਟ ਪਲੈਨ ਉਪਰੰਤ ਅਡੀਸ਼ਨਲ ਏਰੀਆ 5.378 ਏਕੜ ਦਾ ਪ੍ਰਵਾਨਿਤ ਸੀ.ਐੱਲ.ਯੂ. ਮੁੱਖ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤਾ ਗਿਆ। ਜਿਸ ਦੇ ਲੇਅ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਇਸ ਦਫਤਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ. 2607 ਮਿਤੀ 28-11-2024 ਰਾਹੀਂ ਗਮਾਡਾ ਨੂੰ ਭੇਜੀ ਗਈ। ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਹੁਣ ਵਾਧੂ ਰਕਬੇ ਦਾ ਕੇਸ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਨੂੰ ਅਪਲਾਈ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਨੂੰ ਰਿਪੋਰਟ ਹਿੱਤ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਭੇਜਿਆ ਜਾ ਚੁੱਕਾ ਹੈ।

5. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਵੱਲੋਂ M/s Khanauri Builders and Developers Pvt. Ltd. ਨੂੰ ਪਿੰਡ ਮਨਾਨਾ (ਹ.ਬ.ਨੰ. 21) ਅਤੇ ਪਿੰਡ ਟਰੌਲੀ, (ਹ.ਬ.ਨੰ. 175) ਵਿਖੇ 25 ਏਕੜ ਅਫੋਰਡੇਬਲ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਲਈ ਸੀ.ਐੱਲ.ਯੂ. ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਜਿਸਦਾ ਦਾ ਲੇਅ-ਆਊਟ ਪਲੈਨ ਇਸ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰ ਅਧੀਨ ਹੈ।

6. KLK Estate LLP ਵੱਲੋਂ ਪਿੰਡ ਦਾਊਂ (ਹ.ਬ.ਨੰ.27) ਵਿਖੇ 201 ਕਨਾਲ, 14 ਮਰਲੇ ਲਗਭਗ 25.2125 ਏਕੜ ਵਿੱਚ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਵਿਕਸਿਤ ਕਰਨ ਹਿੱਤ ਪ੍ਰਾਪਤ ਕੇਸ ਇਸ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰ ਅਧੀਨ ਹੈ। ਜਿਸ ਦੇ ਖਸਰਾ ਨੰਬਰਾਂ ਦੀ ਲਿਸਟ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਇਸ ਤੋਂ ਇਲਾਵਾ ਪਿੰਡ ਬੜ ਮਾਜਰਾ ਵਿਖੇ ਨਿਊ ਮਾਰਬੇਲਾ ਡਿਵੈਲਪਰਜ਼ ਐਂਡ ਪ੍ਰਮੋਟਰਜ਼ ਐੱਲ.ਐੱਲ.ਪੀ. ਵੱਲੋਂ ਪਿੰਡ ਬੜ ਮਾਜਰਾ (ਹ.ਬ.ਨੰ 25) ਵਿਖੇ 25 ਏਕੜ ਵਿੱਚ ਰਿਹਾਇਸ਼ੀ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਕਲੋਨੀ ਵਿਕਸਿਤ ਕਰਨ ਸਬੰਧੀ ਕੇਸ ਪ੍ਰਾਪਤ ਹੋਇਆ ਸੀ, ਜਿਸ ਨੂੰ ਘੋਖਣ ਉਪਰੰਤ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਾਨਯੋਗ ਡੀਟੀਸੀਪੀ ਜੀ ਨੂੰ ਮਿਸਲ ਭੇਜੀ ਗਈ ਹੈ।

ਇਹ ਸੂਚਨਾ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ/ਵਿਚਾਰ ਅਧੀਨ ਸੀ.ਐੱਲ.ਯੂ-ਕਮ-ਲੇਅ-ਆਊਟ ਪਲੈਨ ਸਬੰਧੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਸਬੰਧਤ ਦਫਤਰਾਂ ਨਾਲ ਵੀ ਤਾਲਮੇਲ ਕਰਕੇ ਸੂਚਨਾ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

ਨੱਥੀ/ਉ.ਅ.

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਪੱਤਰ ਅੰਕਣ ਨੰ. 1855 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)/ਸ.ਸ-।। ਮਿਤੀ: 24/04/25

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਜੀ ਨੂੰ ਹਵਾਲਾ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰ ਵੱਲੋਂ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਅਤੇ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸਬੰਧੀ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ ਦੀ ਸੂਚਨਾ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਪੱਤਰ ਅੰਕਣ ਨੰ. 1856 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)/ ਸ.ਸ-।। ਮਿਤੀ: 24/04/25

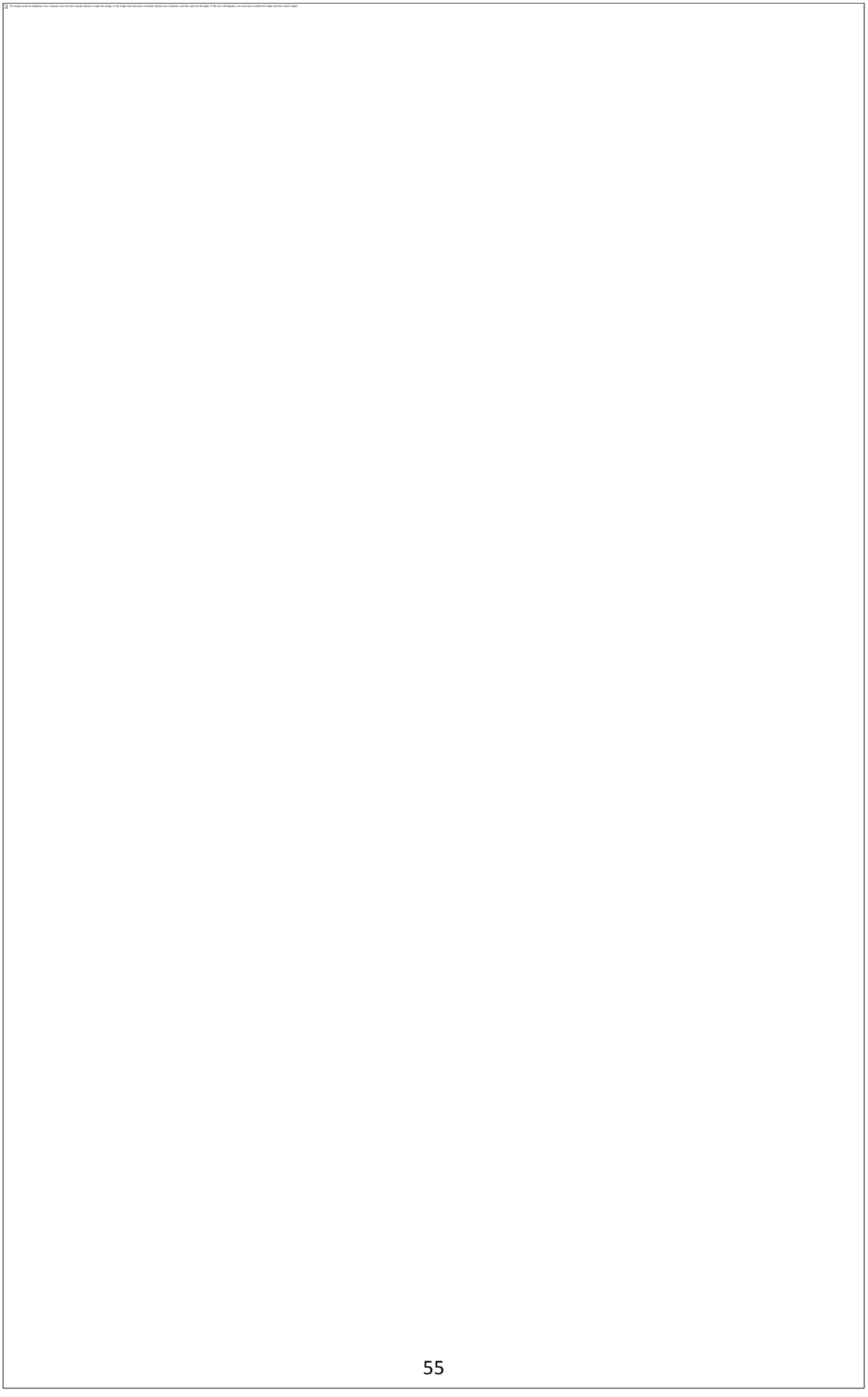
ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰ ਵੱਲੋਂ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸਬੰਧੀ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ ਦੀ ਸੂਚਨਾ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਸਿੱਧੇ ਤੌਰ ਤੇ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਪੱਤਰ ਅੰਕਣ ਨੰ. 1857 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)/ਸ.ਸ-।। ਮਿਤੀ: 24/04/25

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਉਪਰੋਕਤ ਦਰਜ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲਾਈਸੰਸ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੋਵੇ ਤਾਂ ਉਸ ਦੀ ਸੂਚਨਾ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਸਿੱਧੇ ਤੌਰ ਤੇ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।



ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ
(ਐਟ ਪੁੱਡਾ ਭਵਨ, 7ਵੀਂ ਮੰਜ਼ਿਲ, ਏ-ਬਲਾਕ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਸੇਵਾ ਵਿਖੇ,

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

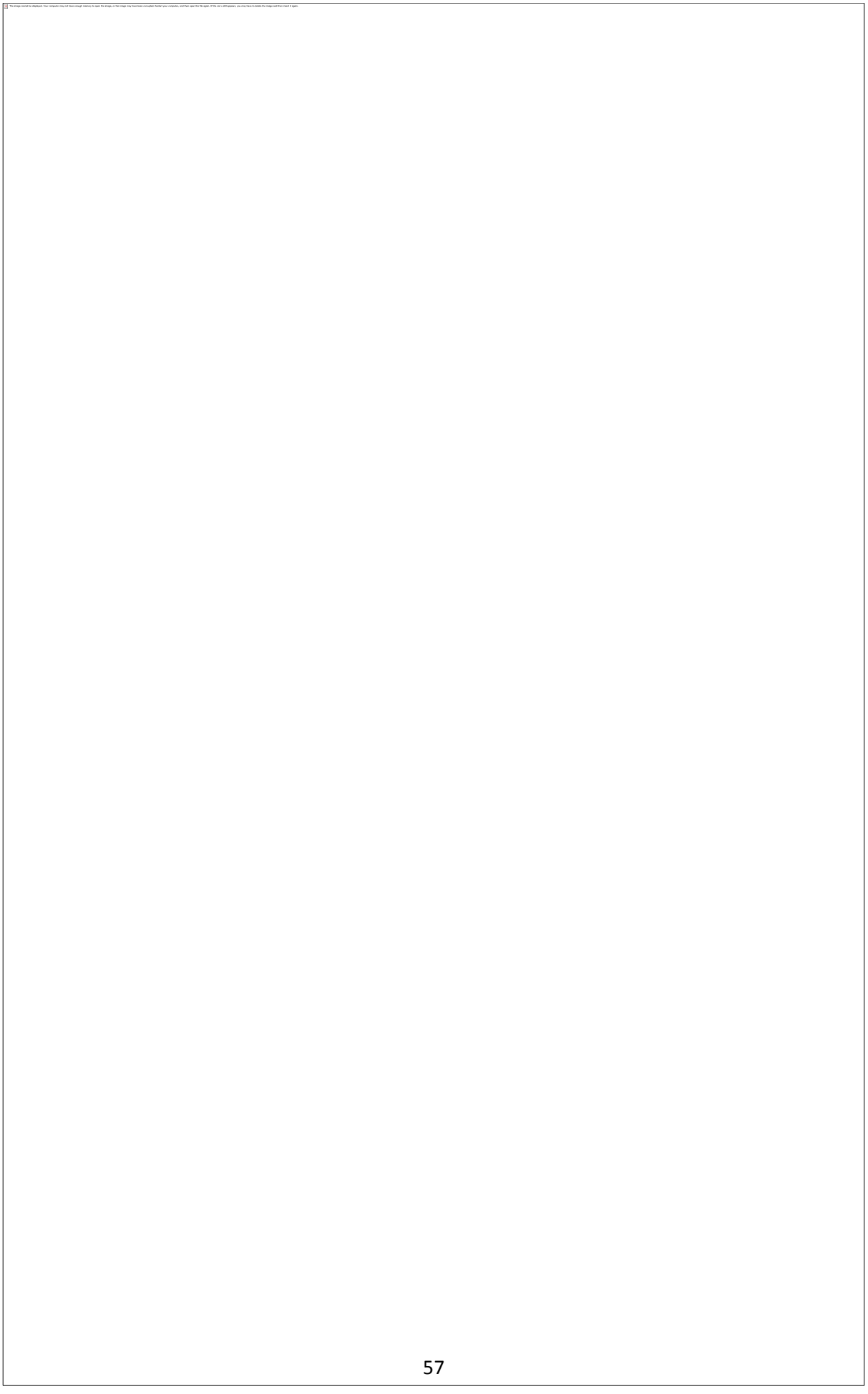
ਯਾਦ ਪੱਤਰ ਨੰ: 2607 ਐਸਟੀਪੀ(ਐਸ)/55-3
ਮਿਤੀ: 28-11-2024

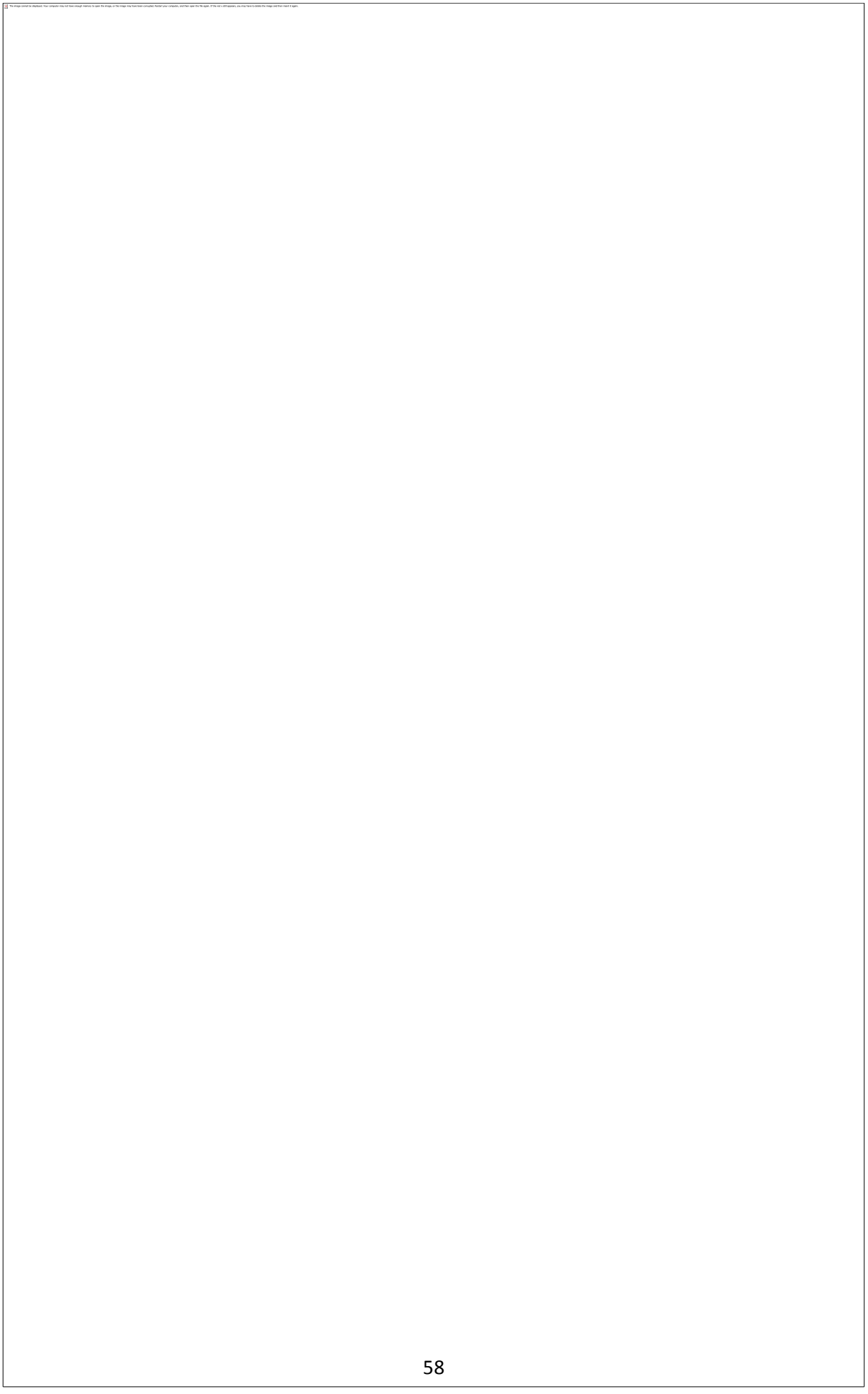
ਵਿਸ਼ਾ:- **Regarding issuance of Zoning Plan an additional area of 5.378 acres for setting up affordable Residential Colony, At Village Daun, District SAS Nagar, Punjab, being developed by M/s Jubilee Joy Homes LLP.**

ਹਵਾਲਾ:- ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਦਾ ਇਸ ਦਫਤਰ ਵੱਲ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ/ਐਸਟੀਪੀ/ਅ-2/2024/3906 ਮਿਤੀ 23.10.2024 ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਏ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਅਤੇ ਦਸਤਾਵੇਜ਼ਾਂ ਨੂੰ ਇਸ ਦਫਤਰ ਵਿਖੇ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਸਾਈਟ ਪਿੰਡ ਦਾਊਂ, ਤਹਿਸੀਲ ਮੋਹਾਲੀ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ ਨਗਰ ਨਾਲ ਸਬੰਧਤ ਹੈ। ਜਿਸ ਦਾ ਲੇ-ਆਊਟ ਪਲੈਨ ਸਮਰੱਥ ਵੱਲੋਂ ਸਪਲੀਮੈਂਟਰੀ ਲਾਇਸੰਸ ਨੰ. LDC-58/2024 ਮਿਤੀ 06.09.2024 ਰਾਹੀਂ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਹੈ। ਪ੍ਰਾਪਤ ਜੋਨਿੰਗ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ. JPL EXT/Zoning-01 dated 20.11.2024 ਨੂੰ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਅਤੇ ਅਫੋਰਡੇਬਲ ਪਾਲਿਸੀ ਤਹਿਤ ਘੋਖਣ ਉਪਰੰਤ ਠੀਕ ਪਾਇਆ ਗਿਆ ਹੈ। ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਡੈਲੀਗੇਸ਼ਨ ਆਫ ਪਾਵਰ ਮਿਤੀ 12.06.2023 ਦੇ ਸਨਮੁੱਖ ਇਹ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ:-

1. ਪ੍ਰਾਰਥੀ ਸੀ.ਐਲ.ਯੂ. ਪੱਤਰ ਅਤੇ ਜਾਰੀ ਲਾਇਸੰਸ ਵਿੱਚ ਲਗਾਈਆਂ ਗਈਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੇਗਾ।
2. ਮੌਕੇ ਤੇ ਲੇਆਉਟ ਪਲੈਨ ਦੀ ਡੀਮਾਰਕੇਸ਼ਨ ਸਮੇਂ ਜੇਕਰ ਮਾਸਟਰ ਪਲੈਨ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀਆਂ ਤਜਵੀਜਾਂ (ਮੁੱਖ ਤੌਰ ਤੇ ਸੜਕਾਂ/ ਵਾਟਰ ਬੌਡੀ ਆਦਿ) ਅਨੁਸਾਰ ਕੋਈ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਮਾਸਟਰ ਪਲੈਨ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀਆਂ ਤਜਵੀਜਾਂ ਨੂੰ ਜਿਉਂ ਦਾ ਤਿਉਂ ਰੱਖਣ ਲਈ ਰਿਵਾਈਜਡ ਲੇਆਉਟ ਪਲੈਨ ਅਤੇ ਰੀਵਾਈਜਡ ਜੋਨਿੰਗ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ/ ਇਸ ਵਿਭਾਗ ਪਾਸੋਂ ਤੁਰੰਤ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
3. ਪ੍ਰਾਰਥੀ ਪ੍ਰਵਾਨਿਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਦਰਜ ਹਾਈਪੋਥੀਕੇਟਡ ਪਲਾਟਸ ਨੂੰ ਡੀ-ਹਾਈਪੋਥੀਕੇਟ ਕਰਵਾਉਣ ਉਪਰੰਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੋਧ ਕਰਵਾਉਂਦੇ ਹੋਏ, ਇਹਨਾਂ ਪਲਾਟਾਂ ਦੀ ਜ਼ੋਨਿੰਗ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
4. ਹਾਈਪੋਥੀਕੇਟਡ ਪਲਾਟ ਸਬੰਧੀ ਸੂਚਨਾ ਇਸ ਪ੍ਰਾਪਤ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਵਿੱਚ ਉਪਲੱਬਧ ਨਹੀਂ ਹੈ। ਜੇਕਰ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਕੋਈ ਪਲਾਟ ਆਪ ਪਾਸ ਹਾਈਪੋਥੀਕੇਟ ਕੀਤੇ ਗਏ ਹੋਣ, ਤਾਂ ਇਸ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਉਹਨਾਂ ਨੂੰ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਤੇ ਮਾਰਕ ਕਰਨਾ ਆਪਣੇ ਪੱਧਰ ਤੇ ਯਕੀਨੀ ਬਣਾ ਲਿਆ ਜਾਵੇ।
5. ਜੇ ਪਲਾਟ ਕਿਸੇ ਵੀ ਰੈਵੀਨਿਊ ਰਸਤੇ ਜਾਂ ਕਿਸੇ ਹੋਰ ਦੀ ਜ਼ਮੀਨ ਵਿੱਚ ਪੈਂਦੇ ਹੋਣ ਜਾਂ ਜਿਨਾਂ ਨੂੰ ਮਾਲਕੀ ਅਧੀਨ ਰਕਬੇ ਵਿੱਚੋਂ ਰੂਲਾਂ ਅਨੁਸਾਰ ਮੁਕੰਮਲ ਪਹੁੰਚ ਨਾ ਪ੍ਰਾਪਤ ਹੁੰਦੀ ਹੋਵੇ, ਉਹਨਾਂ ਦੇ ਬਿਲਡਿੰਗ ਪਲਾਨ ਪ੍ਰਵਾਨ ਨਹੀਂ ਕਰਵਾਏ ਜਾਣਗੇ, ਜਿਸ ਦੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ।
6. ਪ੍ਰਾਰਥੀ ਸਾਈਟ ਅੰਦਰ ਕਿਸੇ ਕਿਸਮ ਦੀ ਉਸਾਰੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸੋ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।





ਭੌਂ-ਵਰਤੋਂ ਤਬਦੀਲੀ ਦੀ ਰਿਪੋਰਟ ਕਰਨ ਵਾਲੇ ਦਫਤਰ ਦਾ ਨਾਂ — **ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।**

ਭੌਂ-ਵਰਤੋਂ ਤਬਦੀਲੀ ਕਰਨ ਲਈ ਸਮਰੱਥ ਅਧਿਕਾਰੀ — **ਡਾਇਰੈਕਟਰ, ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ।**

ਪ੍ਰਾਰਥੀ ਫਰਮ ਮੈਸ: ਕੇ.ਐਲ.ਕੇ. ਅਸਟੇਟ ਐਲ.ਐਲ.ਪੀ. ਵੱਲੋਂ ਨਾਲ ਨੱਥੀ ਸੀ.ਆਰ.ਓ. ਰਿਪੋਰਟ, ਖਸਰਾ ਨੰਬਰਾਂ ਦੀ ਲੜੀ ਅਤੇ ਦਫਤਰੀ ਪਟਵਾਰੀ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਪਿੰਡ ਦਾਊਂ (ਹ.ਬ.ਨੰ: 27), ਤਹਿਸੀਲ ਮੋਹਾਲੀ, ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਪੈਂਦੇ ਖਸਰਾ ਨੰਬਰ 26//11/1(4-16-0), 11/2(3-4-0), 12(8-0-0) ਵਿੱਚੋਂ ਰਕਬਾ (3-13-0), 19/1(5-12-0) ਵਿੱਚੋਂ (0-0-0), 19/2(2-8-0) ਵਿੱਚੋਂ (0-0-0), 20(8-0-0), 22/1(2-4-0) ਵਿੱਚੋਂ (0-0-0), 22/2(5-16-0) ਵਿੱਚੋਂ (0-0-0), 27//9(0-2-0), 15(8-0-0), 16(7-18-0) ਵਿੱਚੋਂ (5-0-0), 25(2-18-0) ਵਿੱਚੋਂ (0-0-0), 28-29//2/1(5-7-0) ਵਿੱਚੋਂ (0-0-0), 27//8/2(6-9-0), 13/1(1-8-0), 14/2(2-8-0), 17/1(2-11-0) ਵਿੱਚੋਂ ਰਕਬਾ (1-13-2½), 26//21(8-0-0) ਵਿੱਚੋਂ (0-6-5½), 26//3(8-0-0) ਵਿੱਚੋਂ (7-6-5), 19//23/1(4-4-0) ਵਿੱਚੋਂ (3-14-5), 19//21/2 (3-0-0), 22/2(7-9-0), 26//8(8-0-0), 26//4/1(4-18-0), 19//23/4(1-5-0), 24/2(1-2-0), 26//6/3(0-17-0), 7/2(3-9-0), 13/1(2-9-0), 14(8-0-0), 17(7-16-0), 24/1(5-15-0), 19//18/2(6-12-0), 19(7-7-0), 20(7-7-0), 19//8/2(7-4-0), 9(8-0-0), 11(8-0-0), 12(8-0-0), 13/2(7-4-0), 19//21/3(1-4-0) ਵਿੱਚੋਂ (0-0-0), 22/1(0-12-0) ਵਿੱਚੋਂ (0-1-0), 26//1/1(7-15-0), 2/1(0-2-0), 1/2(0-4-0), 2/2(7-17-0), 9(8-0-0) ਵਿੱਚੋਂ (8-0-0) ਅਤੇ 10(8-0-0) ਵਿੱਚੋਂ (8-0-0) ਕੁੱਲ ਰਕਬਾ 201 ਕਨਾਲ 14 ਮਰਲੇ (ਲਗਭਗ 25.2125 ਏਕੜ), ਜਿਸ ਵਿੱਚ ਫਰਮ ਦੀ ਮਾਲਕੀ ਅਧੀਨ ਰਕਬਾ 72 ਕਨਾਲ 15 ਮਰਲੇ 8 ਸਰਸਾਈ (ਲਗਭਗ 9.0993 ਏਕੜ) ਅਤੇ ਬਾਕੀ ਬਚਦਾ ਰਕਬਾ 128 ਕਨਾਲ 18 ਮਰਲੇ 1 ਸਰਸਾਈ (ਲਗਭਗ 16.1132 ਏਕੜ) ਰਜਿਸਟਰ ਕੰਨਸੈਂਟ ਤੇ ਲਿਆ ਗਿਆ ਹੈ, ਵਿੱਚ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਦੀ ਸਥਾਪਨਾ ਲਈ ਲਾਈਸੈਂਸ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੇਸ ਦੀ ਭੌਂ ਮੰਤਵ ਤਬਦੀਲੀ ਦੇ ਨੁਕਤਿਆਂ ਦੀ ਰਿਪੋਰਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਲੜੀ ਨੰ.	ਨੁਕਤੇ ਜਿਨ੍ਹਾਂ ਸਬੰਧੀ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ	ਟਿੱਪਣੀ
	1. ਪ੍ਰਾਰਥੀ ਦਾ ਵੇਰਵਾ	
1.1	ਪ੍ਰਾਰਥੀ/ਕੰਪਨੀ/ਪ੍ਰੋਮੋਟਰ ਦਾ ਨਾਂ	ਮੈਸ. ਕੇ.ਐਲ.ਕੇ. ਅਸਟੇਟ ਐਲ.ਐਲ.ਪੀ.
1.2	ਜੇਕਰ ਪ੍ਰਾਰਥੀ individual ਹੈ :- ਉਸ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਵੇਰਵਾ	ਲਾਗੂ ਨਹੀਂ ਹੈ।
1.3	ਜੇਕਰ ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਪਰਾਈਟਰ ਫਰਮ ਜਾਂ ਪਾਰਟਨਰਸ਼ਿਪ ਹੈ ਤਾਂ:-	ਮੈਸ. ਕੇ.ਐਲ.ਕੇ. ਅਸਟੇਟ ਐਲ.ਐਲ.ਪੀ. ਇੱਕ ਲਿਮਿਟਡ ਲਾਅਬਿਲਿਟੀ ਪਾਰਟਨਰਸ਼ਿਪ ਫਰਮ ਹੈ।
	(ੳ) ਉਸ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਵੇਰਵਾ	ਸਰਟੀਫਿਕੇਟ ਆਫ ਰਜਿਸਟ੍ਰੇਸ਼ਨ ਅਤੇ ਐਲ.ਐਲ.ਪੀ. ਐਗਰੀਮੈਂਟ ਮਿਤੀ 28.11.2022 ਨਾਲ ਨੱਥੀ ਹੈ।
	(ਅ) ਕੀ ਸਾਰੇ ਹਿੱਸੇਦਾਰਾਂ ਵੱਲੋਂ ਪ੍ਰਤੀ ਬੇਨਤੀ ਅਤੇ ਹੋਰ ਦਸਤਾਵੇਜ਼ ਸਾਂਝੇ ਤੌਰ ਤੇ ਹਸਤਾਖਰਿਤ ਕੀਤੇ ਗਏ ਹਨ, ਜਾਂ ਕਿਸੇ ਇੱਕ ਹਿੱਸੇਦਾਰ ਨੂੰ ਆਥੋਰਾਈਜ਼ਿਡ ਸਿਗਨੇਟਰੀ ਘੋਸ਼ਿਤ ਕੀਤਾ ਗਿਆ ਹੈ, ਇਸ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਵੇਰਵਾ	ਪ੍ਰਾਰਥੀ ਫਰਮ ਵੱਲੋਂ ਨਾਲ ਨੱਥੀ ਐਲ.ਐਲ.ਪੀ. ਅਗਰੀਮੈਂਟ ਮਿਤੀ 28.11.2022 ਅਨੁਸਾਰ ਫਰਮ ਦੇ ਦੋ ਪਾਟਨਰਜ (ਸ੍ਰੀ ਰਾਜੇਸ਼ ਖੰਨਾ ਅਤੇ ਸ੍ਰੀਮਤੀ ਅਦਿਤੀ ਖੰਨਾ) ਹਨ। ਦੋਨੋਂ ਪਾਟਨਰਜ਼ ਵੱਲੋਂ ਸ੍ਰੀ ਰਾਜੇਸ਼ ਖੰਨਾ ਨੂੰ ਆਥੋਰਾਈਜ਼ਿਡ ਸਿਗਨੇਟਰੀ ਘੋਸ਼ਿਤ ਕੀਤਾ ਗਿਆ ਹੈ।
	(ੲ) ਜੇਕਰ ਪ੍ਰਾਰਥੀ ਕੰਪਨੀ ਦੇ ਇੱਕ ਤੋਂ ਵੱਧ ਹਿੱਸੇਦਾਰ ਹਨ, ਤਾਂ ਪਾਰਟਰਸ਼ਿਪ ਡੀਡ ਦਾ ਵੇਰਵਾ	
	(ਸ) ਜੇਕਰ ਪ੍ਰਾਰਥੀ ਦੀ ਸਾਈਟ ਦਾ ਰਕਬਾ ਆੜ ਰਹਿਣ ਹੈ, ਤਾਂ ਆੜ ਰਹਿਣ ਸਬੰਧੀ ਜਾਣਕਾਰੀ ਦਾ ਵੇਰਵਾ	ਭਾਰ ਮੁਕਤ ਹੈ। (ਸੀ.ਆਰ.ਓ. ਰਿਪੋਰਟ ਨੰ: 16/ਡਬਲਯੂ.ਬੀ.ਐਨ. ਮਿਤੀ 18.12.2024 ਦੇ ਨੁਕਤਾ ਨੰ: 3 ਅਨੁਸਾਰ)
1.4	ਜੇ ਪ੍ਰਾਰਥੀ ਕੰਪਨੀ ਹੈ ਤਾਂ:-	ਲਾਗੂ ਨਹੀਂ ਹੈ।
	(ੳ) ਕੰਪਨੀ ਨਾਲ ਸਬੰਧਿਤ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਦਸਤਾਵੇਜ਼ਾਂ ਦਾ ਵੇਰਵਾ	ਲਾਗੂ ਨਹੀਂ ਹੈ।
	(ਅ) ਕੀ ਕੰਪਨੀ ਦੇ ਡਾਇਰੈਕਟਰਜ਼ ਦੀ ਸੂਚੀ ਨੱਥੀ ਕੀਤੀ ਹੋਈ ਹੈ।	ਲਾਗੂ ਨਹੀਂ ਹੈ।

DEPARTMENT OF TOWN AND COUNTRY PLANNING
O/o DISTRICT TOWN PLANNER, SAS NAGAR
Block-A, 7th Floor, PUDA Bhawan, Sec-62, SAS Nagar

To

Sh. Rajbarinder Singh (Authorized Signatory)
For: M/s Khanauri Builders and Developers Pvt. Ltd.,
Showroom No. 5, Plaza 117, Sector 117,
Tehsil Mohali, District SAS Nagar.

Memo No. 1709 -DTP(SAS Nagar)/
Dated: 23-10-23

Subject: **Permission for Change of Land Use for Affordable Residential Plotted Colony to be developed by Promoter M/s Khanauri Builders and Developers Private Limited in an area 25 Acre at Village Manana (H.B.No. 21) and Village Tarauli (H.B.No. 175), Tehsil Mohali, Distt. S.A.S.Nagar.**

Reference: **Your application dated 19.12.2022 and 18.10.2023.**

2. Your request regarding Change of Land Use for developing Affordable Residential Plotted Colony on an area measuring 200 Kanal 0 Marla (Approx. 25 Acre) at Village Manana (H.B. No. 21) and Village Tarauli (H.B. No. 175), Tehsil Mohali, Distt. S.A.S. Nagar has been considered at the level of Competent Authority and permission for Change of Land Use is hereby granted in view of Notification issued by W/o Principal Secretary, Housing and Urban Development vide No. 13/41/21-6HG2/2476, dated 23.09.2022. The details of land as verified by Tehsildar, Mohali is mentioned at Annexure-A.

The permission shall be granted subject to following terms and conditions: -

i) **Permission for CLU will be in the hands of Promoter M/s Khanauri Builders and Developers Private Limited.**

ii) **As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.**

iii) Promoter shall not undertake/initiate any development work/construction on the site or sell/allot/lease/G.P.A. any plot/site or execute any transaction with anyone without obtaining a valid license under section 5 of PAPRA Act 1995 (amended from time to time). Also, Promoter shall not undertake any construction/ development work at site until site plan/zoning plan/building plans are got approved from Competent Authority as per prevailing rules.

iv) In case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be responsible/ party to it.

v) The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar of the particular Circle Revenue Office and as mentioned above.

vi) This permission shall not provide any immunity from any other Act/Rules/ Regulations/ Instruction/Directions of any Court or authority applicable to the land in question.

vii) Promoter shall obtain NOC/permissions from other concerned departments and take statutory clearances under any other Act or instructions at his own level.

viii) In case of any dispute as regard to any encumbrance or possession on the site as the site falls in Mustarka khata, Promoter shall solely be responsible for the same and Department/ Government will not be liable for any dispute/litigation regarding any encumbrance.

ix) Promoter shall develop the site after taking the license under the PAPRA-1995 (amended from time to time) from the Competent Authority. Revenue/ Ownership details of the site shall be got verified at that time from the Competent Authority.

x) Promoter shall ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and Punjab Affordable Housing policy Notification No. 12/01/18-5hg2/501 dated 22.03.2023 and clarification issued by DTCP vide Letter number 2306-2344 CTP(PB)/SP-470 Dated 21.06.2023.

xi) Promoter shall deposit CLU/EDC/License/Permission Fees and all other charges levied or to be levied by Housing and Urban Development Department from time to time.

xii) Promoter shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.

xiii) The issue of ownership of land is independent and exclusive of permission of Change of Land use. Therefore, this permission of CLU does not in any manner grant or effect ownership rights of this land which have to be determined by competent authority. Promoter in whose hands this Change of Land use lies shall be bound by the decision of such Competent Authority.

xiv) Promoter shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.9.2006 of Ministry of Environment and Forest Department, Govt. of India, if required before starting the development works of the colony.

xv) Promoter shall be abide by the order dated 20th Jan/6th Feb, 2006 issued by Govt. of Punjab, Department of Science, Technology, Environment and Non Convention energy taken from the extract from Punjab Govt. Gazette. dated 17.06.2006.

xvi) Promoter would start development works only after obtaining demarcation level from the concerned Development Authority.

xvii) Promoter shall make provision of rain water harvesting within the project area on his own. Also, promoter shall make his own suitable arrangement or drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.

xviii) Promoter shall abide by the conditions imposed by DFO, SAS Nagar vide his office letter numbers FCA/1980/4679 dated 29.09.2023.

xix) Promoter shall be bound to leave 11'-9'' wide strip of land to widen the existing 3 karam (16'-6'') wide revenue rasta to 40'-0''. One 2 karam (11'-0'') wide road will be kept intact. Also promoter shall be abide to widen existing 4 karam (22'-0'') wide revenue road to 100'-0'' and leave area under proposed PR-5 Road as per the provisions of Revised Zonal Development Plan, SAS Nagar.

xx) Promoter shall develop the site as per the proposals of Revised Zonal Development Plan, SAS Nagar and shall keep the proposed land use, sector roads, master plan roads, green buffer, River Reserve, No Construction Zone etc intact as per the provisions of Revised Zonal Development Plan, SAS Nagar. Also Promoter shall abide by all the conditions laid down by the Competent Authority during the approval of Zonal/Layout Plan under PAPRA-1995 (amended from time to time).

xxi) Promoter shall not object to the acquisition of land for proposed roads/projects if any passing through or near the site, according to Revised Zonal Development Plan, SAS Nagar necessary in future. Also, thorough revenue rastas if any, passing through the site or touching the site shall be kept unobstructed.

xxii) Any Permission granted shall remain in force in accordance with the terms and conditions of such permission u/s 83 of PRTPD Act 1995.

xxiii) Promoter shall leave 11.5 metre clearance zone under four 11 K.V. HT Line passing from the site and will not do any kind of construction beneath it as per undertaking submitted.

xxiv) Promoter shall be liable to pay the differences of amount, if any, found at any point of time by the concerned Development Authority as and when demanded.

xxv) As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13 restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and Subject to the

guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.

xxvi) Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -

I. If any Document /Information/Self declaration/DD furnished by the Promoter proves to be false or if promoter is found to have will fully suppressed any information.

II. Any breach of the conditions imposed in the permission letter of change of land use.

xxvii) **Site falls in the Potential Zone 8 as per notification no. 17/17/2001-5HG2/P.F./ 748168/17, dated 06.05.2016.**

The receipt of DD Number 527974 dated 18.10.2023 amounting Rs. 2,19,61,500/- (Rs. Two Crore Nineteen Lakh Sixty One Thousand and Five Hundred Only) of Punjab National Bank towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be calculated at the time of approval of layout plan and the balance amount shall be payable by the promoter.

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1710 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to Chief Administrator, GMADA for information and necessary action with the request that the EDC, License fee and 5% SIF on EDC+LF shall be recovered at its own level.

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1711 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to Chief Administrator, PUDA along with Bank Draft No. 527975 dated 18.10.2023 amounting Rs 10,98,100/- (Rs. Ten Lakh Ninety-Eight Thousand and One Hundred Only) of Punjab National Bank received in this office as S.I.F. Charges. Difference if any in the amount, may be verified and collected at its own level.

DA/ As above

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1712-17 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to the following for information and necessary action: -

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Engineer (Commercial), PSPCL, Patiala.
5. Additional Chief Administrator, GMADA, SAS Nagar.
6. Senior Town Planner, SAS Nagar.

District Town Planner(P),
S.A.S. Nagar.

DEPARTMENT OF TOWN AND COUNTRY PLANNING
O/o DISTRICT TOWN PLANNER, SAS NAGAR
Block-A, 7th Floor, PUDA Bhawan, Sec-62, SAS Nagar

To

Sh. Rajbarinder Singh (Authorized Signatory)
For: M/s Khanauri Builders and Developers Pvt. Ltd.,
Showroom No. 5, Plaza 117, Sector 117,
Tehsil Mohali, District SAS Nagar.

Memo No. 1709 -DTP(SAS Nagar)/
Dated: 23-10-23

Subject: **Permission for Change of Land Use for Affordable Residential Plotted Colony to be developed by Promoter M/s Khanauri Builders and Developers Private Limited in an area 25 Acre at Village Manana (H.B.No. 21) and Village Tarauli (H.B.No. 175), Tehsil Mohali, Distt. S.A.S.Nagar.**

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iii) Promoter shall not undertake/initiate any development work/construction on the site or sell/allot/lease/G.P.A. any plot/site or execute any transaction with anyone without obtaining a valid license under section 5 of PAPRA Act 1995 (amended from time to time). Also, Promoter shall not undertake any construction/ development work at site until site plan/zoning plan/building plans are got approved from Competent Authority as per prevailing rules.

iv) In case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be responsible/ party to it.

v) The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar of the particular Circle Revenue Office and as mentioned above.

vi) This permission shall not provide any immunity from any other Act/Rules/ Regulations/ Instruction/Directions of any Court or authority applicable to the land in question.

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x) Promoter shall ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and Punjab Affordable Housing policy Notification No. 12/01/18-5hg2/501 dated 22.03.2023 and clarification issued by DTCP vide Letter number 2306-2344 CTP(PB)/SP-470 Dated 21.06.2023.

xi) Promoter shall deposit CLU/EDC/License/Permission Fees and all other charges levied or to be levied by Housing and Urban Development Department from time to time.

xii) Promoter shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.

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xv) Promoter shall be abide by the order dated 20th Jan/6th Feb, 2006 issued by Govt. of Punjab, Department of Science, Technology, Environment and Non Convention energy taken from the extract from Punjab Govt. Gazette. dated 17.06.2006.

xvi) Promoter would start development works only after obtaining demarcation level from the concerned Development Authority.

xvii) Promoter shall make provision of rain water harvesting within the project area on his own. Also, promoter shall make his own suitable arrangement or drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.

xviii) Promoter shall abide by the conditions imposed by DFO, SAS Nagar vide his office letter numbers FCA/1980/4679 dated 29.09.2023.

xix) Promoter shall be bound to leave 11'-9'' wide strip of land to widen the existing 3 karam (16'-6'') wide revenue rasta to 40'-0''. One 2 karam (11'-0'') wide road will be kept intact. Also promoter shall be abide to widen existing 4 karam (22'-0'') wide revenue road to 100'-0'' and leave area under proposed PR-5 Road as per the provisions of Revised Zonal Development Plan, SAS Nagar.

xx) Promoter shall develop the site as per the proposals of Revised Zonal Development Plan, SAS Nagar and shall keep the proposed land use, sector roads, master plan roads, green buffer, River Reserve, No Construction Zone etc intact as per the provisions of Revised Zonal Development Plan, SAS Nagar. Also Promoter shall abide by all the conditions laid down by the Competent Authority during the approval of Zonal/Layout Plan under PAPRA-1995 (amended from time to time).

xxi) Promoter shall not object to the acquisition of land for proposed roads/projects if any passing through or near the site, according to Revised Zonal Development Plan, SAS Nagar necessary in future. Also, thorough revenue rastas if any, passing through the site or touching the site shall be kept unobstructed.

xxii) Any Permission granted shall remain in force in accordance with the terms and conditions of such permission u/s 83 of PRTPD Act 1995.

xxiii) Promoter shall leave 11.5 metre clearance zone under four 11 K.V. HT Line passing from the site and will not do any kind of construction beneath it as per undertaking submitted.

xxiv) Promoter shall be liable to pay the differences of amount, if any, found at any point of time by the concerned Development Authority as and when demanded.

xxv) As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13 restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and Subject to the

guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.

xxvi) Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -

I. If any Document /Information/Self declaration/DD furnished by the Promoter proves to be false or if promoter is found to have will fully suppressed any information.

II. Any breach of the conditions imposed in the permission letter of change of land use.

xxvii) **Site falls in the Potential Zone 8 as per notification no. 17/17/2001-5HG2/P.F./ 748168/17, dated 06.05.2016.**

The receipt of DD Number 527974 dated 18.10.2023 amounting Rs. 2,19,61,500/- (Rs. Two Crore Nineteen Lakh Sixty One Thousand and Five Hundred Only) of Punjab National Bank towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be calculated at the time of approval of layout plan and the balance amount shall be payable by the promoter.

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1710 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to Chief Administrator, GMADA for information and necessary action with the request that the EDC, License fee and 5% SIF on EDC+LF shall be recovered at its own level.

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1711 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to Chief Administrator, PUDA along with Bank Draft No. 527975 dated 18.10.2023 amounting Rs 10,98,100/- (Rs. Ten Lakh Ninety-Eight Thousand and One Hundred Only) of Punjab National Bank received in this office as S.I.F. Charges. Difference if any in the amount, may be verified and collected at its own level.

DA/ As above

District Town Planner(P),
S.A.S. Nagar.

Endst. No. 1712-17 -DTP(SAS Nagar)/ Dated: 23-10-23

Copy is forwarded to the following for information and necessary action: -

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Chief Engineer (Commercial), PSPCL, Patiala.
5. Additional Chief Administrator, GMADA, SAS Nagar.
6. Senior Town Planner, SAS Nagar.

District Town Planner(P),
S.A.S. Nagar.

Ownership of Khan Nawaz Certified by CAO for Affordable Residential Plotted Colony (25 Acre) belonging to M/s Khanani Builders & Developers Pvt. Ltd.

Annexure - A

ਸ਼ੈਡਿਊਲ ਨੰ

ਸਬੰਧਤ ਦਸਤਾਵੇਜ਼ ਸਬੰਧੀ ਮਿੰਡ ਅਜਾਦਾ ਤੱਕ ਚਾਰ ਦੀਵਾਰੀ ਤੇ ਕੱਚੇ ਪਿੰਡ ਤੱਕ ਆਉਣ ਜਾਣ ਲਈ ਰਸਤਾ ਚਾਰ ਦੀਵਾਰੀ ਤੋਂ ਬਾਹਰ ਨਿਕਲਣ ਲਈ ਰਸਤਾ ਅਤੇ ਅੰਦਰ ਦੀਵਾਰੀ ਤੱਕ 175 ਕਨਾਲ ਅੰਦਾਜ਼ੀ ਜਿਸ ਵਿੱਚ ਸੜਕ ਦੀ ਜ਼ਮੀਨ ਦਾ ਰਕਬਾ ਵੀ ਸ਼ਾਮਲ ਹੈ ਜਿਸ ਦੀ ਰਜਿਸਟਰੀ ਕਰਵਾਉਣ ਦਾ ਜ਼ਿੰਮਾ ਕੰਪਨੀ ਦਾ ਹੈ।

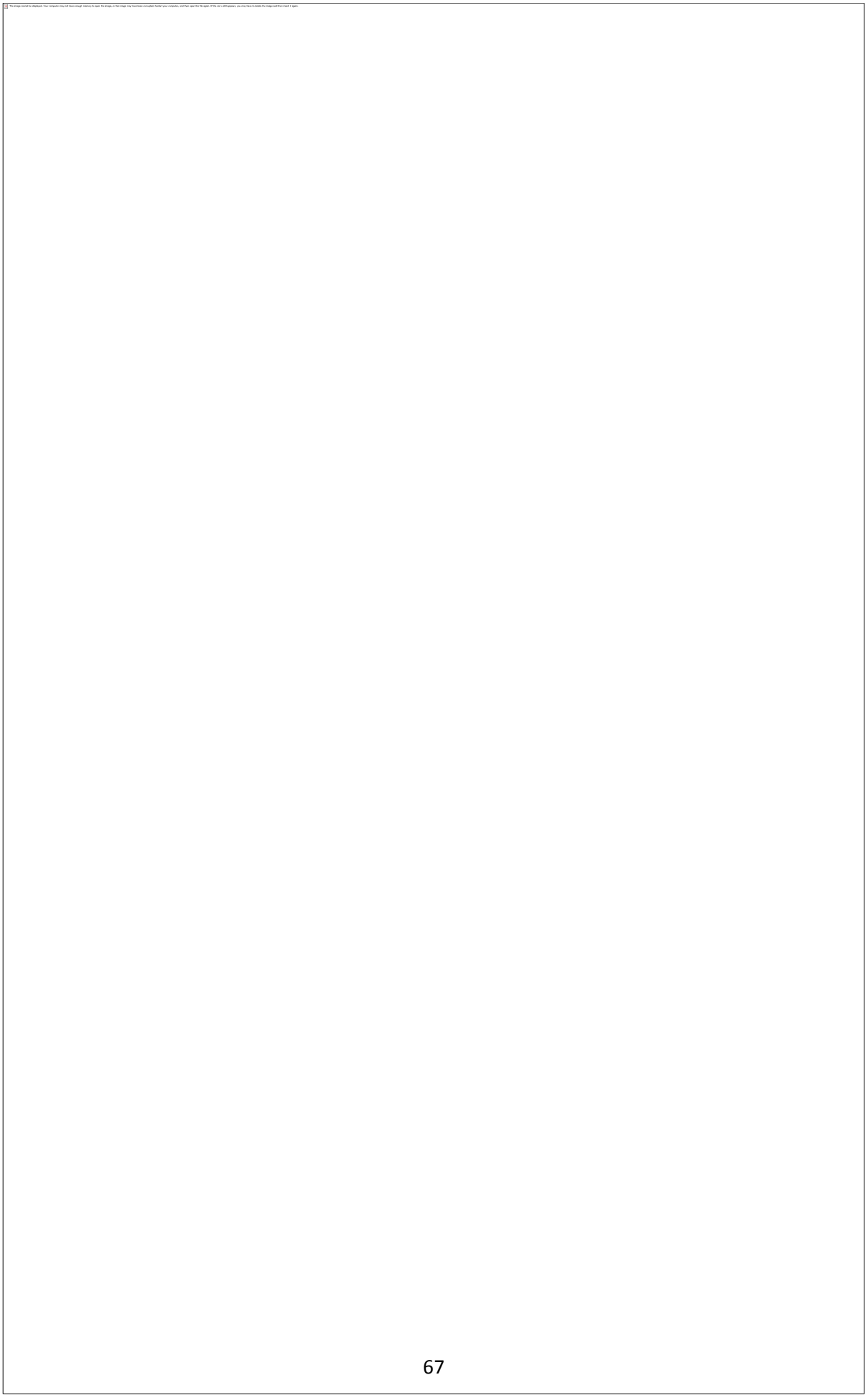
1. ਕੁਲ ਰਕਬਾ 800 ਕਨਾਲ ਹੈ

2. ਸਕੀਮ ਅਧੀਨ ਰਕਬਾ 800 ਕਨਾਲ ਹੈ। ਜਿਸ ਦੇ ਮਿੰਡ ਅਜਾਦਾ ਤੱਕ ਚਾਰ ਤੱਕ 81 ਕਨਾਲ ਉੱਤੇ ਚਾਰ ਦੀਵਾਰੀ ਅੰਦਾਜ਼ੀ ਜਿਸ ਦਾ ਅੰਦਾਜ਼ ਤਖਮੀਨਾ ਲਗਭਗ 175 ਕਨਾਲ ਹੈ ਜਿਸ ਵਿੱਚ ਸੜਕ ਦੀ ਜ਼ਮੀਨ ਵੀ ਸ਼ਾਮਲ ਹੈ ਜਿਸ ਦਾ ਰਕਬਾ 81-0-1½ ਦਾ ਬਣਦਾ ਹਿੱਸਾ ਪ੍ਰਮੋਟਰ ਨੇ ਸਾਲ 2018-19 ਦੀ ਬੰਦ ਤੱਕ 9 ਖਸਰਾ ਤੱਕ 16//38(2-10) ਦਾ 3/16 ਕਿੱਲਾ ਚਕਰਦ 0-9-3 ਦਾ ਬੰਦ ਤੱਕ 25 ਖਸਰਾ ਤੱਕ 16//14/2(0-17) 16//38(2-10) 16//38(4-10) ਕਿੱਤੇ 4 ਰਕਬਾ 6-9 ਦਾ 1509/5056 ਕਿੱਲਾ ਚਕਰਦ 1-18-ਪੰਜ ਦਾ ਖਸਰਾ ਤੱਕ 16//36(1-9)2 877/5056 ਕਿੱਲਾ ਚਕਰਦ 0-5 ਦਾ ਖਸਰਾ ਤੱਕ 16//13/4 ਕਿੱਲਾ (0-14) 14//1(1-15) 17//3 ਕਿੱਲਾ (2-0) 4(8-ਪੰ ਕਿੱਤੇ 4 ਰਕਬਾ 12-9 ਦਾ 7361/47808 ਕਿੱਲਾ ਚਕਰਦ 1-18-3 ਦਾ ਬੰਦ ਤੱਕ 96 ਖਸਰਾ ਤੱਕ 16//17(8-0) ਦਾ 89/320 ਕਿੱਲਾ ਚਕਰਦ 0-14-ਪੰਜ ਦਾ ਖਸਰਾ ਤੱਕ 16//16/2(4-0) 18(7-9) 23(4-1 ਕਿੱਤੇ 3 ਰਕਬਾ 16-1 ਦਾ ~~ਕਿੱਲਾ/ਕਿੱਲਾ~~ 89171/184896 ਕਿੱਲਾ ਚਕਰਦ 1-18-4 ਦਾ ਖਸਰਾ ਤੱਕ 16//24(8 ਦਾ 323/2880 ਕਿੱਲਾ ਚਕਰਦ 0-1~~7~~ ਦਾ ਖਸਰਾ ਤੱਕ 16//25/1(4-0) ਦਾ 15/64 ਕਿੱਲਾ ਚਕਰਦ 0-18-ਚੌ ਬੰਦ ਤੱਕ 28 ਖਸਰਾ ਤੱਕ 16//8/3(1-0) 9/2(2-5) 12(1-18) 13/1(1-13) ਕਿੱਤੇ 4 ਰਕਬਾ 7-2 ਦਾ 1/4 ਚਕਰਦ 3-11 ਦਾ ਬੰਦ ਤੱਕ 30 ਖਸਰਾ ਤੱਕ 17//5(8-6) ਦਾ 400/960 ਕਿੱਲਾ ਚਕਰਦ 3-7 ਦਾ ਬੰਦ ਤੱਕ 31 ਖਸਰਾ ਤੱਕ 17//6/1(3-4) ਦਾ 11/24 ਕਿੱਲਾ ਚਕਰਦ 1-9-3 ਦਾ ਬੰਦ ਤੱਕ 33 ਖਸਰਾ ਤੱਕ 18//1/1(2-12) ਦਾ 1/2 ਕਿੱਲਾ ਚਕਰਦ 1-6 ਬੰਦ ਤੱਕ 34 ਖਸਰਾ ਤੱਕ 15//11/2(4-0) ਦਾ 19/32 ਕਿੱਲਾ ਚਕਰਦ 0-5 ਦਾ ਬੰਦ ਤੱਕ 35 ਖਸਰਾ ਤੱਕ 15//19/1/2(1-6) 19/2(2-4) ਕਿੱਤੇ 2 ਰਕਬਾ 3-10 ਦਾ 3/64 ਕਿੱਲਾ ਚਕਰਦ 0-3 ਦਾ ਬੰਦ ਤੱਕ 93 ਖਸਰਾ ਤੱਕ 18//4/1(7-0) ਦਾ 205/555 ਕਿੱਲਾ ਚਕਰਦ 2-14-6 ਦਾ ਬੰਦ ਤੱਕ 144 ਖਸਰਾ ਤੱਕ 18//3/2(6-1) 7/1(2-2) 7/2(1-2) 8/1(3-10) ਕਿੱਤੇ 4 ਰਕਬਾ 12-ਦਾ 91/255 ਕਿੱਲਾ ਚਕਰਦ 4-11 ਦਾ ਬੰਦ ਤੱਕ 185 ਖਸਰਾ ਤੱਕ 17//6/2(4-12) 7(7-18) ਕਿੱਤੇ 2 ਰਕਬਾ 12-8 ਦਾ 541/620 ਕਿੱਲਾ ਚਕਰਦ 10-143 ਦਾ ਬੰਦ ਤੱਕ 200 ਖਸਰਾ ਤੱਕ 17//17(4-12) 18//11(8-0) 13(1- ਕਿੱਤੇ 3 ਰਕਬਾ 10-13 ਦਾ 1/3 ਕਿੱਲਾ ਚਕਰਦ 3-11 ਦਾ ਬੰਦ ਤੱਕ 201 ਖਸਰਾ ਤੱਕ 17//15/2(3-2) 17//16(2-0) 14//1(1-14) 18//8/2(4-0) 9(7-15) 12(5-2) ਕਿੱਤੇ 6 ਰਕਬਾ 24-5 ਦਾ 3/4 ਕਿੱਲਾ ਚਕਰਦ 18-4 ਦਾ ਬੰਦ ਤੱਕ 215 ਖਸਰਾ ਤੱਕ 16//7/1(0-10) ਦਾ 1/2 ਕਿੱਲਾ ਚਕਰਦ 0-5 ਦਾ ਖਸਰਾ ਤੱਕ 16//13/5(1-19) ਦਾ 43/64 ਕਿੱਲਾ ਚਕਰਦ 1-6-ਤਿੰਨ ਦਾ ਬੰਦ ਤੱਕ 218 ਖਸਰਾ ਤੱਕ 18//10(7-4) ਦਾ 25/36 ਕਿੱਲਾ ਚਕਰਦ 5-0 ਦਾ ਬੰਦ ਤੱਕ 223 ਖਸਰਾ ਤੱਕ 17//14/2(3-12) 15/1(4

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66

Page 1 of 5



ਸਰਵਣ ਸਿੰਘ ਪੁਤ ਗਜਨਾ ਸਿੰਘ ਚਾਹਿਮਾ ਚਹਬਰ 8/15 ਕਿਲਾ ਮਕਬੂਜਾ ਸਿੰਘ - ਜਗਿੰਦਰ ਸਿੰਘ ਪੁਤਰਾਂ ਦਾ ਮਕਾਨੀਤ ਕੰਨ ਪੁਤਰੀ ਜਸਵੰਤ ਸਿੰਘ ਪੁਤ ਸਰਦਾਰ ਸਿੰਘ ਚਾਹਿਮਾ ਚਹਬਰ 1/25 ਕਿਲਾ ਦਾ ਖੰਡ ਤੈਚ 144 ਖਸਰਾ ਤੈਚ 18//3/2(6-1) 7/1(2-2) 7/2(1-2) 8/1(3-10) ਕਿਤੇ 4 ਚਬਾ 12-15 ਦਾ 13/105 ਕਿਲਾ ਚਬਰ 1-11-5 ਦੇ ਆਸਰ ਤਕਸੀਮ ਸਿੰਘ - ਗੁਰਚਰਣ ਸਿੰਘ ਪੁਤਰਾਂ ਸਰਦਾਰ ਸਿੰਘ ਪੁਤ ਗਜਨਾ ਸਿੰਘ ਚਾਹਿਮਾ ਚਹਬਰ 2/21 ਕਿਲਾ ਮਕਬੂਜਾ ਸਿੰਘ ਜਗਿੰਦਰ ਸਿੰਘ ਪੁਤਰਾਂ ਦਾ ਮਕਾਨੀਤ ਕੰਨ ਪੁਤਰੀ ਜਸਵੰਤ ਸਿੰਘ ਪੁਤ ਸਰਦਾਰ ਸਿੰਘ ਚਾਹਿਮਾ ਚਹਬਰ 1/35 ਕਿਲਾ ਦਾ ਖੰਡ ਤੈਚ 144 ਖਸਰਾ ਤੈਚ 18//3/2(6-1) ਦਾ 191/1785 ਕਿਲਾ ਚਬਰ 0-10-8 ਦਾ ਖੰਡ ਤੈਚ 816 ਖਸਰਾ ਤੈਚ 18//10(7-4) ਦਾ 1/16 ਕਿਲਾ ਚਬਰ 1-4 ਦਾ ਖੰਡ ਤੈਚ 200 ਖਸਰਾ ਤੈਚ 17//17(1-12) 18//11(8-6) 13(1-1) ਕਿਤੇ 3 ਚਬਾ 10-13 ਦਾ 1/16 ਕਿਲਾ ਚਬਰ 1-15-4ਤੁ ਖੰਡ ਤੈਚ 223 ਖਸਰਾ ਤੈਚ 17//14/2(3-12) 15/1(4-18) ਕਿਤੇ 2 ਚਬਾ 8-10 ਦਾ 1/5 ਕਿਲਾ ਚਬਰ 1-14 ਦਾ ਖੰਡ ਤੈਚ 30 ਖਸਰਾ ਤੈਚ 17//5(8-6) ਦਾ 1/15 ਕਿਲਾ ਚਬਰ 0-10-6 ਦਾ ਅੰਦਰ ਤੈਚ ਸ਼ੁ ਖਸਰਾ ਤੈਚ 17//6/1(3-4) ਦਾ 1/16 ਕਿਲਾ ਚਬਰ 0-10-6 ਦਾ ਖੰਡ ਤੈਚ 93 ਖਸਰਾ ਤੈਚ 18//4/1(7-8) ਦਾ 19/2222 ਕਿਲਾ ਚਬਰ 0-10-6 ਸੁਰ ਚਬਾ 7-0-4 ਦਾ ਆਸਰ ਕਲੀਮ ਸਿੰਘ ਪੁਤ ਕੁਸਰਾ ਸਿੰਘ ਪੁਤ ਚਰਿਤ ਸਿੰਘ ਦਾ ਖੰਡ ਤੈਚ 73 ਖਸਰਾ ਤੈਚ 15//2(1-8) 15//21(8-9) 16//14/1(4-6) ਕਿਤੇ 3 ਚਬਾ 19-4-4 ਦਾ 1/2 ਕਿਲਾ ਚਬਰ 6-8-1 ਦਾ ਖੰਡ ਤੈਚ 218 ਖਸਰਾ ਤੈਚ 16//15(8-9) ਦਾ 1/4 ਕਿਲਾ ਚਬਰ 2-0 ਦਾ ਖੰਡ ਤੈਚ 75 ਖਸਰਾ ਤੈਚ 15//11/1(4-6) 24/1(20-5) ਕਿਤੇ 2 ਚਬਾ 4-15-5 ਦਾ 1/4 ਕਿਲਾ ਚਬਰ 1-3-8 ਸੁਰ ਚਬਾ 9-12 ਦੀ ਆਸਰੀ ਗੁਰਮੀਤ ਸਿੰਘ ਪੁਤ ਅਜੈਬ ਸਿੰਘ ਪੁਤ ਜਸਵੰਤ ਸਿੰਘ ਦਾ ਖੰਡ ਤੈਚ 88 ਖਸਰਾ ਤੈਚ 16//12(1-18) 13/1(1-3) ਕਿਤੇ 2 ਚਬਾ 3-11 ਦਾ 3/64 ਕਿਲਾ ਚਬਰ 0-3-3 ਦਾ ਖੰਡ ਤੈਚ 33 ਖਸਰਾ ਤੈਚ 18//1/1(2-12) ਦਾ 3/64 ਕਿਲਾ ਚਬਰ 0-2-4 ਦਾ ਖੰਡ ਤੈਚ 815 ਖਸਰਾ ਤੈਚ 16//7/1(20) ਦਾ 3/64 ਕਿਲਾ ਚਬਰ 0-0-4 ਦਾ ਖੰਡ ਤੈਚ 31 ਖਸਰਾ ਤੈਚ 17//6/1(3-7) ਦਾ 3/64 ਕਿਲਾ ਚਬਰ 0-3-0 ਦਾ ਖੰਡ ਤੈਚ 225 ਖਸਰਾ ਤੈਚ 18//13/2(20-15) 13/3(20-17) ਕਿਤੇ 2 ਚਬਾ 1-12 ਦਾ 1/32 ਕਿਲਾ ਚਬਰ 0-1-4 ਦਾ ਖੰਡ ਤੈਚ 224 ਖਸਰਾ ਤੈਚ 16//34/2(20-12) 34/3(20-1) ਕਿਤੇ 2 ਚਬਾ 0-13 ਦਾ 1/32 ਕਿਲਾ ਚਬਰ 0-0-4 ਦਾ ਖੰਡ ਤੈਚ 286 ਖਸਰਾ ਤੈਚ 16//7/2(1-12) ਦਾ 3/128 ਕਿਲਾ ਚਬਰ 0-0-8 ਸੁਰ ਚਬਾ 0-11-5 ਦੀ ਆਸਰੀ ਜਸਕਰਨ ਸਿੰਘ ਪੁਤ ਅਜੈਬ ਸਿੰਘ ਪੁਤ ਕਰਤਾਰ ਸਿੰਘ ਦਾ ਖੰਡ ਤੈਚ 201 ਖਸਰਾ ਤੈਚ 17//17(1-12) 18//11(8-6) 13(1-1) ਕਿਤੇ 3 ਚਬਾ 10-13 ਦਾ 1/4 ਕਿਲਾ ਚਬਰ 2-1-3 ਦਾ ਖੰਡ ਤੈਚ 201 ਖਸਰਾ ਤੈਚ 17//15/2(3-2) 16(2-7) 14/1(1-14) 18//8/2(4-6) 7(7-15) 12(5-7) ਕਿਤੇ 9 ਚਬਾ 9-4-5 ਦਾ 1/4 ਕਿਲਾ ਚਬਰ 1-1-2 ਸੁਰ ਚਬਾ 8-14 ਦੀ ਆਸਰੀ ਕੁਲਵੰਤ ਸਿੰਘ ਪੁਤ ਸੋਹਣ ਸਿੰਘ ਸੁਰ ਸਿੰਘ ਦਾ ਖੰਡ ਤੈਚ 144 ਖਸਰਾ ਤੈਚ 18//3/2(6-1) 7/1(2-2) 7/2(1-2) 8/1(3-10) ਕਿਤੇ 4 ਚਬਾ 12-15 ਦਾ 64/595 ਕਿਲਾ ਚਬਰ 1-7-4 ਦੀ ਆਸਰੀ ਚਰਣਜੀਤ ਕੌਰ ਪੁਤਰੀ ਜਗਤਾਰ ਸਿੰਘ ਪੁਤ ਅਜੈਬ ਸਿੰਘ ਦਾ ਖੰਡ ਤੈਚ 46 ਖਸਰਾ ਤੈਚ 15//23/1(2-18) 23/2(1-3) 16//8/1(3-6) ਕਿਤੇ 3 ਚਬਾ 7-17 ਦਾ 161/942 ਕਿਲਾ ਚਬਰ 1-6-8 ਦਾ ਆਸਰ ਗੁਰਚਰਣ ਸਿੰਘ ਪੁਤ ਨੈਣਾ ਸਿੰਘ ਪੁਤ ਚਾਨਣ ਸਿੰਘ ਸੁ ਸੁਰ ਚਬਾ 81-4-3.

JE

ਦੇ ਨਾਲ ਲਗਦਾ ਹੈ ਪਲਾਟ ਨੰ. 1 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 4-8-68 ਵਿਚ ਖਿਚੀ ਹੋਈ ਲਾਈਨ ਦੇ ਨਾਲ ਲਗਦਾ ਹੈ ਪਲਾਟ 5-11-011 ਮਾਪ ਦਾ ਖਾਲੀ ਪਲਾਟ ਹੈ ਜਿਸ ਦੀ ਅਲਾਟਮੈਂਟ ਸ੍ਰੀ ਅਮਰਜੀਤ ਸਿੰਘ ਵਲਦ ਸ੍ਰ. ਮੁਖਤਿਆਰ ਸਿੰਘ ਵਾਸੀ ਮਕਾਨ ਨੰ. 1 ਸੈਕਟਰ 2 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਨਾਮ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਜਿਸ ਦੀ ਰਜਿਸਟਰੀ ਵੀ ਹੋ ਚੁੱਕੀ ਹੈ ਅਤੇ ਜਿਸ ਦੀ ਰਜਿਸਟਰੀ ਦੀ ਨਕਲ ਇਸ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਹੋਈ ਹੈ ਅਤੇ ਜਿਸ ਦੀ ਰਜਿਸਟਰੀ ਨੰਬਰ 1-8-8 ਮਿਤੀ 9/1/2016 ਹੈ ਅਤੇ ਜਿਸ ਦਾ ਰਕਬਾ 0-18-0 ਹੈ ਅਤੇ ਜਿਸ ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 28 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 7//4 (0-2) 7 (4-18) 17//8 (0-11) 11 (0-4) 12 (2-9) 13 (7-2) 15/2 (3-18) 20 (7-15) 24/3 (6-12) ਵਿਚੋਂ 9 ਕਥਾ 33-11 ਦਾ 5/24 ਹਿੱਸਾ ਚਕਬਾ 0-19-7 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 31 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 7//5 (3-1) 9 (7-8) 15/1 (3-10) ਵਿਚੋਂ 3 ਕਥਾ 13-19 ਦਾ 895/5029 ਹਿੱਸਾ ਚਕਬਾ 2-9-7 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 44 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 7//14 (8-0) 17 (8-0) 18 (8-0) 18 (8-0) ਵਿਚੋਂ 4 ਕਥਾ 38-0 ਦਾ 5/12 ਹਿੱਸਾ ਚਕਬਾ 13-6-6 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 18 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 5//2/4 (3-4) 13//3 (8-0) 8/1 (4-4) 14 (7-8) ਵਿਚੋਂ 4 ਕਥਾ 22-14 ਦਾ 44701/491228 ਹਿੱਸਾ ਚਕਬਾ 2-1-3 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 82 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 13//4 (8-0) 13//5 (8-0) ਵਿਚੋਂ 2 ਕਥਾ 16-0 ਦਾ $\frac{5473}{86560}$ ਹਿੱਸਾ ਚਕਬਾ 2-0-1 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 103 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 6//24/2 (7-10) 18//3/2 (0-0) 4/1 (0-3) 6//23/2 (0-16) ਵਿਚੋਂ 4 ਕਥਾ 2-9 ਦਾ 1/16 ਹਿੱਸਾ ਚਕਬਾ 0-3-0 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 106 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 16//12/2 (0-6) 13/2 (5-14) 14/1 (7-0) 6//17/4 (0-16) 18/1 (3-16) 24 (0-11) ਵਿਚੋਂ 9 ਕਥਾ 12-3 ਦਾ 1/81 ਹਿੱਸਾ ਚਕਬਾ 0-11-5 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 111 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 1//22 (7-0) 25 (8-0) 9//2 (7-18) 10/1 (1-7) ਵਿਚੋਂ 4 ਕਥਾ 18-5 ਦਾ 8/72 ਹਿੱਸਾ ਚਕਬਾ 0-2-10 ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 98 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 5//21 (0-15) ਦਾ 1/12 ਹਿੱਸਾ ਚਕਬਾ 0-2 ਕੁਲ ਰਕਬਾ 29-11-5 ਦੀ ਜਮ੍ਹਾਂ ਬੰਦੀ ਮਿਤੀ 2016-17 ਤੇ ਸ੍ਰੀ ਅਮਰਜੀਤ ਸਿੰਘ ਵਲਦ ਸ੍ਰ. ਮੁਖਤਿਆਰ ਸਿੰਘ ਦੇ ਨਾਮ ਬੋਲਦੀ ਹੈ ਅਤੇ ਜਿਸ ਦਾ ਪੱਛਮ ਵੱਲ ਨੂੰ ਚਕਬਾ ਨੰ. 96 ਦੇ ਪੱਛਮ ਵੱਲ ਨੂੰ 1//22 (7-0) 25 (8-0) 9//2 (7-18) 10/1 (1-7) ਵਿਚੋਂ 4 ਕਥਾ 18-5 ਦਾ 8/72 ਹਿੱਸਾ ਚਕਬਾ 0-2

3. ਇਹ ਜਮੀਨ ਝਗੜੇ ਮੁਕਤ ਹੈ।

4. ਮਾਲੀਏ ਨੂੰ ਪੰਜਾਬ ਦੇਣੀ ਸਮਝੌਤਾਰੀ ਹੈ।

5. ਇਹ ਜਮੀਨ ਦਾ ਦਰਜ਼ ਚਰਾਂਦ, ਸ਼ਾਮਲਾਤ ਪੱਤੀ, ਰੋਜ਼ਮਰੱਰਾ/ਖਾਲ ਜਮੀਨ, ਜੋਹੜ ਜਾਂ ਸੁਰੱਖਿਅਤ ਜੰਗਲ ਵਿਚ ਸ਼ਾਮਲ ਨਹੀਂ ਹੈ।

6. ਇਹ ਜਮੀਨ ਕਿਸੇ ਵੀ ਕੁਦਰਤੀ/ਮਾਨਵ ਜਾ ਤਰਮ ਨਹੀਂ ਪ੍ਰਭਾਵਿਤ ਹੈ।

7 ਕਿਸੇ ਕਾਸ਼ਤੀ ਰਕਬੇ ਵਿਚ ਕੁਝ ਰਕਬਾ ਦੀ ਸਰਦੀ ਰੁੱਤ ਜਾਂ ਕੁਝ ਰਕਬਾ ਦੀ ਗਰਮੀ/ਬੁਰਸ਼ਕਾਲ ਸਾਰਨ ਦੇ ਅਧੀਨ ਵਿਚ ਪੈਂਦਾ ਹੈ

8 ਇਹ ਜਮੀਨ ਪੰਜਾਬ ਸੂਏ ਪੁਲੀਆ ਦੇਣ ਲਈ ਸਮਝੌਤਾ ਨਹੀਂ ਆਉਂਦੀ

9 ਇਹ ਰਕਬਾ ਕਿਸੇ ਵਿਸ਼ੇਸ਼ ਨੰਤ ਕਾਰ ਕਾਰੋਬਾਰ ਲਈ ਨਹੀਂ ਹੈ

10 ਇਸ ਰਕਬੇ ਨੂੰ ਕਿਸੇ ਦੇਸ਼ਾਂ/ਵਿਭਾਗ ਦੁਆਰਾ ਕਬਜ਼ਾ ਕਰਨ ਲਈ ਕੋਈ ਕਾਰਜ ਵਿਚਾਰ ਵਿਚ ਨਹੀਂ ਹੈ

11 ਇਸ ਰਕਬੇ ਤੋਂ 150 ਮੀਟਰ ਦੇ ਘੇਰੇ ਵਿਚ ਕੋਈ ਵੀ ਕੌਮ ਪਾਣੀ ਸਾਫੀ ਨਹੀਂ ਹੈ

ਤਿਆਰ ਕਰਤਾ ਕਾਰਵਾਈ ਸਹੀ ਪਾਏ ਹੈ ਜੀ

ਦਸੰਬਰ/2023

C.S
3.10.2023
ਤਹਿਸੀਲਦਾਰ, ਮੋਹਾਲੀ
ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ

JE
Patwari
RO
ATP
DTP

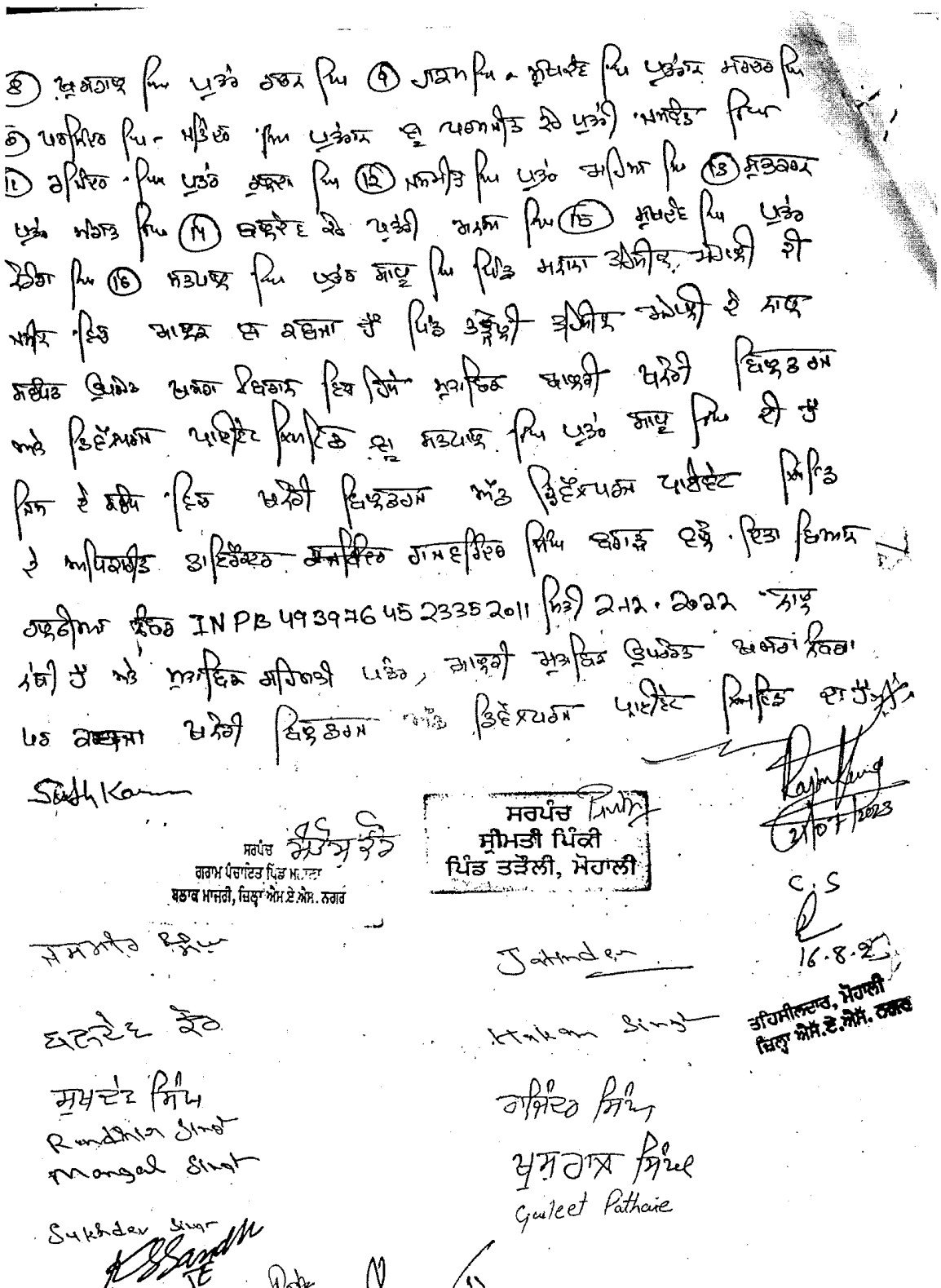
Annexure - A

Possession Of Khasra Numbers certified by CEO for Affordable Residential plotted Colony (25 Acre) belongs to M/s Khanani Builders & Developers Pvt Ltd

ਅਰੋਲੀ ਰਕਬਾ ਅਤੇ ਕਿਤੇਸ਼ਵਰ ਪਵੀਹਟ ਸਿਮਤ ਹਰਗੋ ਹਵੇ ਤੇ ਹਰੇ ਤਹਸੀਲ ਦਰਿਆ ਦੀ ਅਤੇ ਅਤੇ ਤੋਂ ਤਹਸੀਲ ਸੀਰਥੀ ਸਿਮਤ ਜੋ ਨੰ. ਅਤੇ ਨੰ. ਨੰਬਰ ਦੀ ਸਿਮਤ ਵਿਚ ਫਰੀ ਦਿਵ ਰਕਬਾਨ ਪਾਪਤ ਜੋ ਸਿਮਤ ਦੇ ਸਥੀਨੀ ਪਿੰਡ ਦੇ ਅਤੇ ਹਾਰ ਦਿਸਤੀ ਸਿਮਤ ਦਿਵ ਦਰਜ ਦੇਖਰਾਨ ਰਕਬਾ ਦੇ ਖੇਤਰ ਦਰਜ ਦੀ ਜਾਨੀ ਦਿਵ ਦੇਖ ਰਕਬਾ ਪਿੰਡ ਅਰਾਹਾ 15//1/2 (3-1) 18 (7-8) 19//1/1 (4-10) 19//1/2 (1-6) 15//19/2 (2-4) 20/2 ਸਿਮਤ (2-0) 21 (8-0) 22/2 (0-16) 22/3 (3-12) 23/1 (1-14) 23/2 (0-19-6) 23/3 (2-18) 24/1 (3-4) 24/2 (0-10) 24/5 (1-14) 16//12 (1-18) 13/1 (1-13) 13/2 (0-15) 13/3 (0-17) 13/4 (1-7) 16//13/5 (1-19) 14/1 (1-15) 14/2 (0-17) 16/1 ਸਿਮਤ (1-0) 16/2 (4-0) 17 (8-0) 27 (1-2) 39 (4-10) 17//4 (0-16) 5 (8-0) 6/1 (3-4) 6/2 (4-12) 7 (0-16) 14/1 (0-5) 14/2 (0-9) 15/1 (4-18) 15/2 (3-2) 16 (2-7) 17 (0-7) 18//1/1 (2-12) 1/2 (5-8) 2/2 (3-10) 3/1 (1-6) 18//3/2 (6-1) 4/1 (7-8) 4/2 (0-10) 5 (4-13) 9 (7-15) 10 (7-4) 18//11 (8-0) 12 (5-7) ਹਵੇ ਰਕਬਾ 162-4-6 ਕਵਿਸਤ ਰਕਬਾ ਪਿੰਡ ਅਰਾਹਾ ਅਤੇ ਦਿਵ ਰਕਬਾ 7//8 ਸਿਮਤ (0-9-3) 11 (0-4) 12 (2-9) 13 (8-0) 13 (7-2) 14 (8-0) 17 (8-0) 19/1 (1-13) 20 ਸਿਮਤ (1-15) ਹਵੇ ਰਕਬਾ (37-15-3) ਕਵਿਸਤ ਰਕਬਾ 36 ਵੀ ਹਵੇ ਰਕਬਾ 200-0 ਅਤੇ ਦੇਕਿਸਤ ਸਿਮਤ ਪਿੰਡ ਦੇ ਸੰਤਰਾਜ ਅਤੇ ਅਹੰਦਰਾਜ ਦਿਸਤੀਦਾਰ ਦੇ ਤੋਂ ਤਸਦੀਕ ਕੀਤਾ ਜਿ ਤੁਪਰੋਕ ਦਿਵਰਾਨ ਰਕਬਾ ਪਰ ਰਕਬਾ ਜਿਸੇ ਸਤਾਹਾਰੀ ਪਰਾਂਤੇ ਦਿਸਤੀਦਾਰ ਅਤੇ ਕਿਤੇਸ਼ਵਰ (2) ਸੀਰਾਜ ਸਿਮਤ ਪੁਤਰ ਹੁਸਨਾ ਸਿਮਤ (3) ਹਕਬੀਰ ਸਿਮਤ ਪੁਤਰ ਅਰਜੁਨ ਸਿਮਤ (4) ਹਰ ਬੀਰ ਸਿਮਤ ਪੁਤਰ ਕਾਲ ਸਿਮਤ (5) ਗੁਰਮੀਤ ਸਿਮਤ ਪੁਤਰ ਸੁਰਜ ਦੀਨ ਕਿਵਰ (6) ਗੁਰਮੀਤ ਸਿਮਤ ਪਰਾਹੀਆਂ ਪੁਤਰ ਅੰਗਰਾਜ ਸਿਮਤ (7) ਹਰਨਾ ਪਤਨੀ ਗੁਰਮੀਤ ਸਿਮਤ

Page 1 of 2

20



ਸਰਪੰਚ
ਗਰਾਮ ਪੰਚਾਇਤ ਪਿੰਡ ਮਟਾਣਾ
ਬਲਾਕ ਮਾਜਰੀ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸਰਪੰਚ
ਸ੍ਰੀਮਤੀ ਪਿੰਕੀ
ਪਿੰਡ ਤੜੌਲੀ, ਮੋਹਾਲੀ

C.S
16.8.23

ਤਹਿਸੀਲਦਾਰ, ਮੋਹਾਲੀ
ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ

Patwari PO ACR DTR

Page 2 of 2

121 O/C

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Senior Town Planner,
PUDA Bhawan, Sector-62,
S.A.S. Nagar.

To

M/S. Bajwa Developers, Ltd.,
Regd. Office SCO No. 17-18,
Sunny Enclave, Kharar,
Distt. SAS Nagar.

Memo No. 1797 -STP(S) SS-11(GR)
Dated. Chandigarh, the 7/6/13

Subject: **Regarding Change of Land Use for Residential colony of M/s. Bajwa Developers Ltd. at Village Chando Gobindgarh (H.B.No.179) Sector 123, Distt., S.A.S.Nagar.**

Ref: **Your application dated 03.06.13.**

2. Your application under reference regarding Change of Land Use for land measuring 25 Acres located at Village Chando Gobindgarh (H.B.No.179), Sector 123, S.A.S.Nagar is considered in this office. The permission for Change of Land Use from Agricultural to Residential colony is granted in view of instructions issued vide Pb. Govt. memo. 18/30/2009-5ग्रह2/3577, dated 22.12.10. The detail of area as verified by Tehsildar S.A.S. Nagar vide his letter No. nil dated 17.10.12 is attached at annexure "A"

3. The permission is granted subject to the following terms and conditions:

The change of land use shall be in the hands of M/S. Bajwa Developers Ltd. Regd. Office SCO 17-18, Sunny Enclave, Kharar Distt. S.A.S Nagar and they shall deposit EDC/Licence/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department.

i) **The permission for change of land use shall be valid for two years from the date of grant of such permission and should the permission be not availed for the purpose for which, it is granted within the aforesaid period, the permission shall be deemed to have lapsed.**

ii) The applicant shall be responsible for any litigation if any regarding land ownership/owners in any court of law.

iii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determined by Competent Authority. The applicant in whose hand this Change of Land use lies shall be bound by the decision of such Competent Authority.

iv) The construction shall be done in 25 Acres land only on the site/khasra no. verified by the Tehsildar S.A.S. Nagar as shown in the Aks Shajra Plan.

v) Applicant shall not undertake/continue any development work/ construction work/ final layout plan / zoning plan / building plans are approved by the Competent Authority.

vi) Applicant shall develop the site after taking the license to be granted from the Competent Authority. Revenue/ownership details of the site shall be verified at that time from the Competent Authority.

vii) The applicant shall develop the site after taking the license granted from the Competent Authority. Revenue/Ownership details of the site shall be verified at that time from the Competent Authority.

viii) Through revenue rastas, if any, passing through the site shall be kept unobstructed/ action may be taken according to the Pb Govt. notification no. 6/39/2010-6Hg1/76, dated 24.1.2011.

ix) Applicant shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.

x) Applicant shall obtain approval/NOC from Competent Authority to fulfill the requirements of notification dated 14.9.2006 of Ministry of Environment & Forest Department , Govt. of India , if required , before starting the development works of the colony.

xi) Applicant shall not make any construction under H.T./L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.

xii) The applicant shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management, etc.

xiii) This permission shall not provide any immunity from any other Act/ Rules/ Regulations/Instructions/Directions of any court or authority applicable to the land in question.

xiv) Applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the natural flow of rain/storm water of the surrounding area.

The applicant shall make appropriate provisions for collecting roof top rain water which shall be used for re-charging the ground water by providing bore well.

xv) NOC from the Forest Deptt. or from any other Deptt. required under any other act for the time being shall be obtained by the applicant.

xvi) The applicant shall make provisions for water harvesting and plantation in the premises as per building byelaws or instructions from the Govt. issued from time to time.

xvii) The applicant shall be liable to obtain all the statutory clearances from different agencies under any act or instructions at his own level.

xviii) The applicant shall be liable to develop the site as per the proposals of Master Plan S.A.S. Nagar and abide by all the conditions laid down by the Competent Authority during the approval of Zonal / Layout Plan under PAPRA-1995.

xix) The applicant shall leave the land from his site to widen the existing 22'-0" Road to 100'-0" (30 M) & shall also left the 35'-0" wide service lane along both sides of this 100'-0"wide road.

The applicant shall also leave the 30 meter wide river reserve along the river from his site.

xx) The applicant shall not object to the acquisition of land for proposed roads/projects according to Regional Plan –GMADA/ any Govt. agency/ authority.

xxi) At any point of time, if any dispute / controversy arises among the owners and between the change of land use approval letter holder , this office shall in no manner be held responsible /made party to any litigation in any court of law , whatsoever.

xxii) The applicant shall be abide by the order dated 20th Jan/6th Feb, 2006 issued by Govt. of Punjab, Deptt. of Science, Technology, Environment and Non Conventional Energy taken from the extract from Punjab Govt. Gazette dated 17.03.2006.

xxiii) The applicant shall liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.

xxiv) Plot/Site will be sold/allotted only after getting the mutation of total land in the name of the Promoter/Developer.

Receipt of Rs. 2, 00, 00,000/- (Rupees Two Crore only) received through DD No. 988617 dt. 01.06.2013 towards CLU charges is hereby acknowledged. These charges are tentative and actual charges of CLU shall be worked out at the time of approval of layout plan and the balance shall be payable by the promoters.

Senior Town Planner
S.A.S. Nagar.

23

Endst. No. 1798 STP(S)/ SS-II(GR) Dated: 7/6/13

A copy is forwarded to Chief Administrator, PUDA , S.A.S.for information and necessary action. Demand Draft No. 005387 dt. 01.06.2013 amounting to Rs. 10,00,000/- (Rupees Ten Lac only) towards Social Infrastructure Fund (SIF) is hereby attached. The EDC and license fee and their SIFs shall be recovered at your own level from the promoters.

Senior Town Planner,
S.A.S. Nagar.

Endst. No. 1799-1803 STP(S)/ SS-II(GR) Dated: 7/6/13

Copy forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, Sec. 62, PUDA Bhawan, SAS Nagar.
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution control Board, Patiala
4. District Town Planner, S.A.S. Nagar
5. Commissioner, Excise & Taxation, 13 Bays Building, Sector 17, Chandigarh.

Senior Town Planner,
S.A.S. Nagar.

24

<u>ਦਫਤਰ ਤਹਿਸੀਲਦਾਰ, ਖਰੜ।</u>

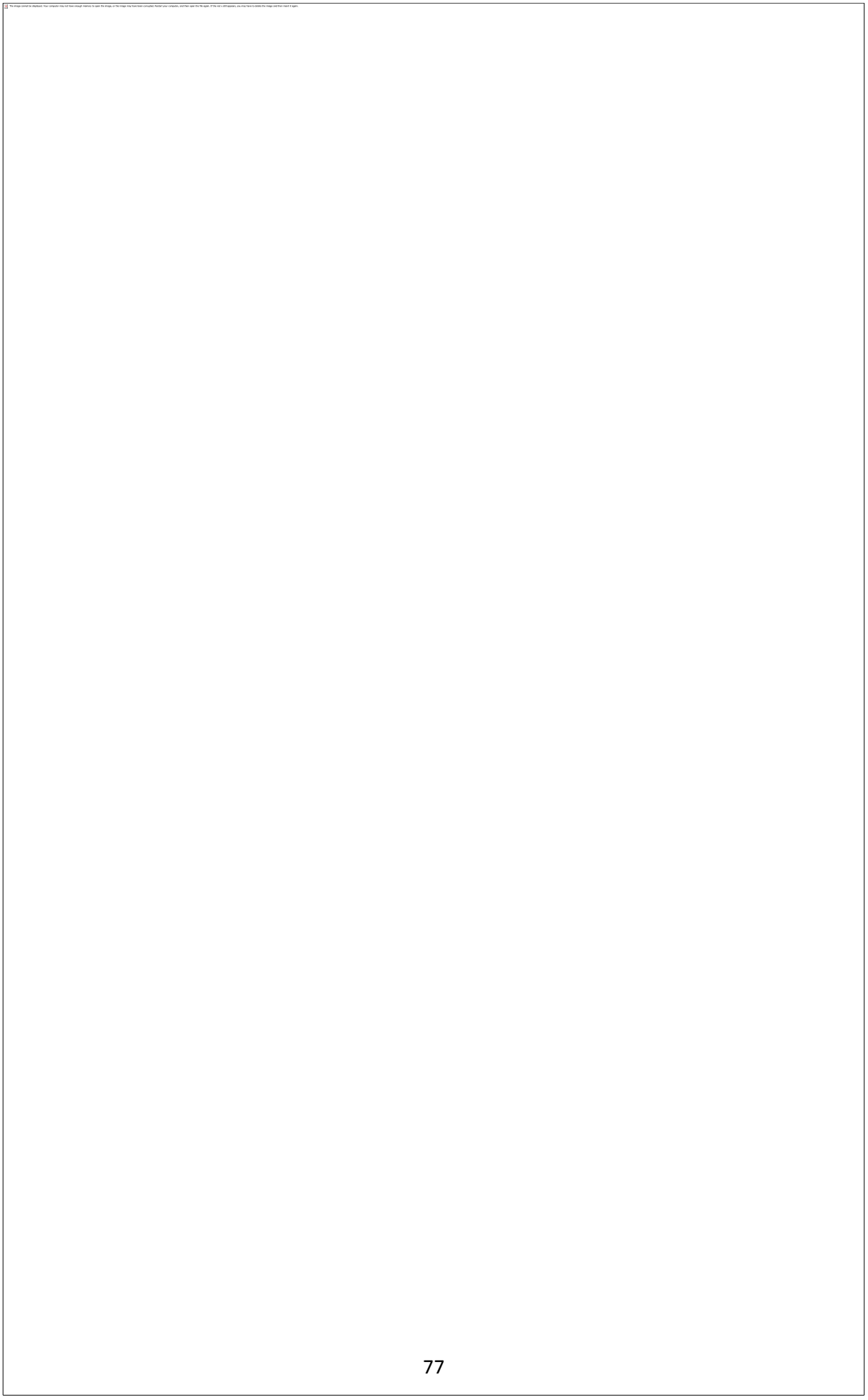
ਮੂਲ ਰੂਪ ਵਿੱਚ ਸੇਵਾ ਵਿਖੇ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਨੂੰ ਮੰਗੇ ਗਏ ਨਿਯੁਕਤਿਆਂ ਬਾਰੇ ਹਲਕਾ ਪਟਵਾਰੀ ਦੀ ਰਿਪੋਰਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਭੇਜੀ ਜਾਂਦੀ ਹੈ:

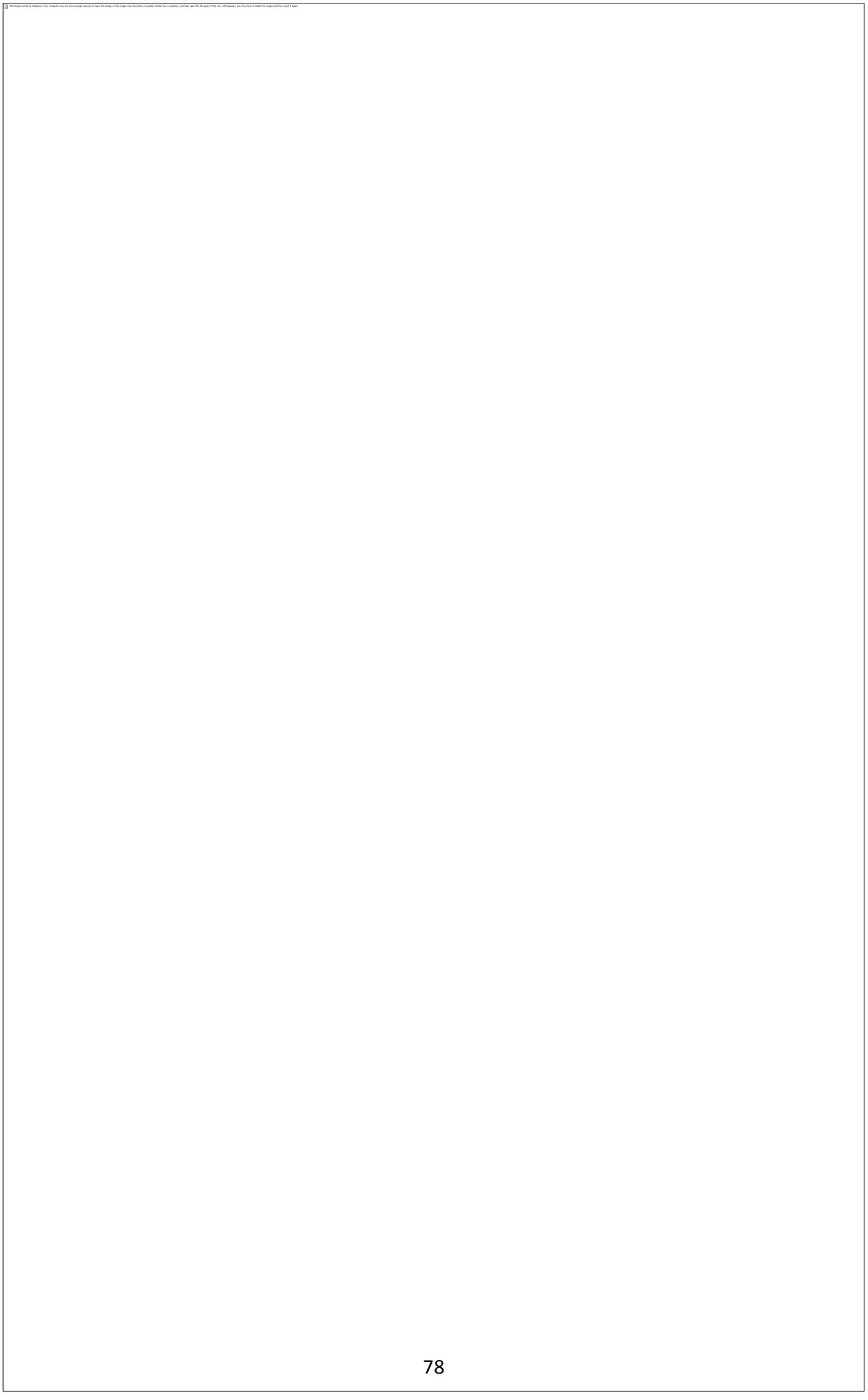
1. ਇਹ ਕਿ ਰਕਬਾ ਪਿੰਡ ਦੇ ਮਾਲਕਾਨ ਦੀ ਹੈ।
2. ਇਹ ਕਿ ਕੁੱਲ ਰਕਬਾ 200 ਕਨਾਲ 0 ਮਰਲੇ (25 ਏਕੜ) ਹੈ।
3. ਇਹ ਕਿ ਇਹ ਰਕਬਾ ਭਾਰ ਮੁਕਤ ਹੈ।
4. ਇਸ ਰਕਬੇ ਵਿੱਚ ਕੋਈ ਸਰਕਾਰੀ ਰਸਤਾ ਨਹੀਂ ਹੈ।
5. ਇਸ ਰਕਬੇ ਵਿੱਚ ਸ਼ਾਮਲਾਤ, ਵਕਫ ਬੋਰਡ ਕਸਟੋਡੀਅਨ-ਜੰਗਲਾਤ ਅਤੇ ਪੰਜਾਬ ਸਰਕਾਰ ਦਾ ਰਕਬਾ ਰਕਬਾ ਨਹੀਂ ਹੈ।
6. ਇਸ ਰਕਬੇ ਵਿੱਚ ਕੋਈ ਕੁਦਰਤੀ ਨਾਲਾ ਨਹੀਂ ਪੈਂਦਾ।
7. ਇਸ ਰਕਬੇ ਵਿੱਚ ਮੁਸਤਰਕਾ ਮਾਲਕਾਨ ਦੀ ਮਲਕੀਤੀ ਨਹੀਂ ਹੈ।
8. ਇਸ ਵਿੱਚ ਪੀ.ਐਲ.ਪੀ.ਏ: ਅਧੀਨ ਰਕਬਾ ਨਹੀਂ ਹੈ।

ਰਿਪੋਰਟ ਹਲਕਾ ਪਟਵਾਰੀ ਵਿਸਥਾਰ ਪੂਰਵਕ ਹੈ। ਭੌਂ ਵਰਤੋਂ ਦੀ ਤਬਦੀਲੀ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ

ਤਹਿਸੀਲਦਾਰ ਸਪੈਸ਼ਲ ਗ੍ਰੇਡ,
ਖਰੜ।
12/10/12





27

41.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ ਵਾ ਹਰਦੇਵ ਸਿੰਘ ਪੁੱਤਰ ਵਾ ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਸਿੰਗਾਰ ਕੌਰ-ਬਲਬੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਨਾਥੀ ਖਾਨ ਪੁੱਤਰ ਚੈਚਲ ਪੁੱਤਰ ਬੁੱਧੂ		5/2	5	7	8-0	
42.	ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਵਾ ਸਿੰਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਹਰਬੰਸ ਸਿੰਘ ਪੁੱਤਰ ਧੰਨਾ ਸਿੰਘ ਪੁੱਤਰ ਪਾਖਰ ਸਿੰਘ ਵਾ ਮਨਜੀਤ ਕੌਰ ਪਤਨੀ ਹਰਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਕਬਤਾਰ ਸਿੰਘ ਵਾ ਵਿਵੇਕਾ ਨੰਦ ਪੁੱਤਰ ਅਮਰਨਾਥ ਪੁੱਤਰ ਵਿਦਿਆਧਰ ਵਾ ਸਰੋਜ ਬਾਲਾ ਪਤਨੀ ਸੁਰਮੁੱਖ ਸਿੰਘ ਪੁੱਤਰ ਸੀਤਲ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿਘ ਪੁੱਤਰ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਰਘਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਬਲਬੰਤ ਸਿੰਘ ਸਿੰਘ ਵਾ ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ।		6	8	0	8-0	
43.	ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਵਾ ਸਿੰਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਹਰਬੰਸ ਸਿੰਘ ਪੁੱਤਰ ਧੰਨਾ ਸਿੰਘ ਪੁੱਤਰ ਪਾਖਰ ਸਿੰਘ ਵਾ ਮਨਜੀਤ ਕੌਰ ਪਤਨੀ ਹਰਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਕਬਤਾਰ ਸਿੰਘ ਵਾ ਵਿਵੇਕਾ ਨੰਦ ਪੁੱਤਰ ਅਮਰਨਾਥ ਪੁੱਤਰ ਵਿਦਿਆਧਰ ਵਾ ਸਰੋਜ ਬਾਲਾ ਪਤਨੀ ਸੁਰਮੁੱਖ ਸਿੰਘ ਪੁੱਤਰ ਸੀਤਲ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿਘ ਪੁੱਤਰ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਰਘਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਬਲਬੰਤ ਸਿੰਘ ਸਿੰਘ ਵਾ ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ।		7/1	2	0		
44.	ਅਮਨਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਪ੍ਰੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਵਾ ਕਿਰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਵਾ ਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਇੰਦਰ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿੰਘ ਪੁੱਤਰ ਵਾ ਸਿਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ		7/2	6	0	8-0	
45.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ ਵਾ ਹਰਦੇਵ ਸਿੰਘ ਪੁੱਤਰ ਵਾ ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਵਾ ਸਿਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਮੇਵਾ ਸਿੰਘ-ਰਾਜਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰਾਨ ਰਬੀ ਪੁੱਤਰ ਸੂਰਤ		8	5	9	5-9	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
46.	ਅਨੰਤ ਰਾਮ ਪੁੱਤਰ ਨਰੈਣ ਸਿੰਘ ਪੁੱਤਰ ਭੋਲਾ ਵਾ ਦੇਸ ਰਾਜ -ਰਾਜਾ ਰਾਮ ਪੁੱਤਰਾਨ ਗੋਪਾਲਾ ਪੁੱਤਰ ਜੋਨੂ ਮਲ ਵਾ ਦੁਨੀ ਚੰਦ ਪੁੱਤਰ ਮੱਤੀ ਲਾਲ		9/1	2	17		
47.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ		9/2	0	7	3-4	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
48.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ		10/1	3	9		
49.	ਹਰੀ ਸਿੰਘ ਪੁੱਤਰ ਜੋਰਾ ਸਿੰਘ ਪੁੱਤਰ ਲਹਿਣਾ ਵਾ ਗੁਰਦੇਵ ਸਿੰਘ ਪੁੱਤਰ ਹਰੀ ਸਿੰਘ ਪੁੱਤਰ ਜੋਰਾ ਸਿੰਘ		10/2	0	11	4-0	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
50.	ਅਮਨਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਪ੍ਰੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਵਾ ਕਿਰਨਦੀਪ ਸਿੰਘ ਪਤਨੀ ਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਵਾ ਕਰਮਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਸੁਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਇੰਦਰ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿੰਘ ਪੁੱਤਰ ਵਾ ਸਿਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਪੁੱਤਰ ਮਹਿਦਰ ਸਿੰਘ ਪੁੱਤਰ ਰੱਬੀ ਪੁੱਤਰ ਸੂਰਤ		14/1	1	15		
51.	ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਵਾ ਸਿੰਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਹਰਬੰਸ ਸਿੰਘ ਪੁੱਤਰ ਧੰਨਾ ਸਿੰਘ ਪੁੱਤਰ ਪਾਖਰ ਸਿੰਘ ਵਾ ਮਨਜੀਤ ਕੌਰ ਪਤਨੀ ਹਰਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਕਬਤਾਰ ਸਿੰਘ ਵਾ ਵਿਵੇਕਾ ਨੰਦ ਪੁੱਤਰ ਅਮਰਨਾਥ ਪੁੱਤਰ ਵਿਦਿਆਧਰ ਵਾ ਸਰੋਜ ਬਾਲਾ ਪਤਨੀ ਸੁਰਮੁੱਖ ਸਿੰਘ ਪੁੱਤਰ ਸੀਤਲ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿਘ ਪੁੱਤਰ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਰਘਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਬਲਬੰਤ ਸਿੰਘ ਸਿੰਘ ਵਾ ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ।		14/2	2	3	3-18	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
52.	ਨਛੱਤਰ ਕੌਰ ਵਿਧਵਾ ਵਾ ਸਿੰਗਾਰ ਕੌਰ-ਬਲਵੀਰ ਕੌਰ ਪੁੱਤਰੀਆਨ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਸਿੰਘ ਵਾ ਹਰਬੰਸ ਸਿੰਘ ਪੁੱਤਰ ਧੰਨਾ ਸਿੰਘ ਪੁੱਤਰ ਪਾਖਰ ਸਿੰਘ ਵਾ ਮਨਜੀਤ ਕੌਰ ਪਤਨੀ ਹਰਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਕਬਤਾਰ ਸਿੰਘ ਵਾ ਵਿਵੇਕਾ ਨੰਦ ਪੁੱਤਰ ਅਮਰਨਾਥ ਪੁੱਤਰ ਵਿਦਿਆਧਰ ਵਾ ਸਰੋਜ ਬਾਲਾ ਪਤਨੀ ਸੁਰਮੁੱਖ ਸਿੰਘ ਪੁੱਤਰ ਸੀਤਲ ਸਿੰਘ ਵਾ ਹਰਦੇਵ ਸਿਘ ਪੁੱਤਰ ਸੁੱਚਾ ਸਿੰਘ ਪੁੱਤਰ ਗੰਧਾਰਾ ਵਾ ਰਘਬੀਰ ਸਿੰਘ ਪੁੱਤਰ ਬਲਬੰਤ ਸਿੰਘ ਸਿੰਘ ਵਾ ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ।		15	7	4	7-4	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ

28

53.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ	34//	6/1	5	5		
54.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ		6/2	1	12	6-17	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
55.	ਮੈਸਰਜ ਬਾਜਵਾ ਡਿਵੈਲਪਰਜ ਲਿਮਟਿਡ		7/1	2	8	2-8	ਹੱਦ ਪਿਡ ਜੰਡਪੁਰ
	ਕੁੱਲ ਰਕਬਾ	200 ਕਨਾਲ 0 ਮਰਲੇ (25 ਏਕੜ)					

ਖਰੜ
12/4/12

29

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB
PUDA Bhawan 6th Floor Sector -62 SAS Nagar

To

M/s Jubliee Joy Homes LLP,
SCO no 22, first floor,
Sector 79, Airport Road,
S.A.S. Nagar.

Memo No. 1603 -CTP(Pb)/ SP- 432(M) Dated: 07-04-2022

Subject: -Permission for Change of landuse for Affordable Housing Colony (Plotted) by M/S Jubilee Joy Homes LLP in Sector 120-121, SAS Nagar on an area of 220K-2.45M (25.0153 Acres) at Village Daun (H.B. No. 27), Tehsil Mohali, Distt, SAS Nagar.

Ref: Your request application dated 14.02.2022

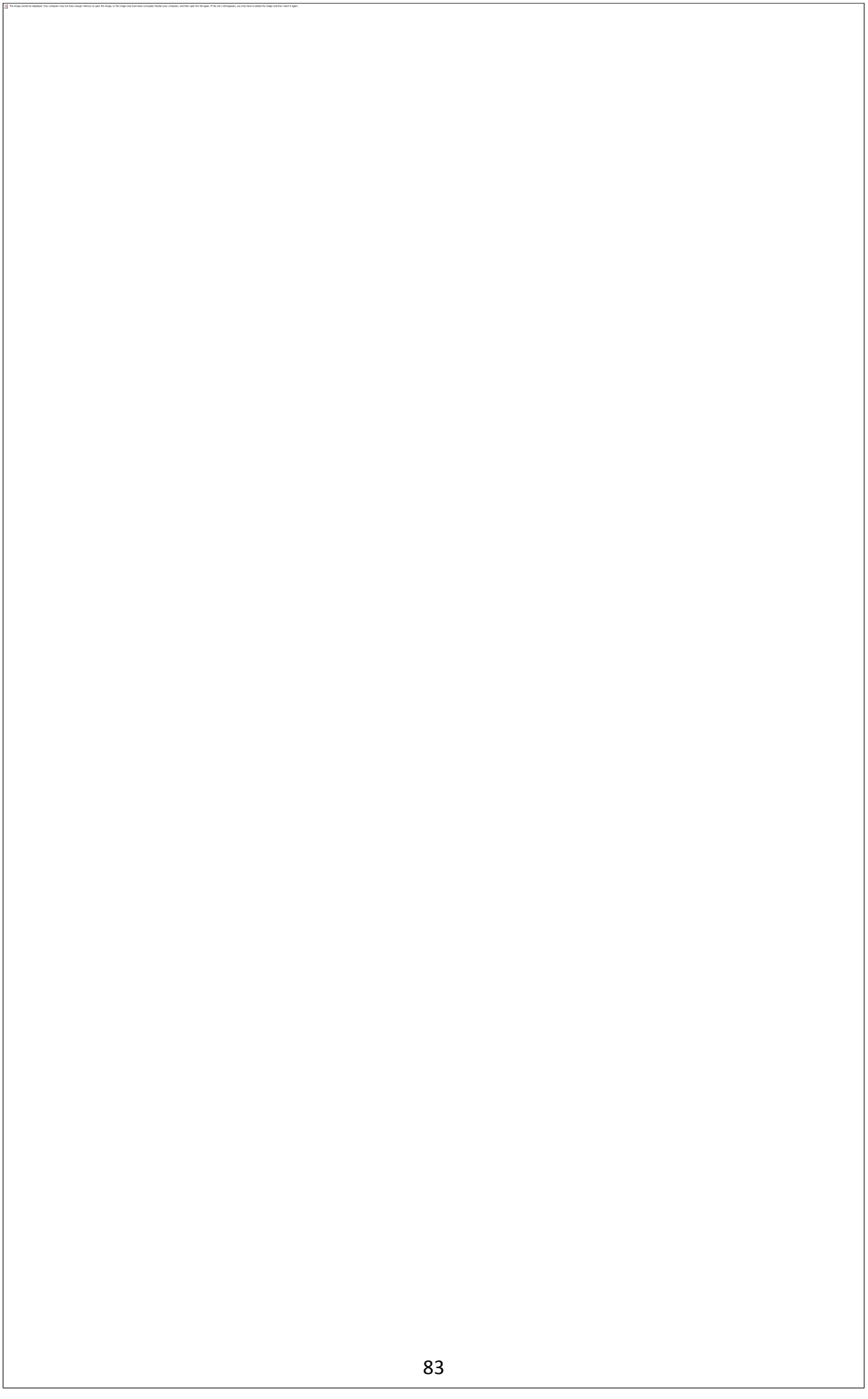
With reference to your request for change of landuse for Residential Affordable colony (Residential Plotted) on an area of 220K-2.45M (25.0153 acres) falling in sector 120-121(Village Daun, Tehsil Mohali) of Master Plan SAS Nagar, the case has been considered in the Department as per Government instructions dated 04.01.2022. The permission for change of landuse is hereby granted for the purpose of Residential Affordable colony (Residential Plotted) on the following terms and conditions.

The detail of land as verified by Tehsildar Mohali is attached at **Annexure 'A'**.

1. **The change of landuse shall be in the hands of M/s Jubilee Joy Homes LLP.**
2. **CLU has been issued for jointly owned land which has not been partitioned and that the Government will not be liable for any dispute/ litigation between applicant and other co-owners or consequent issues arising with any other person/s.**
3. **Applicant shall be liable to get the license for the project area under provisions of the PAPRA, 1995 as per the Punjab Affordable Housing Policy.**
4. **Applicant shall not start any development work on site or sell/allot/lease/G.P.A any plot/site or execute any transactions with anyone without obtaining a valid license U/s 5 of PAPR Act, 1995 (amended 2014).**
5. **The applicant shall be bound to get permission of means of access from scheduled road under section 143 of PRTPD Act, 1995 from the competent authority.**
6. **The area falling in sector dividing road shall be kept intact for the purpose of development of sector dividing road only as per the provisions of Master/Zonal Development Plan SAS Nagar.**
7. **The applicant shall keep approximately 2.88 acres area connected through sector dividing road as reserved area till the time sector road is not constructed or NOC is not received from GMADA for connectivity of the services from these 200 feet wide sector road.**
8. **Applicant shall be liable to demolish Sports Academy, Farm House, one office and 3 structures on the Site before approval of layout Plan.**
9. **Applicant shall abide by all the provisions of PAPRA 1995 and Affordable Housing Policy.**
10. **The applicant shall submit the layout plan to the concerned competent authority as per the provision of Affordable housing policy.**

30

11. Any permission granted shall remain in force in accordance with the terms & conditions of such permission u/s 83 of PRTPD Act 1995.
12. Applicant shall not undertake any construction/development work at site until zoning/ Layout Plan and Building Plans are approved by the Competent Authority of HUD.
13. The applicant would ensure compliance of all the provisions of the Punjab Regional and Town planning and Development Act, 1995.
14. The applicant shall develop the site as per the proposals of Master/Zonal Development Plan, S.A.S. Nagar and shall keep the proposed land use, sector roads, forest and open spaces, master plan roads, green buffer, choe/nallah etc intact as per the provisions of the Master/Zonal Development Plan S.A.S. Nagar.
15. The applicant shall leave 15-meter-wide safe clearance zone below 33KV HT line and 11.5-meter-wide safe clearance zone below 11 KV lines passing through the site as per the PSPCL guidelines or as amended or shall get these lines shifted before starting development at site.
16. Applicant shall leave 25'-0" wide strip of land from his own site to widen existing 150'-0" wide Kharar-Chandigarh National Highway to 200'-0" as per the provisions of Master /Zonal Development Plan SAS Nagar and thereafter shall leave 30m no construction zone (forest /open area).
17. The applicant shall keep the revenue rastas abutting/passing through the site intact and shall leave required strip of land from his own site to widen these existing 22'-0" and 16-5 wide roads as per the provisions of Master / Zonal Development Plan SAS Nagar or as per the provision of affordable housing policy.
18. Applicant shall abide the conditions imposed in the provisional NOC issued by NHAI vide letter no. NHAI/PIU/CHD/11070/NOC/118 Dated: 18.02.2022.
19. Applicant would start development works only after obtaining demarcation level from the concerned Development Authority.
20. Applicant shall deposit CLU/EDC/License/Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
21. Applicant shall abide the conditions imposed in the provisional Forest NOC issued by Forest department; SAS Nagar vide letter no. 5091 Dated 18.11.2021.
22. Applicant shall abide by the condition imposed in NOC issued by Executive engineer Water drainage-cum-mining circle vide letter no. 156-57/255-db dated 14.02.2022.
23. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU does not in any manner grant or effect ownership right of this land which have to be determined by Competent Authority. The Applicant in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
24. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
25. The applicant shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Government in future.
26. This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
27. Applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.



32

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

(PUDA Bhawan, 6th Floor, Sector 62, SAS Nagar)

To

M/s Jubilee Joy Homes LLP,
SCO No. 22, 1st Floor, Sector 79,
Airport Road, S.A.S Nagar

Memo No. CTP(Pb) Dated:

Subject:- **Change of landuse for an additional area of 43K-0.583M (5.378 Acres) in continuation to earlier approved Affordable Residential Plotted Colony of 25.0153 Acres being developed by M/s Jubilee Joy Homes LLP at Village Daun (H. B. No. 27), Teh. Mohali, Distt. SAS Nagar.**

Your request for change of land use for an additional area of 43K-0.583M (5.378 Acres) in continuation to earlier approved Affordable Residential Plotted Colony 25.0153 Acres at Village Daun (H. B. No. 27), Teh. Mohali, Distt. SAS Nagar, has b considered. The permission for change of land use for the purpose of Affordable Residen Plotted Colony is hereby granted on the following terms and conditions. The detail of land verified by the concerned Tehsildar, Mohali, Distt. SAS Nagar is placed at Annexure 'A'.

1. **The change of land use shall be in the hands of M/s Jubilee Joy Homes LLP.**
2. **CLU has been issued for jointly owned land which has not been partitioned and that the Government will not be liable for any dispute/ litigation between applicant and other co-owners or consequent issues arising with any other person/s.**
3. **Promoter shall be liable to get the supplementary/ additional license for this additional area as per the policy of the Government and provisions of the PAPRA, 1995.**
4. **Applicant shall not start any development work on site or sell/allot/lease/G.P.A any plot/site or execute any transactions with anyone without obtaining a valid license U/s 5 of PAPR Act, 1995 (amended 2014).**
5. **Applicant shall abide by all the provisions of PAPRA 1995.**
6. **Applicant would ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995.**
7. **Applicant shall not undertake any construction/ development work at site until zoning/ Layout Plan and Building Plans are approved by the Competent Authority of HUD.**
8. **Any permission granted shall remain in force in accordance with the terms & conditions of such permission u/s 83 of PRTPD Act 1995.**
9. **Applicant shall deposit CLU/EDC/License/Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.**
10. **Applicant shall not plan this additional area of 5.378 Acres in continuation to the earlier reserved 2.88 Acres area connected through sector dividing road, till the time sector road is not constructed or NOC is not received from GMADA for connectivity of the services.**
11. **Applicant shall demolish the existing structure in the site before approval of the layout plan as per the undertaking.**
12. **Applicant shall leave 11'-9" wide strip of land from his own site for widening of the 3 karam (16'-6") wide revenue rasta to 40'-0", as per the provisions of the Zonal Development Plan, SAS Nagar.**
13. **Applicant shall keep the proposed land use, sector roads, master plan roads, green buffers, choe/nallah/khal reserves, forest and open space etc. intact in his site as per the provisions of the Zonal Development Plan, SAS Nagar.**

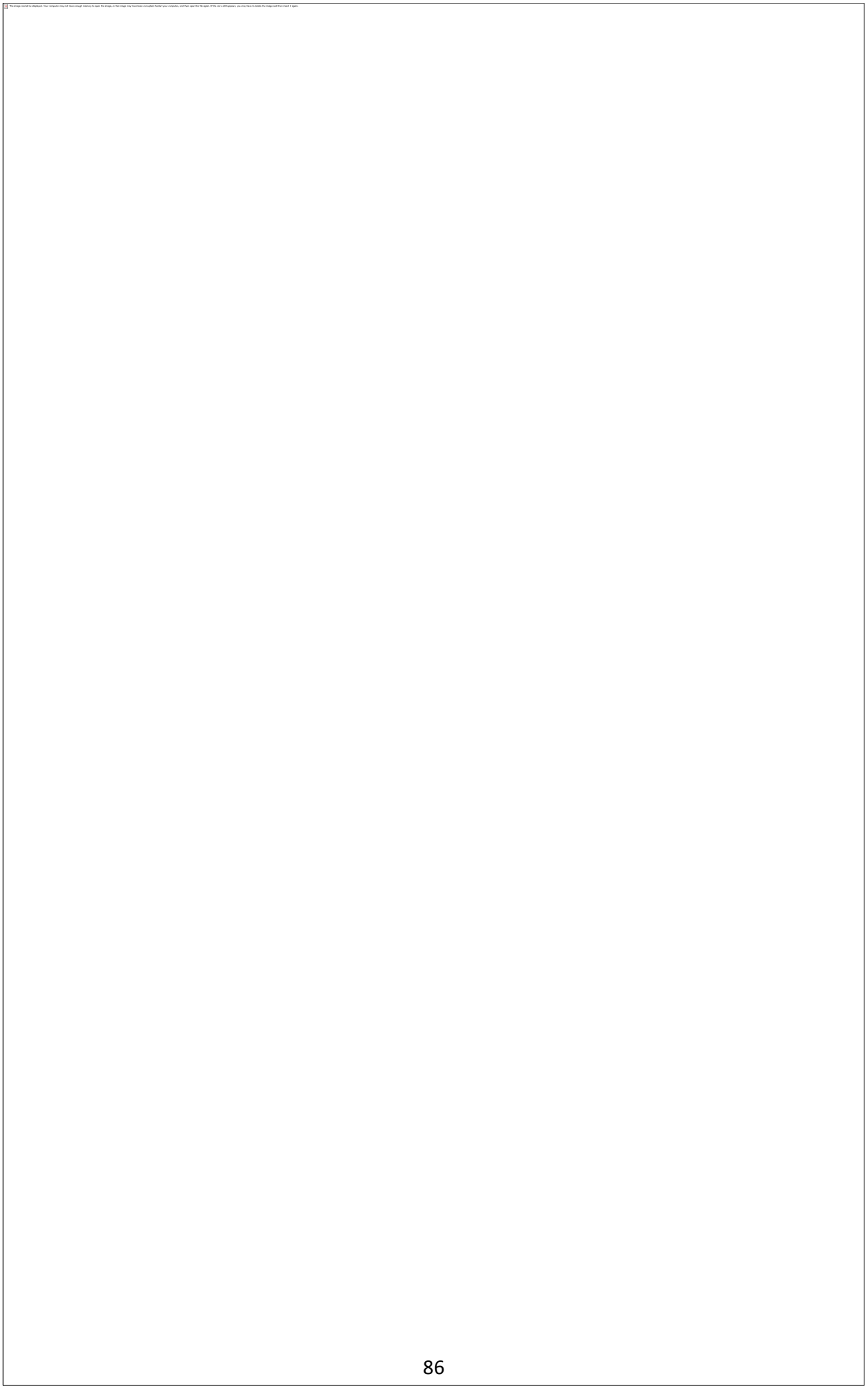
JUBILEE JOY HOMES LLP

33

14. Applicant would start development works only after obtaining demarcation level from the concerned Development Authority.
15. Applicant shall not make any construction under HT/LT electric lines passing through the site, if any and shall leave safe corridor along both sides of these lines as per the departmental/ PSPCL guidelines.
16. Thorough revenue rastas, pucca road and/or water bodies passing through the site, if any, shall be kept unobstructed.
17. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU does not in any manner grant or effect ownership right of this land which have to be determined by Competent Authority. Applicant in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
18. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
19. Applicant shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Government in future.
20. This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
21. Applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.
22. Applicant shall ensure the minimum distance from nearby industrial area, if any, as prescribed by Punjab Pollution Control Board, Department of Environment or other Competent Authority in this regard and as per Notification dt. 25.7.2008 of the Department of Science, Technology & Environment, Punjab.
23. Applicant shall make provision for the disposal of rain/storm water in the proposed site and shall not obstruct the flow of rain/storm water of the surrounding area.
24. Applicant shall make provision of rain water harvesting within the project area on his own.
25. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
26. Applicant shall obtain any other permission required under any other Act at his own level.
27. As per Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the district and subject to the guidelines/ safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
28. Not withstanding to the above, CLU permission issued shall stand to be cancelled under the following circumstances: -
    i. If any Document /Information/Self declaration/DD furnished by the applicant proves to be false or if applicant is found to have will fully suppressed any information.
    ii. Any breach of the conditions imposed in the permission letter of change of land use.

The receipt of D.D. No. 121171 dated 03.06.2023 amounting to Rs. 59,05,500/- towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be worked out at the time of approval of layout plan and balance amount shall be payable by the promoter.

Chief Town Planner,
Punjab



35

ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

(ਐਟ ਪੁੱਡਾ ਭਵਨ, 7ਵੀਂ ਮੰਜ਼ਿਲ, ਏ ਬਲਾਕ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ)

ਵੱਲ

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ:1426 ਐਸਟੀਪੀ(ਐਸ)/ SS-11(GA)
ਮਿਤੀ: 29/11/2023

ਵਿਸ਼ਾ: ਪ੍ਰਾਰਥੀ ਫਰਮ ਮੈਸ: ਅੱਗਰਵਾਲ ਬਿਲਡਟੈਕ ਵੱਲੋਂ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਤ ਰਿਹਾਇਸ਼ੀ ਅਫੋਰਡੇਬਲ ਪਲਾਟਡ ਕਲੋਨੀ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਲਈ ਪਿੰਡ ਚੰਦੋਗੋਬਿੰਦਗੜ੍ਹ (ਹ.ਬ.ਨੰ:179), ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿੱਖੇ ਕੁੱਲ ਰਕਬਾ 12 ਕਨਾਲ 18 ਮਰਲੇ (ਲਗਭੱਗ 1.6125 ਏਕੜ) ਦੀ ਭੌਂ ਮੰਤਵ ਤਬਦੀਲੀ ਦੇ ਨੁਕਤਿਆਂ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੇਸ।

ਹਵਾਲਾ: ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦਾ ਇਸ ਦਫਤਰ ਵੱਲ ਮੀਮੋ ਨੰ: ਗਮਾਡਾ/ਡੀਟੀਪੀ/ਅ-2/2023/4455 ਮਿਤੀ 10.11.2023 ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਕੇਸ ਹਵਾਲਾ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਨੂੰ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੇ ਯਾਦ ਪੱਤਰ ਨੰ: 1725 ਮਿਤੀ23.10.2023 ਰਾਹੀਂ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਮਿਲੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਰਿਪੋਰਟ ਦੇ ਸਨਮੁੱਖ ਘੋਖਿਆ ਗਿਆ ਹੈ। ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਵਿਸ਼ੇ ਤਹਿਤ ਪ੍ਰੋਜੈਕਟ ਪਿੰਡ ਚੰਦੋਗੋਬਿੰਦਗੜ੍ਹ (ਹ.ਬ.ਨੰ:179), ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿੱਖੇ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਤ ਰਿਹਾਇਸ਼ੀ ਅਫੋਰਡੇਬਲ ਪਲਾਟਿਡ ਕਲੋਨੀ ਕੁੱਲ ਰਕਬਾ 25 ਏਕੜ ਵਿੱਚ ਪ੍ਰਾਰਥੀ ਫਰਮ ਵੱਲੋਂ 12 ਕਨਾਲ 18 ਮਰਲੇ (1.6125 ਏਕੜ) ਰਕਬੇ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਗਿਆ ਹੈ।ਇਹ ਰਕਬਾ 12 ਕਨਾਲ 18 ਮਰਲੇ ਦੀ ਪ੍ਰਾਰਥੀ ਫਰਮ ਮੈਸ: ਅੱਗਰਵਾਲ ਬਿਲਡਟੈਕ ਦੀ ਮਾਲਕੀ ਹੈ। ਸੀ.ਆਰ.ਓ ਰਿਪੋਰਟ ਮਿਤੀ 25.05.2023 ਅਤੇ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਭੌਂ ਮੰਤਵ ਤਬਦੀਲੀ ਲਈ ਅਪਲਾਈ ਕੀਤੇ ਗਏ ਰਕਬੇ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਲੜੀ ਨੰ:	ਖਸਰਾ ਨੰ:	ਜਮ੍ਹਾਂਬੰਦੀ ਅਨੁਸਾਰ ਰਕਬਾ	ਸੀ.ਆਰ.ਓ. ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੀ.ਐਲ.ਯੂ. ਅਧੀਨ ਰਕਬਾ
1.	29//4/2	0-4	0-4
2.	7/5	1-8	1-8
3.	8/1	1-18	1-18
4.	14	8-0	8-0
5.	17	8-0	1-8
6.	24	6-5	-
ਕੁੱਲ	ਕਿੱਤੇ-6	25-15	12 ਕਨਾਲ -18 ਮਰਲੇ (1.6125ਏਕੜ)

3. ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਅਫੋਰਡੇਬਲ ਹਾਊਸਿੰਗ ਪਾਲਿਸੀ 2023 ਦੇ ਸਨਮੁੱਖ ਘੋਖਿਆ ਗਿਆ ਅਤੇ ਲੇਆਊਟ ਪਲੈਨ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 20.11.2023 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਲੇਆਊਟ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ ਜੀ:-

1. ਪ੍ਰਾਰਥੀ ਨੂੰ ਅਫੋਰਡੇਬਲ ਹਾਊਸਿੰਗ ਪਾਲਿਸੀ 2023 ਦੇ ਉਪਬੰਧਾਂ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ ਜੀ।
2. ਵਿਸ਼ੇ ਅਧੀਨ ਕੇਸ ਵਿਭਾਗ ਦੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਮਿਤੀ 24.03.2023 ਤਹਿਤ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ। ਇਸ ਲਈ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਸਬੰਧੀ ਵਿਭਾਗੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਪੋਟੈਂਸ਼ੀਅਲ ਜ਼ੋਨ-8 ਤਹਿਤ ਲਾਗੂ ਚਾਰਜ਼ਿਜ਼ ਈ.ਡੀ.ਸੀ., ਕੰਨਵਰਜ਼ਨ ਫੀਸ, ਲਾਇਸੈਂਸ/ਪਰਮਿਸ਼ਨ ਫੀਸ, ਐਸ.ਆਈ.ਐਫ ਚਾਰਜ਼ਿਜ਼ ਆਦਿ ਆਪਣੇ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਕੰਨਵਰਜ਼ਨ ਫੀਸ ਦਾ ਡਿਮਾਂਡ ਡਰਾਫਟ, ਜੋ ਕਿ ਸੀਨੀਅਰ ਨਗਰ

ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੇ ਨਾਮ ਤੇ ਹੋਵੇ, ਇਸ ਦਫ਼ਤਰ ਨੂੰ ਲੇ ਆਊਟ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਤੋਂ ਪਹਿਲਾਂ ਪ੍ਰਾਪਤ ਕਰਨਾ ਯਕੀਨੀ ਬਨਾਇਆ ਜਾਵੇ।

3. ਚੀਫ ਕੰਜ਼ਰਵੇਸ਼ਨ ਆਫ ਫੋਰੈਸਟ ਜੀ ਵੱਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰਬਰ ਪੀਸੀਐਫ/ਫੋਰੈਸਟ/2023(1)/ 614437/2023 ਮਿਤੀ 07.08.2023 ਅਨੁਸਾਰ ਮੈਸ. ਅੰਮ੍ਰਿਤਵਾਲ ਬਿਲਡਵੈਲ ਵੱਲੋਂ ਲਿਖੇ ਪੱਤਰ ਨੰਬਰ ਜੀ ਰਾਹੀ ਵਿਭਾਗ ਕੋਲ ਜਮਾਂ ਕਰਵਾਈ ਪ੍ਰੋਜੈਕਟ ਵਾਲ ਰਕਬੇ ਵਿੱਚ ਕਮੀ ਕੀ ਵਜ਼ਾ ਦਾ ਰਕਬਾ ਪ੍ਰਵਾਨਿਤ ਨਹੀਂ ਹੁੰਦਾ ਹੈ।

4. ਪ੍ਰਸਤਾਵੀ ਆਪਣੀ ਸਾਈਟ ਨੂੰ ਲੱਗਦੀ ਚੌੜੀ 22' 0" ਕੋਮੀਸ਼ਿਊ ਰਸਤਾ ਨੂੰ 40 ਫੁੱਟ ਚੌੜਾ ਕਰਕੇ ਇੱਕ ਆਪਣੇ ਸਾਈਟ ਵਿੱਚ ਦੀ ਫੁੱਟ ਸੈਂਟਰ ਲਾਇਨ ਛੱਡਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਤ ਡਿਜ਼ਾਇਨਡ ਪਲਾਨਿਜ਼ ਕਲੋਨੀ ਦਾ ਅਧਿਕਾਰ ਲੈਣ ਲਈ ਪਾਬੰਦ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ।

5. ਪ੍ਰਾਰਥੀ ਨੂੰ ਰਿਵਾਈਜ਼ਡ ਜ਼ੋਨਲ ਡਿਵੈਲਪਮੈਂਟ ਪਲੈਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਦੀਆਂ ਸੋਧਾਂ, ਪੀ.ਆਰ.ਟੀ.ਪੀ.ਡੀ. ਐਕਟ, ਪਾਪਰਾ ਐਕਟ, ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਦੇ ਉਪਬੰਧਾਂ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ

6. ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਨਾਲ ਸਬੰਧਤ ਤਜਵੀਜ਼ਾਂ ਦੀ ਪੁਸ਼ਟੀ ਕਮੇਟੀ ਦੇ ਇੰਜਨੀਅਰਿੰਗ ਮੈਂਬਰ ਵੱਲੋਂ ਕਰਵਾ ਲਈ ਜਾਵੇ। ਪ੍ਰਾਰਥੀ ਨੂੰ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਰਵਿਸ ਪਲੈਨ/ਜਨ ਸਹੂਲਤਾਂ ਆਦਿ ਦੀ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਕੀਤਾ ਜਾਵੇ।

7. ਪ੍ਰਾਰਥੀ ਨੂੰ ਪ੍ਰੋਜੈਕਟ ਵਿਕਸਤ ਕਰਨ ਸਬੰਧੀ ਕਿਸੇ ਐਕਟ ਜਾਂ ਕਾਨੂੰਨ ਅਨੁਸਾਰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ (Central/State Agencies) ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲੋੜੀਂਦੀ ਹੋਵੇਗੀ, ਤਾਂ ਉਸਨੂੰ ਆਪਣੇ ਪੱਧਰ ਤੇ ਰੂਲਾਂ ਅਨੁਸਾਰ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਕੀਤਾ ਜਾਵੇ।

8. ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਮਲਕੀਤੀ ਹੇਠ ਲਏ ਗਏ ਰਕਬੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਜੇਕਰ ਕਿਸੇ ਕਿਸਮ ਦੀ ਕਾਨੂੰਨੀ ਅੜਚਣ ਆਉਂਦੀ ਹੈ, ਤਾਂ ਉਸਦੀ ਜਿੰਮੇਵਾਰੀ ਪ੍ਰਾਰਥੀ ਦੀ ਹੋਵੇਗੀ।

9. PAPRA Act ਦੀਆਂ ਧਾਰਾਵਾਂ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰ ਲਈ ਜਾਵੇ।

10. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਰਵਿਸ ਪਲੈਨ ਅਤੇ ਸਾਈਟ ਦੇ ਲੈਵਲ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

11. ਪ੍ਰਾਰਥੀ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ Rain Water Harvesting and Solar Water Heating System ਦੀ ਪ੍ਰੋਵੀਜ਼ਨ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

12. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਦੇ ਸਰਵਿਸ ਪਲੈਨ ਅਤੇ ਸਾਈਟ ਦੇ ਲੈਵਲ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

13. ਪ੍ਰਾਰਥੀ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਅੰਦਰ ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਤੋਂ ਲੋੜੀਂਦੀ NOC ਪ੍ਰਾਪਤ ਕਰਕੇ ਵਿਕਾਸ ਕਾਰਜ ਆਰੰਭ ਕਰੇਗਾ। ਜੇਕਰ PPCB ਵੱਲੋਂ ਕੋਈ ਸ਼ਰਤ ਆਦਿ ਲਗਾਈ ਜਾਂਦੀ ਹੈ, ਤਾਂ ਉਸ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਜੇਕਰ ਲੇਆਉਟ ਪਲੈਨ ਰੀਵਾਈਜ਼ ਕਰਵਾਉਣ ਦੀ ਜ਼ਰੂਰਤ ਹੋਵੇਗੀ ਤਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

14. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੀਆਂ ਜਨ ਸਹੂਲਤਾਂ ਦੀ ਉਸਾਰੀ/ਵਿਕਾਸ ਸਰਕਾਰ ਦੀ ਨੀਤੀ ਅਨੁਸਾਰ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਪਾਸੋਂ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

15. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਵਾਟਰ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ਼ ਸਿਸਟਮ ਦਾ ਡਿਜ਼ਾਈਨ ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਕਰੇਗਾ।

16. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਬਿਜਲੀ ਆਦਿ ਸਬੰਧੀ ਕਾਰਜ PSPCL/Concerned Authority ਦੀ ਪ੍ਰਵਾਨਗੀ ਅਨੁਸਾਰ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ ਅਤੇ ਜੇਕਰ ਸਾਈਟ ਵਿੱਚ ਕੋਈ ਐਚ.ਟੀ./ਐਲ.ਟੀ. ਬਿਜਲੀ ਲਾਈਨ ਲੰਘਦੀ ਹੋਵੇ, ਤਾਂ safe Corridor/No Construction Zone ਛੱਡਦੇ ਹੋਏ ਬਿਜਲੀ ਲਾਈਨਾਂ ਦੇ ਹੇਠਾਂ ਉਸਾਰੀ ਨਹੀਂ ਕਰੇਗਾ।

17. ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਕਿਸੇ ਵੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋਂ ਜ਼ੋਨਿੰਗ ਪਲੈਨ ਅਤੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪਾਸ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕੀਤੀ ਜਾਵੇਗੀ।

18. ਪ੍ਰਾਰਥੀ ਏਰੀਏ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ, ਜੇਕਰ ਵਣ ਵਿਭਾਗ ਤੋਂ NOC ਦੀ ਜ਼ਰੂਰਤ ਹੋਵੇ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਇਹ ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

19. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ/ਲੇਆਊਟ ਪਲੈਨ ਨੂੰ RERA ਐਕਟ ਅਧੀਨ ਰਜਿਸਟਰਡ ਕਰਵਾਉਣ ਅਤੇ ਇਸ ਦੀਆਂ ਸ਼ਿਥਿਆਵਾਂ ਨੂੰ ਮੰਨਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

20. ਪ੍ਰਾਰਥੀ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਦੇ ਅੰਦਰ ਜੇਕਰ ਕੋਈ ਰੈਵੀਨਿਊ ਰਸਤੇ ਪੈਂਦੇ ਹੋਣ, ਤਾਂ ਉਹਨਾਂ ਨੂੰ ਬਿਨਾਂ ਰੋਕ ਟੋਕ ਤੋਂ

37

21. ਪ੍ਰਾਰਥੀ ਨੋਟੀਫੀਕੇਸ਼ਨ ਮਿਤੀ 14.09.2006, ਜੋ ਭਾਰਤ ਸਰਕਾਰ (Ministry of Environment and Foreststion) ਵੱਲੋਂ ਜਾਰੀ ਹੈ, ਦੀਆਂ ਸ਼ਿਬਿਆਵਾਂ ਜੇਕਰ ਲਾਗੂ ਹੋਣਗੀਆਂ ਤਾਂ ਉਨ੍ਹਾਂ ਦੀ ਪੂਰਤੀ ਕਰਨ ਸਬੰਧੀ Competent Authority ਤੋਂ NOC ਪ੍ਰਾਪਤ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

22. ਜੇਕਰ ਪ੍ਰਾਰਥੀ ਵੱਲ ਕਿਸੇ ਕਿਸਮ ਦੇ ਕੋਈ ਬਣਦੇ ਚਾਰਜ਼ਿਜ਼ ਸਬੰਧੀ ਬਕਾਇਆ ਜਾਂ ਸਰਕਾਰ ਵੱਲੋਂ ਕੋਈ ਹੋਰ ਚਾਰਜ਼ਿਜ਼ ਲੈਣੇ ਯੋਗ ਹੋਣਗੇ, ਤਾਂ ਪ੍ਰਾਰਥੀ ਉਹਨਾਂ ਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

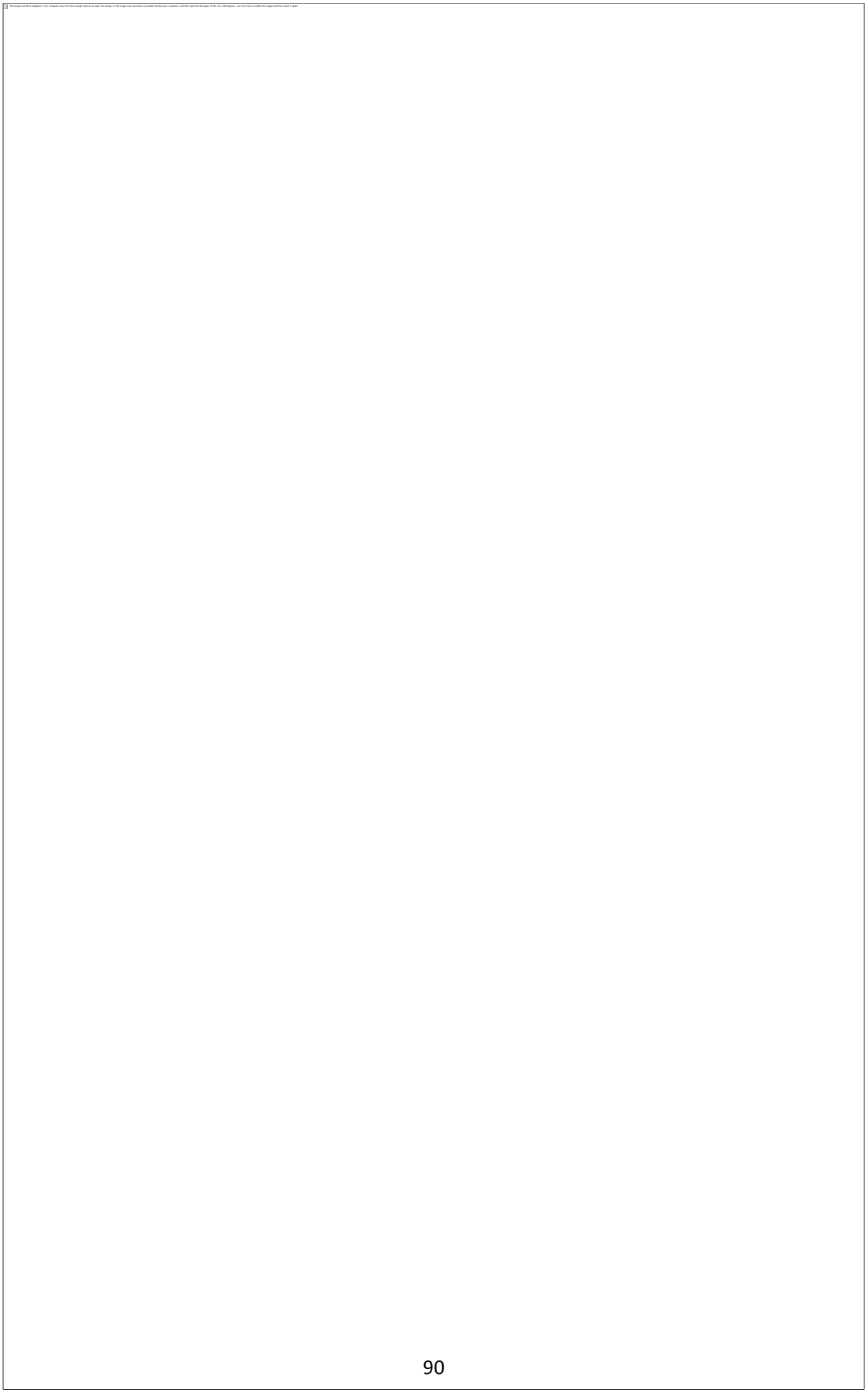
Although due care has been taken in approving the layout plan as per technical norms and title of land. But this approval is not providing any right to promoter to violate any rule/guide lines of this Department or any other Department and also not provide any right for any illegal constructions/sale/Development. In case any violation found at any stage, you shall be liable to get the Layout Plan revised accordingly immediately.

This technical advise is subject to decision of any Court case prevailing in any Hon'ble Court of law, if any". In case of any other dispute, the applicant shall solely be responsible for the same and Department/ Government will not be liable for such dispute/litigation and this technical advise shall not provide any immunity from any other Act/Rules/ Regulations/ Instructions/Directions of any court or authority applicable to the land in question.

ਉਪਰੋਕਤ ਦੇ ਸਨਮੁੱਖ ਪ੍ਰਾਰਥੀ ਨੂੰ ਰੂਲਾਂ ਅਨੁਸਾਰ ਲੇਆਊਟ ਪਲੈਨ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਜੇਕਰ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਪ੍ਰਾਰਥੀ ਪਾਸੋਂ ਕੋਈ ਚਾਰਜ਼ਿਜ਼ ਪ੍ਰਾਪਤ ਕਰਨੇ ਬਣਦੇ ਹੋਣ, ਤਾਂ ਉਹ ਗਮਾਡਾ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਹੀ ਲੇਆਊਟ ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕੀਤੀ ਜਾਵੇ। ਟਾਊਨ ਪਲੈਨਿੰਗ ਪੱਖੋਂ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਪ੍ਰਵਾਨਿਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਦਾ ਇੱਕ ਸੈੱਟ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੇ ਸਨਮੁੱਖ ਲੇ-ਆਊਟ ਦੀ ਸਕਰੂਟਨੀ ਫੀਸ ਬਾਬਤ ਰਕਮ ਰੁਪਏ 32,700/-ਰੁ ਦਾ ਡਿਮਾਂਡ ਡਰਾਫਟ, ਜੋ ਕਿ ਸੀਨੀਅਰ ਟਾਊਨ ਪਲੈਨ ਦੇ ਨਾਮ ਤੇ ਹੋਵੇ, ਲੇਆਊਟ ਪਲੈਨ ਦੀ ਅੰਤਿਮ ਪ੍ਰਵਾਨਗੀ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਦਫਤਰ ਵਿੱਖੇ ਭੇਜਣਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।

ਨੱਥੀ/ਉ.ਅਨੁਸਾਰ

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ.ਏ.ਐ.ਨਗਰ।



39

Issued To: Aggarwal Build Tech
District: SAS Nagar
Application ID-1903930507
I Pin-19014894

INVEST PUNJAB
BUSINESS FIRST

ANNEXURE

CLU FROM HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Subject: Change of Land Use (CLU) to M/s Aggarwal Build Tech at Village-ChandoGobindgarh (H.B. No 179), Sector 124, Tehsil & District-SAS Nagar on an area of 200 Kanal 0 Marla (25.0Acres).

Change of Land Use to Aggarwal Build Tech at Village- ChandoGobindgarh (H.B.No.179), Sector 124, Tehsil & District- SAS Nagar for Residential Colony (Plotted) on an area measuring 200 Kanal 0 Marla (25.0 Acres) acres has been considered at the level of Competent Authority Project Approval, Punjab Bureau of Investment Promotion on the basis of detail of land submitted by the applicant and duly verified by the Circular Revenue Officer (CRO) report dated 29.03.2019 as per annexure 'A' .

The permission for Change of Land Use is hereby granted for Residential Purpose (Plotted) under the following terms and conditions:

1. **The C.L.U shall be in the hands of Aggarwal Build Tech.**
2. The issue of ownership of land is independent and exclusive of permission of change of land use. Therefore, the permission of C.L.U. does not in any manner grant or effect ownership right of this land which shall be determined by the Competent Authority. The applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
3. **The applicant shall get the License under PAPRA-1995 (Amended-2014) before any development/construction of colony at site from the competent authority..**
4. The applicant shall get the Layout/ Zoning Plan and Building Plans approved for the proposed project from Competent Authority i.e. Department of Housing and Urban Development.
5. The applicant shall get the Estimates and Service Plans approved from the Engineering wing of Concerned Development Authority.
6. The applicant shall abide by the provisions of Master Plan/ Zonal Development Plan, SAS Nagar and shall develop the colony as per the proposals of Master Plan/ Zonal Development Plan, SAS Nagar.

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40

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District: SAS Nagar
Application ID-1903930507
. I Pin-19014894

INVEST PUNJAB
BUSINESS FIRST

1. The applicant shall be responsible for any litigation(if any) regarding land in any court of law.
2. The applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at the site.
3. The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of Notification dated 14.09.2006 of Ministry of Environment and Forest, Govt. of India before stating any development works on the site.
4. The applicant shall obtain NOC from the Forest Department (if required) under Forest Act, 1980 or any other relevant act before undertaking development at the site.
5. The Revenue rasta/khals, if any, passing through the site shall be kept unobstructed.
6. As per section 83 of Punjab Regional and Town planning and Development Act, 1995 (or as amended from time to time), any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in master plan of the area for which permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
7. In case of any controversy amongst the Partners/Directors or any litigation in any Court of law, this office shall in no manner be responsible/party to it.
8. The applicant shall not construct any building under HT and LT electric line (if any) passing through the site or shall get this line shifted by applying to the concerned Authority.
9. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
10. The applicant shall obtain any other permission required under any other Act/Law at his own level.
11. The applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/Storm water of the surrounding area.
12. The applicant shall make provision of rain water harvesting within the project area at its own cost.
13. It also install solar heating system at the site as per PEDA guidelines.

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41

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District: SAS Nagar
Application ID-1903930507
I Pin-19014894

INVEST PUNJAB
BUSINESS PLASY

21. The applicant shall be liable to pay the charges/differential amount of charges, if any, found at any point of time by any department or concerned Development Authority as and when demanded.

22. As per Notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27.02.13, the promoter shall not use underground water for construction or development works in the notified area. The applicant shall use surface water sources or treated water from nearby Sewage Treatment Plant.

23. **The applicant shall leave requisite strip of land from their own land for development/ construction of 30 meter and 60 meter proposed Master Plan roads passing from the project site and further, shall maintain requisite green buffer along the water body/choe passing through the site as per the proposals of Master/ zonal plan SAS Nagar.**

24. **The applicant shall not start any development work/construction work on site without taking License under Punjab Apartment and Property Regulation Act-1995 and Amendment Act -2014 from the Competent Authority.**

25. The applicant has deposited Rs.1,12,50,000/- (One Crore Twelve Lakh Fifty Thousand only) as CLU and Rs. 5,62,500/- (Five Lakh Sixty-Two Thousand Five Hundred Only) as SIF offline payment dated 20.6.2019. The site falls in Potential Zone No. 6 (B) as per Notification No.17/17/2001-5Hg2/PF/748168/17 dated 6.5.2016. The promoter shall deposit EDC, License/Permission fee and all other charges to be conveyed before issuance of License.

No. PBIP/CAPA(HUD)/2019/284
Dated: 23.07.2019

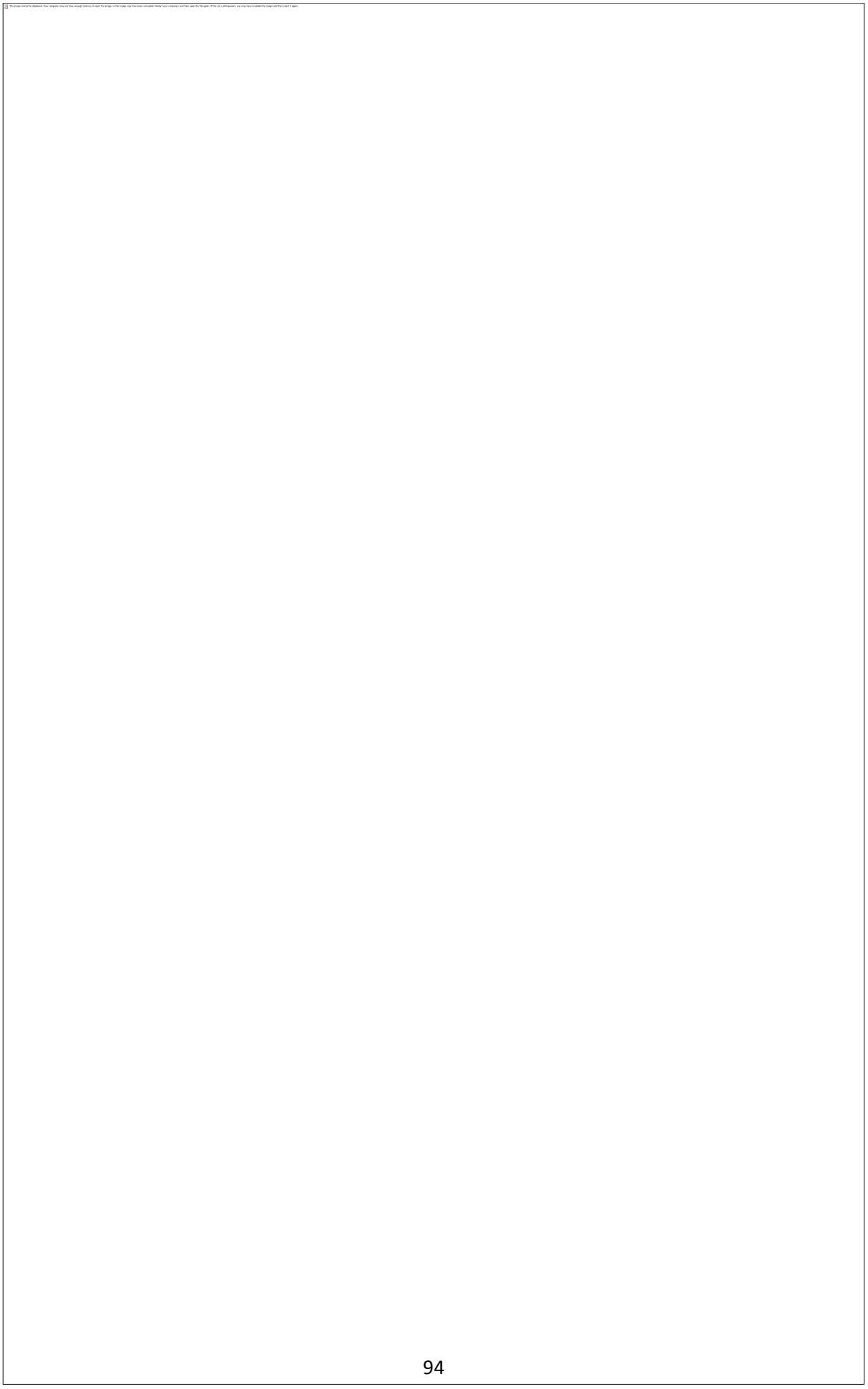
Digitally signed by Pankaj Bawa
Date: 2019.07.23 19:20:17 +05'30

Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
Dated: 23.07.2019

No. PBIP/CAPA(HUD)/2019/285

A copy is forwarded to District Town Planner, SAS Nagar, for information & necessary

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43

Name of Owner	KHASRA NO DETAIL				Total Area Taken in CLU			CONSENT OBTAINED			Purchased by Aggarwal Buildtech			Remarks
	Khewat No	Kahtoni No	Muraba / Masteel	Khasra No	Kanal	Marla	Sarshai	Kanal	Marla	Sarshai	Kanal	Marla	Sarshai	
Aggarwal Buildtech	57/54	59	29//	1	7	8					7	8	0	Intakal No 1661 dated 12/10/2018 for 29//1(7-8) & 10/2 (7-8) share 369/564 sold to M/s Aggarwal Buildtech and balance share 195/564 vide Intkall No 1675 of 29// 1 (7-8) & 10/2 (7-8)
	57/54	59		10/2	6	14					6	14	0	
					1	-20					1	-20		
			0		21	10		0	0		21	10	0	0
Sikander Singh S/o Nasib Singh	79/77	81	29//	22	8	0		8	0					Intakal No 1660 dated 12/10/2018 having share of 32C/455 of khasra No 29//9/3(2-10) & 10/1 (0-7),11/2(3-12), 12/1(6-12), 19/2 (6-12), 21/2(3-12) kite 6 measuring (23 S) has been sold to M/s Aggarwal Buildtech and balance share 145/465 consent obtained . along with 22 (8-0) 23/1 (4-0), 20 (7-4)
Karamjit Singh S/o Nasib Singh	80/77	87		23/1	4	0		4	0					
Paramjit Singh S/o Gurdev Singh	78/77	80		20	7	4		7	4					
Bhajan Singh S/o Chet Singh	78/77	80	29//	9/3	2	10		0	16		1	14		
Aggarwal Buildtech	78/77	80		10/1	0	7		0	2		0	5		
	78/77	80		11/2	3	12		1	3		2	9		
	78/77	80		12/1	6	12		2	1		4	11		
	78/77	80		19/2	6	12		2	1		4	11		
	78/77	80		21/2	3	12		1	2		2	10		
					3	-60		1	-20		3	-60		
					42	9		26	9		16	0	0	
Dilbagh Singh s/o Bant Singh	165/152	180	29//	17	6	12		6	12					29// 24 (6-5 Consent obtained but not taken in sizra
Ranjit Singh S/o Tara Singh	165/152	180		24	6	5		6	5					
Surjit Singh S/o Tara Singh	165/152	180												
Jagbir Singh s/o Bant Singh														
Gurmeet Singh S/o Bant Singh														
Darshan Singh S/o Bant Singh														
Nirmal Kaur W/o Swaran Singh					12	17		12	17		0	0		
Harcharn Singh S/o Ajaib singh		99/2	20//	14/1	6	8		6	8					
Narinder Kaur W/o Harcharna Singh		99/2	20//	17	8	0		8	0					
		99/2	20//	7	1	19		1	18					
					15	19		15	19		0	0		
Ranjit Singh s/o Lab Singh	123/119	130	20//	19/1	5	8		5	8					
Garja Singh s/o Mahima Singh														
Gurbachan Singh s/o Lab Singh					5	8		5	8		0	0		

29/11/19

Name of Owner	KHASRA NO DETAIL				Total Area Taken in CLU			CONSENT OBTAINED			Purchased by Aggarwal Buildtech			Remarks
	Khewat No	Kahtoni No	Muraba / Masteel	Khasra No	Kanal	Marla	Sarshai	Kanal	Marla	Sarshai	Kanal	Marla	Sarshai	
Didar Singh S/o Fagu	122/118	129	20//	18/2	4	0		4	0					
Kamaljit Kaur w/o Jasvir Singh	122/118	129	20//	23/2/1	4	16		4	16					
Kuldeep Kaur w/o Surjit Singh	122/118	129	20//	12/1	5	13		5	13					
			20//	13/2/1	0	6		0	6					
			29//	3/2/1	4	8		4	8					
					2	-40		2	-40					
			29//		19	3		19	3		0	0		
Sant Singh s/o Kartar Singh	91/87	93		8/2	5	2		5	2					
				9/2	0	17		0	17					
	91/87	93		12/2	1	8		1	8					
	91/87	93		13/1	2	18		2	18					
	91/87	93		13/2	5	2		5	2					
	91/87	93		18	8	0		8	0					
	91/87	93		19/1	1	8		1	8					
					2	-40		2	-40					
					24	15		24	15		0	0		
Dudip Singh S/o Joginder Singh				14/1/2	3	16		0	0		3	16		
Gurcharn Singh s/o Joginder Singh				7/1				0	0					
Surinder kaur Wid/o Hakam Singh				4/2/2				0	0					
Jaspal Kaur W/o Baljinder Singh								0	0					
Aggarwal Build Tech														
					3	16		0	0		3	16	0	
					193	14		138	109		55	32		
					7	-140		5	-100		2	20	0	
Kataba					200	0		143	8		56	12		

Kasturi Hills

M/S KLK ESTATES LLP AND M/S KLK ESTATES PRIVATE LIMITED KHASRA LIST VILLAGE DAUN H.B97 TEHSIL MOHALI DISTT. SAS NAGAR													
Sr. No.	Khewat/Khatoni No.	Khasra No.	area as per jamabandi		ownership share/area	Consent share/area	Total area			AREA UNDER PROJECT		
			K	M			K	M	S	K	M	S
1	176/215	26//11/1	4	16	1727/4042 SHARE (27 KANAL 9MARLE 0 SARSAI)	310/2021 SHARE (9KARAN 17 MARLE 1 SARSAI)	44	14	7	4	16	0
		26//11/2	3	4						3	4	0
		26//12	8	0						3	13	0
		26//19/1	5	12						0	0	0
		26//19/2	2	8						0	0	0
		26//20	8	0						8	0	0
		26//22/1	2	4						0	0	0
		26//22/2	5	16						0	0	0
		27//9	0	2						0	2	0
		27//15	8	0						8	0	0
		27//16	7	18						5	0	0
		27//25	2	18						0	0	0
		28-29//2/1	5	7						0	0	0
		KITTE 13	64	5								
2	177/216	27//8/2	6	9	3458195/7930404 share (5 kanal 11 marle 6 sarsai)	1146619/7930404 share (1 kanal 17 marle)				6	9	0
		27//13/1	1	8						1	8	0
		27//14/2	2	8						2	8	0
		27//17/1	2	11						1	14	7
		kitte -4	12	16								
3	93/116	19//21/3	1	4	419/674 SHARE (20 Kanal 19 Marle)	110/337 Share (11 Kanal 0 marla)	31	19	0	0	0	0
		19//22/1	0	12						0	1	0
		26//1/1	7	15						7	15	0
		26//1/2	0	4						0	4	0
		26//2/2	7	17						7	17	0
		26//9	8	0						8	0	0
		26//10	8	0						8	0	0
		26//2/1	0	2						0	2	0
		kitte 8	33	14								

97

4	34/48	19//8/2	7	4	0	1/1 Salam (38 kanal 8 marle)	38	8	0	7	4	0		
		19//9	8	0						8	0	0		
		19//11	8	0						8	0	0		
		19//12	8	0						8	0	0		
		19//13/2	7	4						7	4	0		
		kitte 5	38	8										
5	35/49	19//23/4	1	5	0	1/1 Salam (51 KANAL 19 MARLE)	75	6	0	1	5	0		
		19//24/2	1	2						1	2	0		
		26//6/3	0	17						0	17	0		
		26//7/2	3	9						3	9	0		
		26//13/1	2	9						2	9	0		
		26//14	8	0						8	0	0		
		26//17	7	16						7	16	0		
		26//24/1	5	15						5	15	0		
		19//18/2	6	12						6	12	0		
		19//19	7	7						7	7	0		
		19//20	7	7						7	7	0		
		26//8	8	0	111/160 share (5 kanal 11 marle	49/160 share 2 kanal 9 marle				8	0	0		
		26//4/1	4	18	41/49 share (4 kanal 2 marle)	8/49 share (0 kanal 16 marle)				4	18	0		
		19//21/2	3	0	1/1 salam (10 kanal 9 marle)	0				3	0	0		
		19//22/2	7	9						7	9	0		
		kitte -15	75	6										

6	178/217	26//21	8	0	421/1920 Share (1 kanal 15 marle 1 sarsai)	0	1	15	1	1	15	1
7	37/51	26//3	8	0	1099/1200 share (7 kanal 6 marle 5 sarsai)	0	7	6	5	7	6	5
8	36/50	19//23/1	4	4	7/90 share (0 kanal 6 marle 5 sarsai)	17/21 share (3 kanal 8 marle)	3	14	5	3	14	5
TOTAL AREA					83 KANAL 9 MARLE 8 SARSAI	119 KANAL 14 MARLE 1 SARSAI				203 KANAL 4 MARLE (25.4ACRES)		

CIS

19/11/24

ਤਹਿਸੀਲਦਾਰ, ਮੋਹਾਲੀ
ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ

19/11/2024

99

The Royale Village Bellalpur

THE ROYAL										
Khawat	Khasra No	TOTAL AREA			AREA UNDER CLU/POSS		OWNED		NOT OWNED	
		BIGHA	BISWA		BIGHA	BISWA	BIGHA	BISWA	BIGHA	BISWA
35/39	411	5	13	113	4	0	4	0	0	0
36/40	409	2	19	59	2	19	2	10.13	0	8.86
36/40	407	0	2	2	0	2	0	2	0	0
36/40	408	0	1	1	0	1	0	1	0	0
36/40	410	4	18	98	4	18	4	18	0	0
51/57	450	0	16	16	0	16	0	8	0	0.64
51/58	440	4	12	92	4	12	2	6	0	3.69
51/58	441	3	15	75	3	15	1	17.5	0	3.01
51/58	442	0	3	3	0	3	0	1.5	0	0.12
51/58	451	2	6	46	2	6	1	3	0	1.85
51/58	452 MIN	1	6	26			0	13	0	1.04
51/59	452 MIN	0	6	6			0	3	0	0.24
51/60	452 MIN	3	0	60			1	10	0	2.41
53/62	453	3	14	74			1	17	1	14.57
54/63	454	2	8	48	2	8			1	5.4
149/162	431	1	7	27					1	4.75
217/230	433	1	18	38	1	18	1	18		
237/250	484	5	3	103			0	10.29	0	0.01
246/262	480	4	0	80			2	0	0	4
249/265	461	0	18	18			0	7.4	0	1.6
261/277	414	4	0	80			0	13.33		
261/277	415	3	16	76			0	12.67		
261/277	416	3	16	76			0	12.67		
261/277	417	3	16	76			0	12.66		
262/278	425	4	0	80	1	6	0	13.33		
263/279	428	4	0	80			0	10.96	0	13.33
264/280	429	3	11	71	3	11	0	9.72	0	11.83
264/280	430	1	12	32	1	12	0	4.39	0	5.33
265/281	466	3	19	79			0	13.17		
268/284	436	4	0	80	1	6	0	13.33	0	13.33
269/285	437	3	10	70			0	11.67	0	11.66
270/286	439	3	8	68	3	8	0	11.33	0	0
271/288	426	3	0	60	1	2	0	8.22		
271/288	427	4	0	80			0	13.33		
296/314	365	2	0	40	2	0	0	14.24	0	19.66
296/314	366	2	0	40	2	0	0	14.24	0	19.66
296/314	367	2	0	40	2	0	0	14.24	0	19.66
296/314	368	2	6	46	2	6	0	16.37	1	2.61
296/314	370	4	0	80	4	0	1	8.47	1	19.32
296/314	987/369/1	0	15	15	0	15	0	5.34	0	7.37
296/314	988/369/2	1	14	34	1	14	0	12.1	0	16.71
302/320	347	1	7	27	1	7	0	8.73	0	0.13
303/321	343	3	6	66			1	1.34	0	0.33
304/322	341	2	0	40	2	0	1	4.85		
304/322	342	3	13	73	3	3	2	5.38		

— R1 —

The Royale. Village Beldalpur 49

304/322	344	0	12	12	0	12	0	7.46		
304/322	345	1	9	29	1	9	0	18.73	0	3.02
304/322	348	0	8	8	0	8	0	4.96		
304/322	356	3	12	72			2	4.74		
304/322	357	0	7	7			0	4.35	0	0
304/322	360	4	16	96			2	19.67		
304/322	363	4	0	80	4	0	0	13.33	2	6.67
308/329	340 min	2	0	40					0	9.36
308/329	364/2	2	0	40	2	0			0	9.36
308/330	340 min	2	11	51					0	11.93
308/330	364/1	2	0	40	2	0			0	9.36
314/338	465	1	4	24			0	9		
324/349	432	1	7	27	1	7	0	0	1	7
324/349	481	2	8	48			0	4	0	0
324/349	482	1	1	21			0	1.75	0	0
325/351	455	4	14	94			1	3.17		
342/369	462	1	14	34			0	13.6		
342/369	458	1	8	28			0	11.2		
346/376	457	2	3	43			0	1.79		
371/402	984/336	1	17	37			1	11.4		
371/402	986/336	0	16	16			0	13.58		
371/402	985/336	1	0	20			0	15.16	0	0
372/403	337	4	0	80	4	0	3	16.66		
372/403	338	4	0	80	4	0	3	16.66		
372/403	339	2	0	40	2	0	1	18.32		
372/403	353	0	18	18	0	18	0	11.87	0	3.75
408/441	376	3	16	76	3	16	3	2.98		
408/441	377	3	16	76	3	16	3	2.98		
408/441	371	4	0	80	4	0	3	6.3		
408/441	374	4	0	80	4	0	3	6.3		
408/441	375	4	0	80	4	0	3	6.3		
408/441	372	4	0	80	4	0	3	6.4		
408/441	464	2	19	59			2	8.9		
410/443	444	2	16	56	2	16			2	16
410/443	446	3	4	64	3	4	1	1.33	2	2.67
410/443	447	1	12	32	1	12	0	10.67	1	1.33
410/443	448	1	8	28	1	8	0	9.33	0	18.67
410/443	449/1	1	12	32	1	12	0	10.67	1	1.33
410/443	449/2	0	19	19	0	19	0	6.33	0	12.67
411/444	443	1	13	33	1	13	0	3	1	4.5
315/339	350	0	5	5	0	5				
310/332	351	1	4	24	1	4				
310/332	352	0	12	12	0	12				
313/337	349	2	0	40	2	0				
408/441	373	1	19	39	1	19	1	12.05		
					126	18	95	6.84	31	10.74

-R2-

KHASRA LIST FOR JUBLIEE PARKLANE VILLAGE DAUN- PHASE-III

S.No.	Khewat	Khatoni	Present Ownership (Derri)	Muraba// Khasra No.	Total Area of Khasra (Kanal-Marla)		Area Under Ownership (Kanal-Marla)		Area Under Proposed CLU (Kanal-Marla)	
1	160	197	Jubilee Joy Homes LLP 132/163 share Baki badastur 31/163 share	41//13/1	1	9		3.485	1	3.485
2	161	198	Jubilee Joy Homes LLP 6/31 share Baki badastur 25/163 share	41//12/3/2/1	1	11			0	6
3	162	199	Jubilee Joy Homes LLP 21/152 share Baki badastur 131/152 share	41//12/3/1	3	16		10.5	0	10.5
4	168	205	Jubilee Joy Homes LLP 1/1 share	41//8/3	2	4			2	4
				41//8/4/1	1	11	1	11	1	11
				41//9/1/2	0	1	0	1	0	1
5	169	207	Jubilee Joy Homes LLP 1/1 share	41//12/3/2/2/2	0	1.5	0	1.5	0	1.5
6	294	354	Jubilee Joy Homes LLP 3/4 share Baki badastur 1/4 share	41//8/1	1	0		14	0	2
				41//8/2	2	12			2	12
			Total in Kanal- Marla		14	6	8	11.485	8	11.485
							Ownership		Proposed CLU	
				Total in Acres			1.072		1.072	

21/5/25

51

KHEWAT /KHATONI NO.	KHASRA NUMBER	TOTAL AREA		AREA UNDER CLU/POSS		OWNED			NOT OWNED		
		BIGHA	BISWA	BIGHA	BISWA	BIGHA	BISWA	BISWASI	BIGHA	BISWA	BISWASI
35/39	411	5	13	5	13	4	19	7			
36/40	409	2	19	2	19	2	3	0			
36/40	407	0	2	0	2	0	1	15.16			
36/40	408	0	1	0	1	0	0	17.58			
36/40	410	4	18	4	18	4	6	2.96			
51/57	450	0	16	0	16	0	8	0	0	0	13
51/58	440	4	12	4	12				0	3	13.8
51/58	441	3	15	3	15				0	3	0
51/58	442	0	3	0	3				0	0	2
51/58	451	2	6	2	6				0	1	17
51/58	452 MIN	1	6			0	13	0	0	1	0
51/59	452 MIN	0	6			0	3	0	0	0	5
51/60	452 MIN	3	0			1	10	0	0	2	8
53/62	453	3	14			1	17	0	1	14	11
54/63	454	2	8	2	8				1	5	4
149/162	431	1	7						1	4	15
217/230	433	1	18	1	18	1	18				
237/250	484	5	3			0	7	2	0	3	3
246/262	480	4	0			2	0		0	4	0
249/265	461	0	18						0	9	0
261/277	414	4	0			0	13	6.6			
261/277	415	3	16			0	12	13			
261/277	416	3	16			0	12	13			
261/277	417	3	16			0	12	13			
262/278	425	4	0			0	13	6.6			
263/279	428	4	0						0	13	6.6
264/280	429	3	11	3	11				0	11	16.6
264/280	430	1	12	1	12				0	5	6.66
265/281	466	3	19			0	13	3.3			
268/284	436	4	0			0	13	6.66	0	13	6.6
269/285	437	3	10			0	11	13	0	11	13
270/286	439	3	8	3	8	0	11	6.6			
271/288	426	3	0								
271/288	427	4	0			0	13	6.66			
296/314	365	2	0	2	0	0	14	5	0	19	13
296/314	366	2	0	2	0	0	14	5	0	19	13
296/314	367	2	0	2	0	0	14	5	0	19	13
296/314	368	2	6	2	6	0	16	7	1	2	12
296/314	370	4	0	4	0	1	8	9	1	19	6
296/314	987/369/1	0	15	0	15	0	5	7	0	7	7
296/314	988/369/2	1	14	1	14	0	12	2	0	12	12
302/320	347	1	7	1	7	0	4	7	0	4	10
303/321	343	3	6			1	1	7	0	0	6
304/322	341	2	0	2	0	1	4	17			
304/322	342	3	13			2	5	7			
304/322	344	0	12	0	12	0	7	9			
304/322	345	1	9	1	9	0	4	16	0	16	18
304/322	348	0	8	0	8	0	4	19			
304/322	356	3	12			2	4	15			
304/322	357	0	7			0	4	7			

52

04/322	360	4	16			2	19	13			
04/322	363	4	0	4	0	0	13	6.6	2	6	13
08/329	340 min	2	0	2	0				0	9	7
08/329	364/2	2	0	2	0				0	9	7
08/330	340 min	2	11	2	11				0	11	18
08/330	364/1	2	0	2	0				0	9	7
14/338	465	1	4			0	9	0			
24/349	432	1	7	1	7	0	2	5	1	4	15
24/349	481	2	8			0	4	0	2	4	0
24/349	482	1	1			0	1	15	0	19	5
25/351	455	4	14			1	3	3.33			
42/369	462	1	14			0	13	12			
42/369	458	1	8			0	11	4			
46/376	457	2	3			0	1	16			
71/402	984/336	1	17	1	17	1	11	8			
71/402	986/336	0	16	0	16	0	13	11			
71/402	985/336	1	0	1	0	0	6	15	0	10	4
72/403	337	4	0	4	0	3	16	13			
72/403	338	4	0	4	0	3	16	13			
72/403	339	2	0	2	0	1	18	6			
72/403	353	0	18			0	8	1			
08/441	376	3	16	3	16	3	3	0			
08/441	377	3	16	3	16	3	3	0			
08/441	371	4	0	4	0	3	6	6			
08/441	374	4	0	4	0	3	6	6			
08/441	375	4	0	4	0	3	6	6			
08/441	372	4	0	4	0	3	6	8			
08/441	464	2	19			2	8	18			
10/443	444	2	16	2	16						
10/443	446	3	4	3	4	1	1	6	2	2	12
10/443	447	1	12	1	12	0	10	12	1	1	6
10/443	448	1	8	1	8	0	9	6	0	18	12
10/443	449/1	1	12	1	12	0	10	12	1	1	6
10/443	449/2	0	19	0	19	0	6	6	0	12	12
11/444	443	1	13	1	13	0	3	0	1	4	10
15/339	350	0	5	0	5						
10/332	351	1	4	1	4						
10/332	352	0	12	0	12						
13/337	349	2	0	2	0						
408/441	373	1	19	1	19						

53

ਦਫਤਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ

(ਐਟ ਪੁੱਡਾ ਭਵਨ, 7ਵੀਂ ਮੰਜ਼ਿਲ, ਏ-ਬਲਾਕ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ)

ਵੱਲ

ਭੋ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ,
ਗਮਾਡਾ, ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਯਾਦ ਪੱਤਰ ਨੰ: 1889 ਐਸਟੀਪੀ(ਐਸ)/ SS-11
ਮਿਤੀ: 26/6/2025

ਵਿਸ਼ਾ:- **ਭੋ ਪ੍ਰਾਪਤੀ ਸ਼ਾਖਾ ਵੱਲੋਂ ਮੰਗੇ ਗਏ ਸੀ.ਐੱਲ.ਯੂ. ਸਬੰਧੀ ਰਿਪੋਰਟ ਲੈਣ ਬਾਰੇ।**

ਹਵਾਲਾ:- **ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਜੀ ਦਾ ਯਾਦ ਪੱਤਰ ਨੰ. 2424 ਸੀਟੀਪੀ(ਪਬ) SP-432 (Gen) ਮਿਤੀ 05-06-2025.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਯਾਦ ਪੱਤਰਕ ਨੰ: 1584 ਐਸਟੀਪੀ(ਐਸ)ਐਸਐਸ-11 ਮਿਤੀ 24.06.2025 ਰਾਹੀਂ ਭੇਜੀ ਗਈ ਸੂਚਨਾ ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਪੱਤਰ ਵਿੱਚ ਦਰਜ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ ਇਲਾਵਾ M/s Starwalker Infrasructure Pvt. Ltd. ਵੱਲੋਂ ਪਿੰਡ ਬਹਿਲੋਲਪੁਰ ਅਤੇ ਤਰੌਲੀ ਤਹਿਸੀਲ ਮੋਹਾਲੀ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਰਕਬਾ 27 ਏਕੜ ਵਿੱਚ ਰਿਹਾਇਸ਼ੀ ਕਲੋਨੀ ਵਿਕਸਿਤ ਕਰਨ ਹਿੱਤ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੇ ਦਫਤਰ ਵਿਖੇ ਕੇਸ ਅਪਲਾਈ ਕੀਤਾ ਗਿਆ ਸੀ, ਜੋ ਕਿ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਦੇ ਪੱਤਰ ਮਿਤੀ 13.12.2024 ਰਾਹੀਂ ਇਸ ਦਫਤਰ ਵਿਖੇ ਪ੍ਰਾਪਤ ਹੋਇਆ ਸੀ। ਜੋ ਕਿ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰ ਅਧੀਨ ਹੈ। ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਖਸਰਿਆਂ ਦੀ ਲਿਸਟ ਆਪ ਨੂੰ ਨਾਲ ਨੱਥੀ ਕਰ ਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ਉ.ਅ.

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਪਿੰਠ ਅੰਕਣ ਨੰ. 1890 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)/SS-11 ਮਿਤੀ: 26/6/2025

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ ਜੀ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 1855 ਮਿਤੀ 24.06.2025 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰ ਵੱਲੋਂ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਅਤੇ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸਬੰਧੀ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ ਦੀ ਸੂਚਨਾ ਭੋ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

ਪਿੰਠ ਅੰਕਣ ਨੰ. 1891 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)SS-11 ਮਿਤੀ: 26/6/2025

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 1856 ਮਿਤੀ 24.06.2025 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰ ਵੱਲੋਂ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸਬੰਧੀ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਜਾਰੀ ਸੀ.ਐੱਲ.ਯੂ ਦੀ ਸੂਚਨਾ ਭੋ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਸਿੱਧੇ ਤੌਰ ਤੇ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

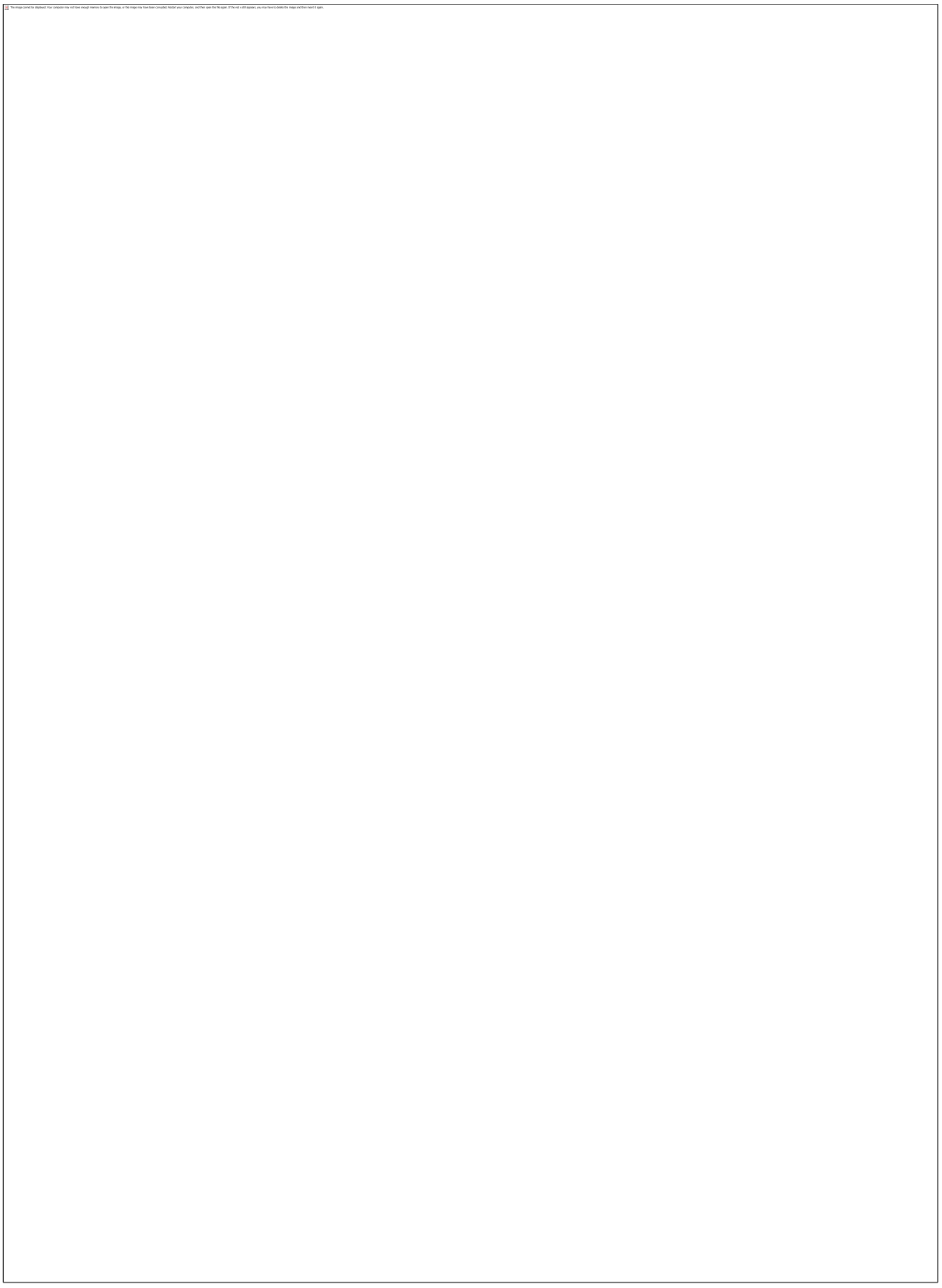
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।

54

ਪਿੰਠ ਅੰਕਣ ਨੰ. 1892 ਐੱਸ.ਟੀ.ਪੀ.(ਐੱਸ)/SS-11 ਮਿਤੀ: 26/6/2025

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 1857 ਮਿਤੀ 24.06.2025 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪਾਪਰਾ ਪ੍ਰੋਜੈਕਟਾਂ ਸੈਕਟਰ 120-124 ਵਿਖੇ ਉਪਰੋਕਤ ਦਰਜ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲਾਈਸੰਸ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੋਵੇ ਤਾਂ ਉਸ ਦੀ ਸੂਚਨਾ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ, ਗਮਾਡਾ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਨੂੰ ਸਿੱਧੇ ਤੌਰ ਤੇ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ।



56 (3)

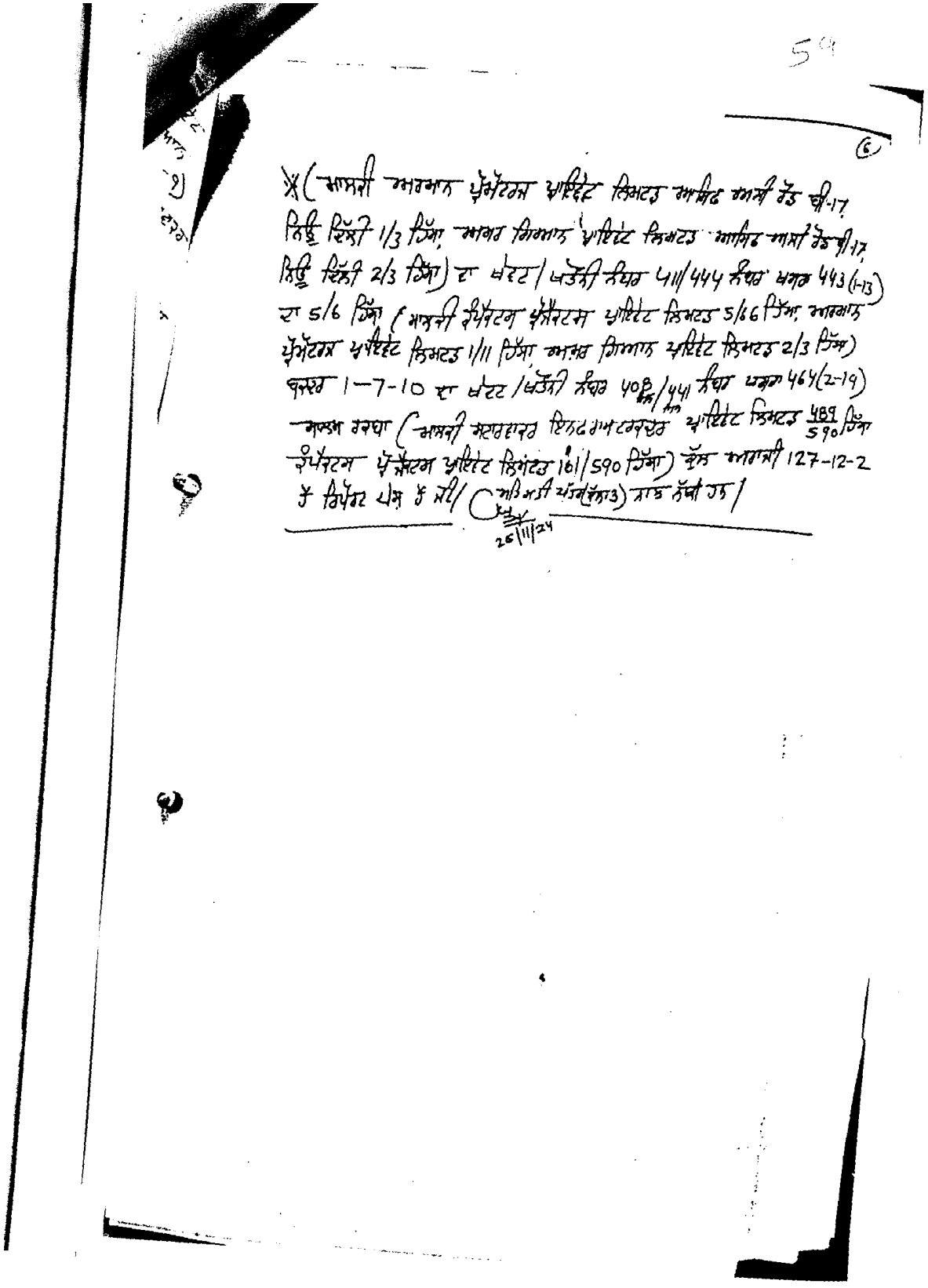
370 (4-0) 987/369/1 (6-15) 988/369/2 (1-14) ਮਿਤੀ 7 ਜਨਵਰੀ 14-15 ਦਾ 50/59 ਮਿਲਿਆ (ਮਾਲਕੀ ਸਰਟੀਫਿਕੇਟ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਪ੍ਰਾਪਰਟੀ ਨੰਬਰ 21/59 ਮਿਲਿਆ, ਅੰਤਰਗਤ ਜਮਾਂ ਈ.ਜੀ ਅਸਟੇਟ ਸਿਮਰਤ 17/59 ਮਿਲਿਆ ਦੇ ਅਤੇ ਖਿਲਾਫ਼ ਰਟਤ ਹੋਇਸ ਅਸਟੇਟ ਚੰਡੀਗੜ੍ਹ ਮੋਹਾਲੀ ਪੰਜਾਬ 12/59 ਮਿਲਿਆ) ਜਰੀਏ ਬਹੀ 12-10 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 302/320 ਨੰਬਰ ਜਮਾਂ 347/1-7) ਦਾ 111/134 ਮਿਲਿਆ (ਮਾਲਕੀ ਸੋਸਾਇਟੀ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਚੰਡੀਗੜ੍ਹ ਹਾਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 252/1608 ਮਿਲਿਆ, ਅਮਰਦੀਪ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 1/2 ਮਿਲਿਆ, ਅਮਰਦੀਪ ਬਿਲਡਰਜ਼ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 2/402 ਮਿਲਿਆ, ਅਮਰਜੀਤ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 67/402 ਮਿਲਿਆ) ਚਕਰਦ 1-2-7 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 303/321 ਨੰਬਰ ਜਮਾਂ 343 (3-6) ਦਾ 111/134 ਮਿਲਿਆ (ਮਾਲਕੀ ਸਰਟੀਫਿਕੇਟ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 1/6 ਮਿਲਿਆ, ਸੋਸਾਇਟੀ ਡਿਵੈਲਪਮੈਂਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 1/2 ਮਿਲਿਆ ਨਵੀਂ ਦਿੱਲੀ 21/134 ਮਿਲਿਆ, ਅਮਰਦੀਪ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 1/2 ਮਿਲਿਆ ਅਮਰਦੀਪ ਬਿਲਡਰਜ਼ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ ਸਾਲਿਡ ਮਾਲੀ ਹੋਲ ਕੀ-17 ਨਵੀਂ ਦਿੱਲੀ 1/2 ਮਿਲਿਆ) ਚਕਰਦ 2-14-13 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ 308/328, 329 ਨੰਬਰ ਜਮਾਂ 340/364/2 (2-0) 340/364/1 (2-0) ਮਿਤੀ 4 ਜਨਵਰੀ 8-11 ਦਾ 313/684 ਮਿਲਿਆ (ਮਾਲਕੀ ਨੈਪੰਚਟਸ ਪ੍ਰੋਮੋਚਟਸ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 40/171 ਮਿਲਿਆ, ਸੋਸਾਇਟੀ ਡਿਵੈਲਪਮੈਂਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 17/76 ਮਿਲਿਆ) ਚਕਰਦ 3-18-5 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 314/338 ਨੰਬਰ ਜਮਾਂ 465 (1-4) ਦਾ 5/8 ਮਿਲਿਆ (ਮਾਲਕੀ ਸਰਟੀਫਿਕੇਟ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 7/24 ਮਿਲਿਆ, ਅਮਰਜੀਤ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 1/12 ਮਿਲਿਆ, ਸੋਸਾਇਟੀ ਡਿਵੈਲਪਮੈਂਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 1/4 ਮਿਲਿਆ) ਚਕਰਦ 00-15-00 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 324/349 ਨੰਬਰਜ਼ ਜਮਾਂ 432 (1-7) 481 (2-8) 482 (1-1) ਮਿਤੀ 3 ਜਨਵਰੀ 4-16 ਸਾਲਮ ਰਕਬਾ (ਮਾਲਕੀ ਦੇ ਅੰਸ਼ ਖਿਲਾਫ਼ ਰਟਤ ਹੋਇਸ ਅਸਟੇਟ ਚੰਡੀਗੜ੍ਹ-ਮੋਹਾਲੀ ਹਾਈਵੇ ਪੰਜਾਬ 11/12 ਮਿਲਿਆ, ਸਟਾਰਵਾਲ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 1/12 ਮਿਲਿਆ) ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 325/351 ਨੰਬਰ ਜਮਾਂ 455 (4-14) ਦਾ 139/564 ਮਿਲਿਆ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਪਰੂਵਮੈਂਟ ਟਰੱਸਟ ਪ੍ਰਾਪਰਟੀ ਲਿਮਟਡ 139/564 ਮਿਲਿਆ)

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※ ਧਾਰਦ 1-3-3.33 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 342/369,370 ਨੰਬਰਾਨ ਖਸਰਾ 462(1-14) 458(1-8) ਮਿਤੇ 2 ਰਕਬਾ 3-2 ਦਾ 2/5 ਹਿੱਸਾ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 2/5 ਹਿੱਸਾ) ਧਾਰਦ 1-4-16 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 346/376 ਨੰਬਰਾ ਖਸਰਾ 457 (2-3) ਦਾ 1/24 ਹਿੱਸਾ (ਮਾਲਕੀ ਸੋਨਾਲਿਸ ਰਿਟੇਲਪਾਰਕ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1/24 ਹਿੱਸਾ) ਧਾਰਦ 00-1-15.8 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 371/402 ਨੰਬਰ 984/336(1-17) 986/336(0-16) ਮਿਤੇ 02 ਰਕਬਾ 2-13 ਦਾ 1239/1460 ਹਿੱਸਾ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 149/292 ਹਿੱਸਾ, ਗਿਆਨ ਜੋਤੀ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ ਅਸਿਟ ਅਸਟੀ ਹੋਰ ਬੀ-17, ਨਿਊ ਦਿੱਲੀ 247/730 ਹਿੱਸਾ) ਧਾਰਦ 2-4-19 ਦਾ ਨੰਬਰ ਖਸਰਾ 985/336 (1-0) ਦਾ 1239/1460 ਹਿੱਸਾ (ਮਾਲਕੀ ਸੋਨਾਲਿਸ ਰਿਟੇਲਪਾਰਕ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 149/292 ਹਿੱਸਾ, ਗਿਆਨ ਜੋਤੀ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 247/730 ਹਿੱਸਾ) ਧਾਰਦ 00-10-18.97 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 372/403 ਨੰਬਰਾਨ ਖਸਰਾ 338(4-0) 339(2-0) 353(0-18) ਮਿਤੇ 3 ਰਕਬਾ 6-18 ਦਾ 5251/5480 ਹਿੱਸਾ (ਮਾਲਕੀ ਗਿਆਨ ਜੋਤੀ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1227/2740 ਹਿੱਸਾ, ਸੋਨਾਲਿਸ ਰਿਟੇਲਪਾਰਕ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 2797/5480 ਹਿੱਸਾ) ਧਾਰਦ 06-12-4.6 ਦਾ ਨੰਬਰ ਖਸਰਾ 337 (4-0) ਦਾ 5251/5480 ਹਿੱਸਾ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 2797/5480 ਹਿੱਸਾ, ਗਿਆਨ ਜੋਤੀ ਅਸਟੇਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1227/2740 ਹਿੱਸਾ) ਧਾਰਦ 3-6-13 ਦਾ ਖੇਵਟ/ਖਤੌਨੀ ਨੰਬਰ 304/322 ਨੰਬਰ ਖਸਰਾ 341(2-0) ਦਾ 3/4 ਹਿੱਸਾ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮ: 233/375 ਹਿੱਸਾ, ਅਮਾਸਦੀਪ ਬਿਲਡਟੈਕ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1/10 ਹਿੱਸਾ, ਸਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 43/1500 ਹਿੱਸਾ) ਧਾਰਦ 1-10 ਦਾ ਨੰਬਰ ਖਸਰਾ 342(3-13) ਦਾ 3/4 ਹਿੱਸਾ (ਮਾਲਕੀ ਸਟਾਰਵਾਲ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮ: 2269/3850 ਹਿੱਸਾ, ਅਮਾਸਦੀਪ ਬਿਲਡਟੈਕ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 547/5475 ਹਿੱਸਾ, ਸਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 623/21900 ਹਿੱਸਾ) ਧਾਰਦ 2-14-15 ਦਾ ਨੰਬਰ

58

344(0-12) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 373/600 ਹਿੱਸਾ, ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1/10 ਹਿੱਸਾ, ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 17/600 ਹਿੱਸਾ) ਬਰਾਬਰ 00-9 ਦਾ ਨੈਬਰ ਖਸਰਾ 345(1-9) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 7/12 ਹਿੱਸਾ, ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1/6 ਹਿੱਸਾ) ਬਰਾਬਰ 1-1-15 ਦਾ ਨੈਬਰ ਖਸਰਾ 348(0-8) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮ: 3/5 ਹਿੱਸਾ ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 121/1200 ਹਿੱਸਾ, ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 7/240 ਹਿੱਸਾ) ਬਰਾਬਰ 0-6 ਦਾ ਨੈਬਰ ਖਸਰਾ 356(3-12) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 2237/3600 ਹਿੱਸਾ, ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 103/3600 ਹਿੱਸਾ, ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮ: 1/10 ਹਿੱਸਾ) ਬਰਾਬਰ 2-14 ਦਾ ਨੈਬਰ ਖਸਰਾ 357(0-7) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 87/140 ਹਿੱਸਾ, ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 211/2100 ਹਿੱਸਾ, ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 59/2100 ਹਿੱਸਾ) ਬਰਾਬਰ 00-05-5 ਦਾ ਨੈਬਰ ਖਸਰਾ 360(4-16) ਦਾ 3/4 ਹਿੱਸਾ (ਆਸਵੀ ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 137/4800 ਹਿੱਸਾ ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿ: 137/4800 ਹਿੱਸਾ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1989/3200 ਹਿੱਸਾ) ਬਰਾਬਰ 3-12 ਦਾ ਨੈਬਰ ਖਸਰਾ 363(4-0) (ਆਸਵੀ ਅਮਰਦੀਪ ਬਿਲਡਕੋਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 7/12 ਹਿੱਸਾ ਅਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1/6 ਹਿੱਸਾ) ਦਾ 3/4 ਹਿੱਸਾ ਬਰਾਬਰ 3-0 ਦਾ ਅਦਲ /ਖਤੌਨੀ ਨੈਬਰ 408/441 ਨੈਬਰ ਖਸਰਾ 376(3-16) 377(3-16) ਕਿੱਤੇ 2 ਰਕਬਾ 7-12 ਸਾਝਾ ਰਕਬਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 6298/7600 ਹਿੱਸਾ, ਨੈਪਚਿਊਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 1302/7600 ਹਿੱਸਾ) ਦਾ ਨੈਬਰਜ਼ ਖਸਰਾ 371(4-0) 374(4-0) 375(4-0) ਕਿੱਤੇ 3 ਰਕਬਾ 12-0 ਸਾਝਾ ਰਕਬਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 663/800 ਹਿੱਸਾ ਨੈਪਚਿਊਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 137/800 ਹਿੱਸਾ) ਦਾ ਨੈਬਰ ਖਸਰਾ 372(4-0) ਸਾਝਾ ਰਕਬਾ (ਆਸਵੀ ਸਟਾਰਵਾਲਡ ਇੰਨਫਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮ: 83/100 ਹਿੱਸਾ ਨੈਪਚਿਊਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਡ 17/100 ਹਿੱਸਾ) ਦਾ [redacted] ਖਤੌਨੀ/ਖਤੌਨੀ ਨੈਬਰ 410/443 ਨੈਬਰਜ਼ ਖਸਰਾ 444(2-16) 446(3-4) 447(1-12) 448(1-8) 449/1(0-12) 449/2(0-19) ਕਿੱਤੇ 6 ਰਕਬਾ 11-11 ਸਾਝਾ ਰਕਬਾ



59

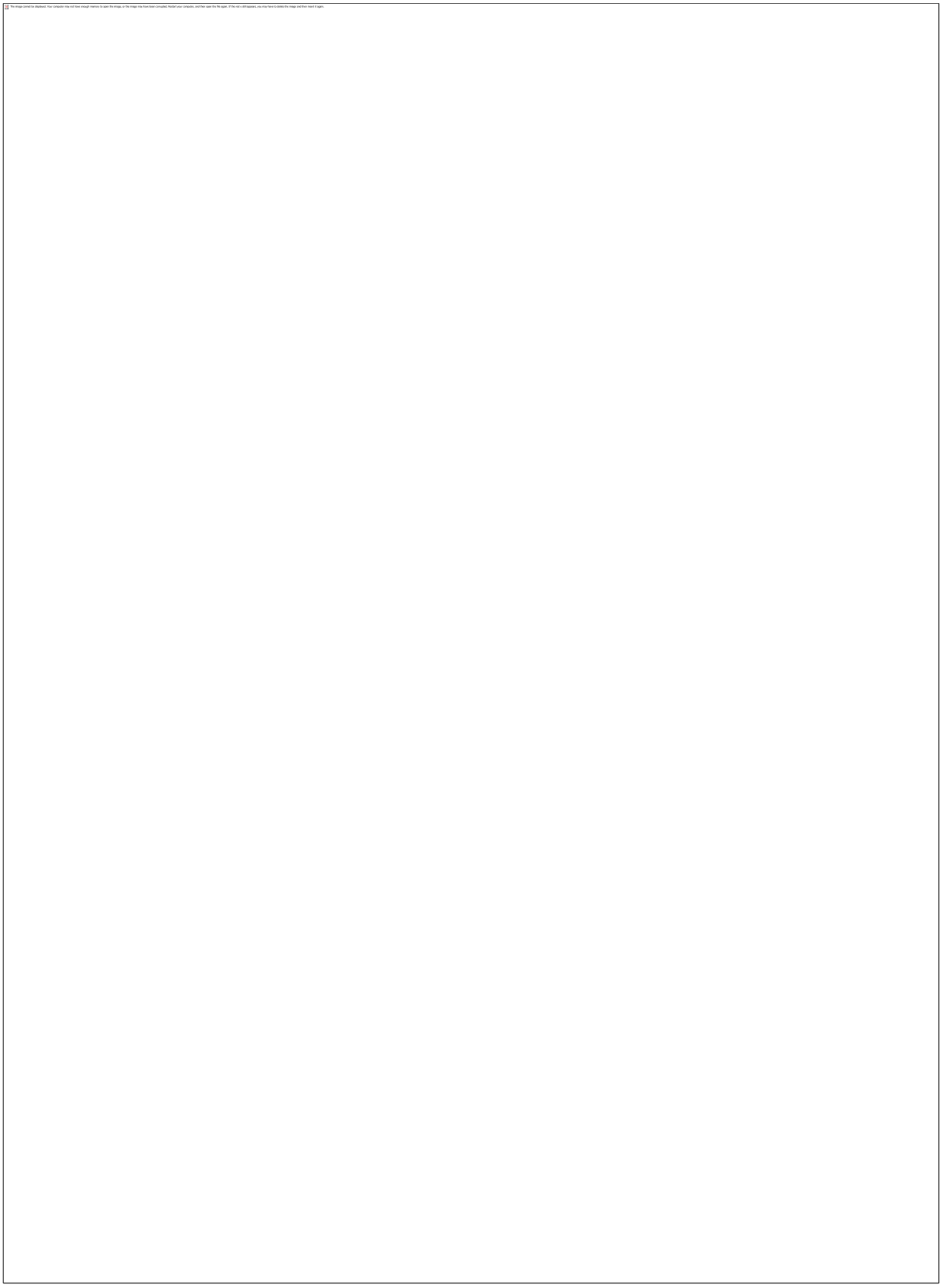
(6)

※(ਮੈਸਰਜ਼ ਅਮਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ ਅਸਲੀ ਮੋਰ ਚੀ-17 ਨਿਊ ਚਿੱਤੀ 1/3 ਹਿੱਸਾ ਅਤੇ ਸਿਮਰਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ ਅਸਲੀ ਮੋਰ ਚੀ-17 ਨਿਊ ਚਿੱਤੀ 2/3 ਹਿੱਸਾ) ਦਾ ਚੱਟ/ਚਤੌਨੀ ਨੰਬਰ 411/444 ਨੰਬਰ ਧਨਰ 443(1-13) ਦਾ 5/6 ਹਿੱਸਾ (ਮਾਰਨੀ ਡੈਵੇਲਪਰਜ਼ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 5/66 ਹਿੱਸਾ ਅਤੇ ਅਮਰਮਾਨ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 1/11 ਹਿੱਸਾ ਅਤੇ ਸਿਮਰਨ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 2/3 ਹਿੱਸਾ) ਰਕਬਾ 1-7-10 ਦਾ ਚੱਟ/ਚਤੌਨੀ ਨੰਬਰ 408/441 ਨੰਬਰ ਧਨਰ 464(2-19) ਸਾਲਮ ਰਕਬਾ (ਮੈਸਰਜ਼ ਸਰਾਫ਼ਵਾਲਾ ਇਨਫ੍ਰਾਸਟਰਕਚਰ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 489/590 ਹਿੱਸਾ ਪ੍ਰੋਮੋਟਰਜ਼ ਪ੍ਰੋਜੈਕਟਸ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ 101/590 ਹਿੱਸਾ) ਕੁੱਲ ਅਰਾਜ਼ੀ 127-12-2 ਤੇ ਤਿਬੰਦ ਪਾਸ ਹੈ ਜੀ/ (ਅਭਿਜੀਤ ਪੱਤਰੇਵੰਸ਼ਾ) ਸਾਡ ਨੱਥੀ ਹਨ।

26/11/24

60

KHEWAT /KHATONI NO.	KHASRA NUMBER	TOTAL AREA		AREA UNDER CLU/POSS		OWNED			NOT OWNED		
		BIGHA	BISWA	BIGHA	BISWA	BIGHA	BISWA	BISWASI	BIGHA	BISWA	BISWASI
35/39	411	5	13	5	13	4	19	7			
36/40	409	2	19	2	19	2	3	0			
36/40	407	0	2	0	2	0	1	15.16			
36/40	408	0	1	0	1	0	0	17.58			
36/40	410	4	18	4	18	4	6	2.96			
51/57	450	0	16	0	16	0	8	0	0	0	13
51/58	440	4	12	4	12				0	3	13.8
51/58	441	3	15	3	15				0	3	0
51/58	442	0	3	0	3				0	0	2
51/58	451	2	6	2	6				0	1	17
51/58	452 MIN	1	6			0	13	0	0	1	0
51/59	452 MIN	0	6			0	3	0	0	0	5
51/60	452 MIN	3	0			1	10	0	0	2	8
53/62	453	3	14			1	17	0	1	14	11
54/63	454	2	8	2	8				1	5	4
149/162	431	1	7						1	4	15
217/230	433	1	18	1	18	1	18				
237/250	484	5	3			0	7	2	0	3	3
246/262	480	4	0			2	0		0	4	0
249/265	461	0	18						0	9	0
261/277	414	4	0			0	13	6.6			
261/277	415	3	16			0	12	13			
261/277	416	3	16			0	12	13			
261/277	417	3	16			0	12	13			
262/278	425	4	0			0	13	6.6			
263/279	428	4	0						0	13	6.6
264/280	429	3	11	3	11				0	11	16.6
264/280	430	1	12	1	12				0	5	6.66
265/281	466	3	19			0	13	3.3			
268/284	436	4	0			0	13	6.66	0	13	6.6
269/285	437	3	10			0	11	13	0	11	13
270/286	439	3	8	3	8	0	11	6.6			
271/288	426	3	0								
271/288	427	4	0			0	13	6.66			
296/314	365	2	0	2	0	0	14	5	0	19	13
296/314	366	2	0	2	0	0	14	5	0	19	13
296/314	367	2	0	2	0	0	14	5	0	19	13
296/314	368	2	6	2	6	0	16	7	1	2	12
296/314	370	4	0	4	0	1	8	9	1	19	6
296/314	987/369/1	0	15	0	15	0	5	7	0	7	7
296/314	988/369/2	1	14	1	14	0	12	2	0	12	12
302/320	347	1	7	1	7	0	4	7	0	4	10
303/321	343	3	6			1	1	7	0	0	6
304/322	341	2	0	2	0	1	4	17			
304/322	342	3	13			2	5	7			
304/322	344	0	12	0	12	0	7	9			
304/322	345	1	9	1	9	0	4	16	0	16	18
304/322	348	0	8	0	8	0	4	19			
304/322	356	3	12			2	4	15			
304/322	357	0	7			0	4	7			



ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.08

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 24-06-2025 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 32ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ 24.06.2025 ਨੂੰ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਰਣ ਸਬੰਧੀ ਅਜੰਡਾ ਨੋਟ ਅਨੁਲੱਗ-ਉ ਤੇ ਕਮੇਟੀ ਅੱਗੇ ਸੂਚਨਾ ਹਿੱਤ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਮੱ. ਨੰ:	ਵਿਸ਼ਾ	ਫੈਸਲਾ	ਫੈਸਲੇ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਕਾਰਵਾਈ
32.01	ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਸ੍ਰੀ ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ ਵਿਖੇ ਰਿਹਾਇਸੀ ਅਰਬਨ ਅਸਟੇਟ ਅਤੇ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13-06-2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ, ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ। ਇਸ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਫਤਿਹਗੜ ਸਾਹਿਬ ਵਲੋਂ ਪੱਤਰ ਨੰਬਰ 871 ਮਿਤੀ 25-06-2025 (ਅਨੁਲੱਗ-01) ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ ਰਿਹਾਇਸ਼ੀ ਅਰਬਨ ਅਸਟੇਟ ਵਿੱਚ ਕੋਈ ਸੀ.ਐਲ.ਯੂ/ਬਿਲਡਿੰਗ ਪਲੈਨ/ਐਨ.ਓ.ਸੀ/ਰਾਈਟ ਟੂ ਬਿਜਨਸ ਦਾ ਕੇਸ ਵਿਚਾਰ ਅਧੀਨ ਨਹੀਂ ਹੈ। ਗਮਾਡਾ ਵਲੋਂ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਸਬੰਧੀ ਰਿਪੋਰਟ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ।	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

32.02	ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰਾਜਪੁਰਾ ਵਿਖੇ ਨਵੀਂ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪਟਿਆਲਾ ਵਲੋਂ ਪੱਤਰ ਨੰਬਰ 1302 ਮਿਤੀ 25.06.2025 (ਅਨੁਲੱਗ-02) ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਤਜਵੀਜਤ ਸਾਈਟਾਂ ਵਿੱਚ ਕੋਈ ਵੀ ਸੀ.ਐਲ.ਯੂ/ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੈਂਡਿੰਗ ਨਹੀਂ ਹੈ।	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।
32.03	**ਗਮਾਡਾ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰੂਪਨਗਰ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟਸ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।**	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13-06-2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

		ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ। ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਰੂਪਨਗਰ ਤੋਂ ਪੱਤਰ ਨੰਬਰ 801 ਮਿਤੀ 24-06-2025 (ਅਨੁਲੱਗ-03) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਿਪੋਰਟ ਨਾਲ ਨੱਥੀ ਹੈ।	
32.04	**ਮੋਹਾਲੀ ਸਰਹੰਦ ਗਰੀਨ ਫੀਲਡ ਐਕਪ੍ਰੈਸ ਵੇਅ ਅਤੇ ਮੋਹਾਲੀ ਸ੍ਰੀ ਫਤਿਹਗੜ੍ਹ ਸਹਿਬ ਸਟੇਟ ਹਾਈਵੇਅ ਦੇ ਦੋਵੇਂ ਪਾਸੇ ਇਕ -ਇਕ ਕਿਲੋਮੀਟਰ ਵਿੱਚ ਇੰਟੀਗਰੇਟਿਡ ਇੰਡਸਟ੍ਰੀਅਲ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ।**	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ	ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

		ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ । ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਰਿਪੋਰਟ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ।	
32.05	Acquisition of land-Sector 120, 121, 122, 123 & 124.	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ। ਇਸ ਸਬੰਧੀ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਤੋਂ ਪੱਤਰ ਨੰਬਰ 1854 ਮਿਤੀ 24.06.2025 (ਅਨੁਲੱਗ-04) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਲਿਸਟ ਨਾਲ ਨੱਥੀ ਹੈ।	ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਕੀਤੇ ਫੈਸਲੇ ਮੁਤਾਬਿਕ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਲਿਆਦੀ ਜਾ ਰਹੀ ਹੈ।
32.06	Acquisition of land-Sector 84, 87, 101, 103 and missing	ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਇਸ ਸ਼ਰਤ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ	ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵੱਲੋਂ

	Kharsa Numbers of Sector 76 to 80.	06.06.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਲਈ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਇਸ ਤਰ੍ਹਾਂ ਦੀਆਂ ਅਰਜੀਆਂ ਤੇ ਵਿਚਾਰ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸੇ ਡਿਵੈਲਪਰ/ ਪ੍ਰਮੋਟਰ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਫੈਸਲੇ ਤੋਂ ਪਹਿਲਾਂ ਸਬੰਧਤ ਏਰੀਏ ਵਿੱਚ ਪ੍ਰੋਜੈਕਟ ਅਪਲਾਈ ਕੀਤਾ ਹੋਵੇ ਅਤੇ ਉਸ ਦੀ ਮਾਲਕੀ ਅਤੇ registered consent ਦੀ ਪੁਸ਼ਟੀ ਹੋਵੇ ਤਾਂ ਉਨ੍ਹਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਰਬਨ ਅਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਵਿੱਚ ਪਾਰਦਰਸ਼ਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਹ ਜਰੂਰੀ ਹੋਵੇਗਾ ਕਿ ਜਿਸ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਅਰਬਨ ਅਸਟੇਟ ਸਥਾਪਨਾ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ। ਉਸ ਦਿਨ ਤੱਕ ਅਰਬਨ ਅਸਟੇਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਜਿਸ ਕਿਸੇ ਦੇ ਪ੍ਰਮੋਟਰ/ਡਿਵੈਲਪਰ ਵੱਲੋਂ CLU ਦੀ ਅਰਜੀ ਦਿੱਤੀ ਗਈ ਹੋਵੇ/ ਵਿਚਾਰ ਅਧੀਨ ਹੋਵੇ ਉਹਨਾਂ ਕੇਸਾਂ ਦੀ ਲਿਸਟ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੇਸ਼ ਕਰਦੇ ਸਮੇਂ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਵੇ। ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਰਿਪੋਰਟ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ।	ਅਜੰਡੇ ਵਿੱਚ ਕੀਤੇ ਫੈਸਲੇ ਮੁਤਾਬਿਕ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਲਿਆਦੀ ਜਾ ਰਹੀ ਹੈ।
32.07	**Acquisition of land for Aerotropolis Phase-2 (Pocket E, F, G, H, I and J) Near Aerocity and IT City in SAS Nagar Planning Area.**	ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।	ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਕੀਤੇ ਫੈਸਲੇ ਮੁਤਾਬਿਕ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਲਿਆਦੀ ਜਾ ਰਹੀ ਹੈ।

ਅੰਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.09

(Public Relation Branch)

Subject: Annual Administrative Report for the Year 2021-22.

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 (GMADA) and submit that report to the State Government.

In view of the said provision, report for the year 2021-22 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2021-22 attached).

Report for the year 2021-22 has been approved at the level of Hon'ble Chairman, GMADA-cum-CM, Punjab and the same is placed for ex-post facto approval of the Authority

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2021-2022

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(GMADA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

Greater Mohali Area Development Authority (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 immoveable and to contract.

GMADA has been entrusted for planned development in Sahibzada Ajit Singh Nagar (Mohali) and other areas falling under its jurisdiction. The development is carried out as per approved Master Plans of Sahibzada Ajit Singh Nagar as well as New Chandigarh. GMADA has developed Sectors 76-80 in Urban Estate, Mohali and other urban estates such as Aerocity, I.T. City, Ecocity Phase 1 & 2, Medicity Phase 1 & 2 and Sectors 88-89.

For the development of urban estates, land is acquired as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. But, as the acquisition through the Act is quite a lengthy process, GMADA is acquiring land through its land pooling policy also. Considering future requirements, land has been acquired for Aerotropolis project to be developed in vicinity of the International Airport at S.A.S. Nagar. Land acquisition is underway for setting up an industrial park over around 500 acres land in Sector-101, S.A.S. Nagar.

Besides urban development, house building is another function of the Authority. The work of development of land is carried out by GMADA or by private agencies/co-operative societies, house builders.

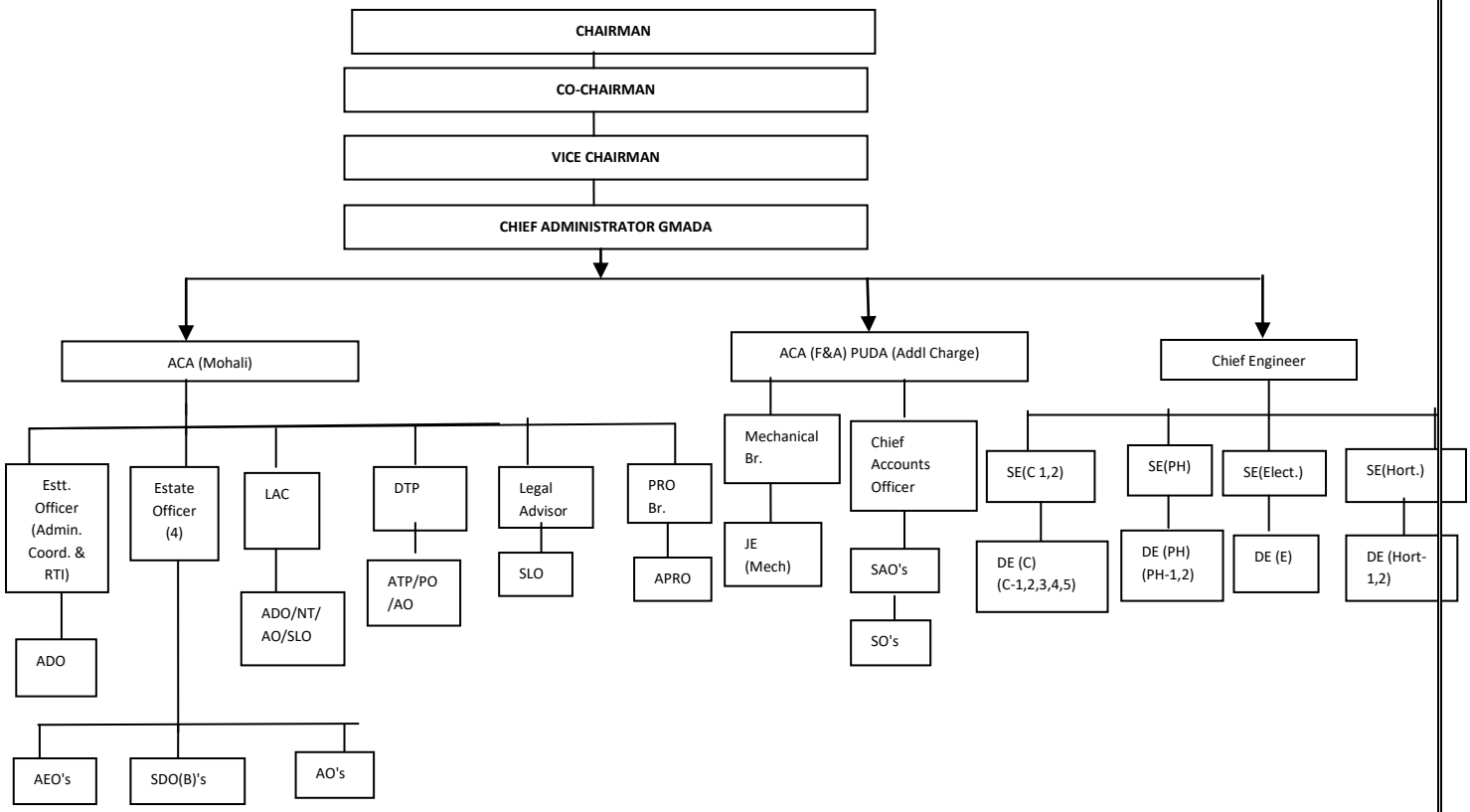
The Development Authority is also working to fulfill various basic needs of the residents of developed Urban Estates. Moving ahead in this directions, GMADA has taken up work of laying 80 MGD Water Supply Pipelines from Bhakra Main Line to Village-Sinhpur, Mohali in which 20 MGD water treatment plant has been constructed to treat the Canal water at a cost of Rs. 115.81 crore. Further, a rising main pipeline

has been laid from WTP, Village-Sinhpur to various sectors of Mohali with a cost of Rs. 59.23 crores. Rising main pipeline to supply the treated water to residents of Chandigarh with a cost of Rs. 42.41 crores is being laid. The tentative date of completion is june, 2022. GMADA is upgrading existing 10 MGD STP on UASB Technology to 15 MGD STP on SBR Technology.

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.

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF GMADA



2. b) STRUCTURE AT THE SECRETARIAT LEVEL, DIRECTORATE AND DISTRICT LEVEL, BLOCK LEVEL, SUB-DIVISION LEVEL, WITH DESIGNATIONS AND IMPORTANT FUNCTIONARIES)
(The name of the incumbents of posts need not to be mentioned.)

(i) Members of the authority and detail of category-wise posts in GMADA during the year 2020-21 can be seen at Appendix I & II.

(ii) 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.

3. VISION, MISSION & GOALS

(a) Vision:

To promote balanced and sustained urbanization and create effective & efficient planning, development and management frame-work for guiding all future developments.

(b) Mission:

- Recognizing the increasing critical and vital role of Urban Centres as:-
  (a) Generators of employment, promoters of economics development:
  (b) Providers of quality social, physical infrastructure and amenities; and
  (c) Areas of increasing concentration of Punjab's future population.
- To consider every citizen of urban areas as its focus around which the entire process of urban planning, development & management would gravitate;
- To create an enabling environment within which human beings would become more productive and would have an appropriate level of quality of life;
- To encourage spatial dispersal of economics and employment opportunities, both in the urban and rural areas;
- To focus on areas of low urbanization to achieve balanced population distribution;
- To make the planning mechanism more flexible and responsive to the needs of citizens and also participatory in nature;
- To ensure total coverage of urban areas in terms of water supply, sewage, sanitation and other social amenities;
- To establish an effective land use planning mechanism for achieving total freedom from any unplanned growth and unauthorized conversion of land use;

- To introduce modern methodologies and latest technologies involving IT, I.T enabled services, G.I.S, Remote Sensing, Aerial Photography for better planning, better development and curbing encroachments and violations in urban areas;
- To use the mechanism of urban development for levering the growth and development of rural areas, minimizing migration from rural areas to urban centres and from smaller to large urban centres;
- To encourage private participation in creating, maintaining and operation of urban infrastructure;

(c) Goals:

- To promote and secure better planning and development of the State.
- Preparation and implementation of Regional Plans, Master Plans, New Township Plans and Town Improvement schemes.
- Promoting research and development of new techniques in:
  - City Planning
  - Urban Development
  - Affordable Housing

d) A summary of existing policies, future policy reforms & specific plans to achieve long-term goals:-

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.

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

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

2.2 **HOUSE ALLOTMENT POLICY**:

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

2.3 MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS

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

1. 10% of the total price of the house is paid by the applicant at time of submission of application.

2. 15% of the cost less earnest money is paid within 60 days from the date of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.

3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly installments with interest.

3. PLOT ALLOTMENT POLICY

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

4. ALLOTMENT POLICIES

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. 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%	3% 01%	04% 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 (including war widows) 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 (a) chronic neurological conditions, such as- (i) "multiple sclerosis"; (ii) "parkinson's disease. (b) Blood disorder-		01% 01% 01% 01%	05%

	(i) "haemophilia" (ii) "thalassemia" (iii) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)		01%	
7	Sports person. (As per Notification No.5/03/2013-1Hg1/1128 dt. 11th April,2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)	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, ii) (a) 100% Disabled soldiers of Punjab Domicile	In case of Serving and Retired Defence Personnel & Paramilitary Forces, (including war-widows of these categories) and 100% disabled soldiers of Punjab domicile, A valid certificate issued by Deputy-Director , Distt. Sainik Board is required.

	(b) 40% & above Disabled soldiers of Punjab Domicile (In case plots are left out after considering the application received from 100% Disabled soldiers).	
3	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/Police Medals for Gallantry	(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat from any other scheme in any other part of country. (b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awarded was unmarried, the mother or father in that order. The following order of precedence will be adopted. (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 The higher category awardee shall get precedence over the lower category awardees.
4	Legal Heirs **(including war widows)** of Army/Paramilitary	Legal heirs (Excluding War Widows of Serving and Retired Defence Personnel & Paramilitary

	forces, Punjab Police, Personnel Killed in action (war or on law & order duty)	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. 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.
5	Riot affected and Terrorist affected families.	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. And 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. **A valid certificate issued by the concerned Deputy-Commissioner regarding Riots effected/ Terrorists effected is required as per Annexure A & B.**
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.**

7	Specified Disabilities: 1. Physical disability	**1. Physical disability:-** **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- (a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from- (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, (ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity; (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; (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; (c) "dwarfism" means a medical or genetic condition resulting in an adult height of 4 feet 10 inches (147 centimeters)or less; (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; (e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance. **B.** Visual impairment- (a) "blindness" means a condition where a person has any of the following conditions, after best correction- (i) Total absence of sight; or (ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or (iii) Limitation of the field of vision subtending an angle of less than 10 degree; (b) "low-vision" means a condition where a person has any of the following conditions,

	2. Intellectual disability	namely:- (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. **C.** Hearing impairment- (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; **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. **2. Intellectual disability,** a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behavious which covers a range of every day, social and practical skills, including- (a)"specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that my 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 unusal or stereotypical rituals or behaviours.
		3. Mental behaviour- "mental illness" means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.
		4. Disability caused due to-
	3. Mental behaviour	(a) chronic neurological conditions, such as-
		(i) "multiple sclerosis" means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;
		(ii) "Parkinson's disease" means a progressive disease of the nervous system marked by tremor, muscular rigidity, and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine.
	4. Disability caused due to (a) chronic neurological conditions, such as-	
	(i) "multiple sclerosis";	(b) Blood disorder-
	(ii) "Parkinson's disease.	(i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding;
		(ii) "thalassemia" means a group of inherited

	(b) Blood disorder- (i) "haemophilia" (ii) "thalassemia" (iii) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)	disorders characterized by reduced or absent amounts of haemoglobin. (iii) "sickle cell disease" means a haemolytic disorder characterized by chronic anaemia, painful events, and various complications due to associated tissue and organ damage; "haemolytic" refers to the destruction of the cell membrane or red blood cells resulting in the release of haemoglobin. **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. Any other category as may be notified by the Central Government. AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016
8	Sports person.	The Allotment to sports person shall be made in the order of preference as given under :- (i) Medal winner of Olympic Games, World Cup and Asian Games & Mountaineers, who have scaled Mount Everest. (ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship. (iii) Participants of Olympic Games, World Cup and Asian Games. (iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches**

		*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds. ** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships. *** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches. **** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required. In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger 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. The other eligibility conditions will be as under:- 1. The applicant should be a resident of state of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and 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	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 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. 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.

10	Government Employees	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	1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/ Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife /

		husband or dependent. 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. 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.

(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% rebate 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 reserve ground floor houses for applicants who are 100% handicapped.

III. ELIGIBILITY

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

1. He/She is not less than 18 years old.

2. His/Her monthly income is within the limits prescribed in the advertisement got published by GMADA inviting applications for allotment of houses under a particular scheme.

3. He/ She or any of his/her dependent does not own a plot/house in the urban estate (except ancestral property) in which the house is being applied for.

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

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land Use Estate irrespective of the use of land in the Urban Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.

2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority.:-

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

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

Illustrations:-

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

b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.

2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

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

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

Explanation :

(i) "Dwelling unit" means a functional residential premises in a ''Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.

(ii) "Family" means husband, wife and minor children, whether living together or separately.

2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses

within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.

3.1 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate developed or to be developed in future in the vicinity of the land acquired.

3.2 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority at the price determined by such authority for general public prevailing at the time of allotment for the particular scheme, where the plots are being allotted to them. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.

3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.

3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.

3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.

4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.

4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.

4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.

4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.

5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have

taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.

6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.

7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.

8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.

9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.

10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-05-2011.

11. As regards the oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.

12. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.

13. In view of the changes in existing policy for Oustees of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.

14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

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

6.1 ALLOTMENT OF LAND TO INSTITUTIONS

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

a) It directly serves the interest of the residents of the area in which the site or the building is situated;

b) It is generally conducive to the planned development of the area;

c) It is a society registered under the Societies Registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being 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, GMADA
ii) Addl. Chief Administrator (F&A),GMADA
iii) Addl. Chief Administrator, Mohali
iv) Chief Town Planner, GMADA
v) Addl. Chief Administrator (Policy), Member Secretary.

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

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

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

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

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

6.5 **Price of land**

As determined by GMADA from time to time.

6.6 **Letter of Intent:**

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

6.7 Mode of payment

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

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) 50% of the total reserve price (after adjusting Rs. 45,000/-) shall be deposited within 90 days from the date of issue of letter of intent.

c) Balance 50% 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

Sites are to be sold by way of auction.

ii) Nursing Home Sites

Nursing Home sites are to be sold by way of auction.

6.9 Hotel sites.

Hotel sites are to be sold by way of auction.

6.10 Multiplex sites.

Multiplex sites are to be sold by way of auction**.**

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

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

6.12 Petrol Pump (Policy regarding disposal of Retail Outlets)

1. Applicability :

This Policy shall be applicable to dispose off Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites by PUDA (including OUVGL) & All Special Development

Authorities (established under Punjab Regional and Town Planning and Development Act, 1995) herein called 'Authority' on freehold basis.

2. Eligibility :

Only Government owned Oil Marketing Companies/Private Oil Marketing Companies/Government Department/State Government Undertakings, Entities/Institutions/Individuals holding LOI/licence to establish a pump, issued by Public/Private sector Oil Companies, here-in-after called the bidder, would be eligible to bid under this policy.

3. Mode of Disposal :

(i) Petrol Pump sites shall be sold by way of e-auction.

(ii) As and when the Authority intends to dispose off such retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites, an Advertisement will be published. The dimensions of the site would be annexed to such Advertisement/notice along with a layout plan of each site.

(iii) The reserve price of the petrol pump site shall be 135% of the residential reserve price of concerned Estate/Sector. Reserve Price shall be 150% of the residential reserve price for sites falling on National High ways.

(iv) Cancer Cess @ 2% shall be payable extra over and above final bid price.

(v) The retail outlet may be used for the sale of petroleum products, auto washing and other allied activities of a retail outlet permitted by Licensing Authority. Further in sites upto 1200 Sq. Yds. 15% of total area may be used for commercial purpose, and in sites above 1200 Sq. Yds. upto 25% of the total area may be used for commercial purpose. There shall be no further sub-zoning for utilizing commercial component.

(vi) Before placing the bid, the intending bidder will be required to deposit an amount equivalent to 2% of the reserve price as Earnest Money (refundable/adjustable) payable through e-auction portal of PUDA/Special Development Authorities.

(vii) The said retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) site shall be allotted to the highest bidder after the approval of Competent Authority. However, Authority reserve the right to accept or reject the highest bid without assigning any reasons.

(viii) No CLU, EDC, LF, SIF etc. shall be chargeable on the retail outlet.

4. Deposit at fall of hammer amount

(i) 10% (ten) of total bid amount after adjusting 2% Earnest Money shall be payable online along-

with Cancer Cess within maximum of 3 days acceptance of bid conveyed by SMS/E-mail.

(ii) In case the final bid price accepted by the Authority is less than the collector rate prevailing at the time of conveyance deed then the bidder shall be liable to pay Income Tax applicable to Authority on the difference between collector rate and bid price.

(iii) In case the bidder does not deposit the fall of hammer amount within stipulated period then the earnest money shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. Payment of balance amount

(i) 15% within 30 days from the date of acceptance of bid.

(ii) Allotment letter will be issued within 30 days after the receipt of 15% of bid amount.

(iii) Balance 75% of the amount shall have to be paid in 8 half yearly installments with first installment payable at the end of six months from the date of allotment.

5.1 In case successful bidder does not deposit the 15% amount within 30 days to complete 25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.

5.2 This period of 30 days can be extended in case of extreme hardship up to a maximum of 90 days i.e. (60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of acceptance of bid on a payment of 1.5% surcharge on the due amount and 15% penal Interest on total plot price (except 10% already paid) for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the bid.

6. Interest rate applicable on balance payments and discount on Lump Sum payments

(i) Interest rate applicable on balance payment shall be 9.5% per annum compounded semi-annually.

(ii) Penal Interest in case of default shall be 15% p.a. compounded semi-annually.

(iii) Allottee can make lump sum payment of the balance 75% within 60 days from the date of allotment and in that case 7.50% discount on the balance Principal amount i.e. 75% shall be given.

(iv) In case of Lump Sum payment towards total bid amount is made beyond 60 days then this discount shall be given on Principal amount not yet due apart from that included in next installment.

6.1 In case any instalment or a part there of is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 15% p.a. penal interest compounded semi-annually will be levied on the instalment for the period of delay up to 3 years, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

7. Possession of Site

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be handed over to the successful bidders within a period of 90 days from the allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

8. Other Conditions

(i) No successful bidder whose bid is accepted shall be permitted to withdraw or surrender bid on

any ground, and in case it does so, the earnest money shall stand forfeited in full.

(ii) The Chief Administrator of the Authority or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site without assigning by reason, even if the bid is higher than the reserve price. In case the highest bid is not accepted, the earnest money shall be refunded in full.

(iii) The number of filling points shall be installed at the site as per norms fixed by the Government of India/State Government.

(iv) The site is being allotted for use as a Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) only. It shall not be used for any other purpose and no fragmentation/subdivision of the site or change of land use shall be permitted. Violation of any of these conditions or any other condition shall render the site liable for resumption.

(v) The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plan by the Competent Authority.

(vi) The land rights shall continue to vest in the name of the Authority until final clearance of site dues.

(vii) The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site.

(viii) The successful bidder shall have to start operation of retail outlet within a period of maximum three years from date of allotment. Else he shall be bound to seek extension for a maximum period of six months on payment of fee equivalent to 5% of allotment price. This can be given twice for 6 months each, post which site would be resumed.

(ix) On completion of the building, the allottee shall apply in the prescribed form to obtain completion/occupation certificate from the Competent Authority. The allottee will not be allowed to change any part of the building or construct additional building without the prior approval of revised building plan by Competent Authority.

(X) The allottee shall have to pay all general and local taxes, rates, cesses charges and fee as and when imposed or assessed on the said plot/building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or Municipal Committee or any other statutory , as the case may be.

(Xi) The site is offered on 'as is where is' basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.

(Xii) The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations as amended from time to time.

(Xiii) The Competent Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such and things and all costs incurred in connection therewith or in any way relating therewith.

(Xiv) Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules 2018 and Policies/Guidelines framed from time to time by the Government and shall the building plans approved from the Competent Authority.

(XV) The allottee shall be liable to obtain access to road from the concerned Competent Authority/Authorities at his own level.

(XVi) Suitable entry and exit retro reflective sign bords, as per norm/specification shall be installed for guidance of motorist as per the condition of license or guide lines issued by Government of India.

(XVii) It shall be the responsibility of the successful bidder to obtain all necessary approvals from State Government and Centre Government to run a retail outlet.

(XViii) Stipulation of No construction zone and Green buffers shall be adhered to and no Commercial built-up activity shall be allowed within No Construction Zone or Green Buffer Zone.

(XiX) Allowable Commercial uses are retail outlets, departmental stores, restaurants only. No warehouse/storage activity, marriage palace, hotel, usage of tents or any other fire hazard activity or threat to the pump users, shall be allowed. Any other use of commercial component shall be allowed with the approval of the concerned Chief Administrator of the Authority.

(XX) A set-back of minimum 10 m shall be left for commercial component from ROW of the road.

(XXi) Commercial component shall be allowed in a separate building. It shall neither be sub divided nor sold out.

(XXii) For sites upto 1200 Sq. Yds. allowable FAR would 1:03 and for sites above 1200 Sq. Yds. it will be maximum of 1:0:5 subject to fulfillment of norms of setback, parking and fire.

(XXiii) Parking for commercial component shall be provided near commercial component as per prevailing building rules for commercial activity.

(XXiV) Transfer of such sites shall not be allowed until one year from the successful operation of retail outlet.

(XXV) Occupation certificate for commercial component shall not be provided until the retail outlet is made operational.

(XXVi) The allottee shall be liable to get all other approvals required under any other law/rules at his own to operationalise the petrol pump.

(XXVii) 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 (Name of the concerned Authority). Arbitration shall be governed under the provisions of Arbitration and Conciliation (Amendment) Act, 2015. (Name of the Authority) and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

6.13 ALLOTMENT OF LAND FOR CHARITABLE INSTITUTIONS:

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

b. Rates are as follows :-

CHARITABLE INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc .	Allotment	Free of cost
Others Government Aided or Private	for other 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	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate / Sector / Scheme. (Amended vide letter no. 510-21 dated 07.01.2019) [Rest of the terms and conditions for allotment of site shall be same as circulated by CAO, PUDA vide letter no. 9349-74 dated 27.10.2006 and as amended from time to time.

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUITIONS:

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 lump sum 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 Serivces- 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 lump sum without any interest within 60 days from the date of issue of allotment letter by the Institutions, Govt. Departments/Public Sector undertakings and institutions owned and managed by the Central or State Govt. respectively.

6.19 ISSUE OF ALLOTMENT LETTER

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

6.20 POSSESSION

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

6.21 OWNERSHIP

i) The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to mortgage, hypothecate the land to a financial Institution/Bank for the principle amount and interest to be accrued thereon to the extent the payment of the cost of land is made to the Authority for the purposes of raising loan for execution of construction of building.

ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trust and Societies registered under the relevant Acts subject to the payment of a transfer fee equivalent to 9% (nine percent) of the total value of the site to GMADA.

iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/Board members are being changed.

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

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

6.23 CANCELLATION OF ALLOTMENT

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

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

The allottee shall have to complete the building within a period of three years and no extensions shall be allowed beyond this period except in exceptional cases for another two years for reasons to be recorded in writing, on payment of extension fee subject to such terms and conditions as may be determined by the Govt./Authority from time to time. In case of non-completion of the project in

time, the allotment shall be liable for cancellation and the entire amount deposited shall be forfeited in favour of GMADA. However, no extension fee is chargeable from the Punjab Government Departments.

6.25 REGULATIONS OF CONSTRUCTION

a) All development and construction will be done as per the regulations, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.

b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the execution of the project, the Authority will issue all required approvals promptly.

6.26 INSPECTION BY AUTHORITY OFFICIALS

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

6.27 ARBITRATION

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, GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

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

e) Comparative targets/performances of the current year and last two years. Analyze reasons for changes in annual targets and trends in performances of each program / project at all administrative levels i.e. District, Block Town & Village):

Sr. No.	Programme/ Project	Current Year (FY) 2021-22		Previous year (FY-1) 2020-21		2nd Previous year (FY-2) 2018-19	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Construction of internal roads of Aerocity, SAS Nagar under Stage Construction (LHS+RHS)	-	-	100%	100% completed	5%	Work allotted on 26-02-2020 (Delay in progress due to COVID-19

							pandemic nationwide lockdown)
2.	Construction of 200' wide PR-7 road from Sector dividing road of Sector-120/125 (Bajwa Developer-Sunny Enclave) via road dividing Sector-123/124 upto PR-4 road in New Chandigarh	100% completion	75% completed	55%	27% work completed	-	-
3.	Construction of 100' wide Sector dividing road, Sector 97/106-98/105, SAS Nagar	100%	100% work completed	100%	100% work completed	5%	Work allotted on 26-02-2020 (Delay in progress due to COVID-19 pandemic nationwide lockdown)
4.	Contruction of 150' wide Sector dividing road starting from Sector junction 77/76-88/89 to Sector junction 80/81-84/85, SAS Nagar	100%	100% work completed	100%	100% work completed	20%	Work allotted on 28-01-2020
5.	Construction of 200' wide road from junction 88-96-87-97 to junction 84-100-83-101, SAS Nagar	100%	100% work completed	100%	100% work completed	100%	Land under proposed road (approx. 1KM) under litigation with wave estate
6.	Widening and construction of 3 no. high level bridges at 200' wide PR-4 road, New Chandigarh, SAS Nagar, (including 5 years maintenance)	10% completion	The work has been allotted	-	-	-	-
7.	Up-gradation of existing 10 MGD STP on UASB technology to 15 MGD Sewage Treatment Plant (STP) at Sector-83, SAS Nagar on SBR with Advanced Biological Nutrient Removal Technology along with 5 MGD Ultra Filtration (UF) based Tertiary Treatment Plant (TTP) and other works contingent thereto including one year defect	15% completion	5% completed	-	-	-	-

	liability period (DLP) and there after 10 years Operation & Maintenance on turnkey and Lump Sum basis (on EPC mode.)						
8.	Construction of 20 MGD Water treatment Plant at Village- Sinhpur, SAS Nagar	100% completion	Work completed The O & M of project has started	100%	Work was under progress	50%	Work allotted on 12-06-2019 (Delay in progress due to COVID-19 pandemic nationwide lockdown)
9.	Laying of Rising Main of 45 MGD capacity	100% completion	Work completed The O & M of project has started	100%	Work was under progress	10%	Work allotted on 05-02-2020 (Delay in progress due to COVID-19 pandemic nationwide lockdown)
10.	Allotment for the balance work of 480 nos. apartments in 8 towers and repair of defective work in 342 number apartments of PPA sector-88 at SAS Nagar (Civil, Public Health, Electrical and Horticulture at risk and cost of M/s Simplex Infrastructure Ltd.)	50% completion	Work in progress	-	-	-	-
11	Upgradation/strengthening of 200 feet wide road from Aerocity roundabout to Kharar-Banur National Highway (PR-9 road), SAS Nagar (On EPC Mode)	30% completion	10% completed	-	-	-	-
12	Development of Parks in IT City, SAS Nagar	40% completion	35% Work in progress	-	-	-	-
13	Upgradation of 200 feet wide HR-2 road from Mullanpur/UT Boundary to Kurali Siswan T junction in New Chandigarh SAS Nagar (including 5 years maintenance)	50% completion	Work in progress	-	-	-	-

14	Re-carpetting of roads in Ecocity Phase-1, New Chandigarh area, SAS Nagar (including 5 years maintenance)	30% completion	Work in progress	-	-	-	-
15	Development of Commercial Pockets of IT-City, SAS Nagar including 5 yrs maintenance	30% completion	Work in progress	-	-	-	-
16	Development of Commercial pockets at IT at SAS Nagar-Electrical works	10% completion	Work in progress	-	-	-	-
17	Providing electrification in various Commercial pocket of Sector-78, 79and 80 at SAS Nagar	10% completion	Work in progress	-	-	-	-
18	Design and Construction of 15 MLD capacity Main Pumping Station (MPS), 10 MLD capacity Sewage Treatment Plant (STP) based on SBR Technology and 5 MLD capacity Teritery Treatment Plant (TTP) at Aerocity, SAS Nagar along with all other works contingent thereto including Operation for first year (during DLP) and Operation and Maintenance for nine years (Total period of 120 months)	100% completion	45%	20%	5%	-	-
19	Development of Horticulture Works in Parks with 3 years maintenance in Sector-88 and 89, SAS Nagar	40%	Work in progress	-	-	-	-
20	Construction of trench in green belts and under road crossing for providing 11 KV connectivity to various Commercial Pockets of Aerocity, SAS Nagar	40%	Work in progress	-	-	-	-

4. ORGANISATIONAL SWOT ANALYSIS

- Strength: (steps taken by organization to leverage its strengths)
  Investors are always eager to buy property from Government. Taking this into account, favourable policies resulting in successful sale of properties have been formulated. Besides this, making optimum use of IT, Authority has switched from the traditional method of holding manual auctions to conducting e-auction. This experiment has worked as it has resulted in transparency in disposal of property as well as wider participation of bidders in the auction process besides earning huge profit to the Authority.
- Weakness: (steps taken to remove its weaknesses)
  The workload of various offices of the Authority has increased manifold with formation of new Urban Estates. Presently, there is shortage of staff and there is need for recruitment in difference cadres. Though recruitment drives have been conducted time to time, still there is scarcity of staff which needs to be addressed to deliver the services in time bound and efficient manner.
- Opportunity: (steps taken to leverage new opportunities)
  Authority is having huge land bank available. Selling the properties in regulated manner and introducing more investor friendly policies could result into more profitable sale of property. Authority has thrived on the new avenues in IT field such as online delivery of payment, services under RTS, implementation of e-office, gateway & SMS gateway system etc. All these measures have been adopted to better the delivery of various services to public and stakeholders.
- Threats: (steps taken to mitigate threats to organization)
  There is need to regulate the supply of property in market, as in future there may be a scenario where the availability of property in comparison to demand would be more. This may result into crash of real estate market, because GMADA being the main entity in property market sets the tone for disposal of property in the region.

c) **Provide a summary of the outcomes from surveys, benchmarks for action, and other assessment metrics for schemes and programmes of the organisation. Include data pertinent to the operations of the organisation.**

1.1 Land Acquisition

Notifications issued for acquiring land for planning and development of new sectors during the year 2021-22 may be seen at Appendix III.

1.2 Position of Plots upto 2021-22

Sr. No.	Scheme/Projects Name	Area/ Locality	Type of Property	LOI Issued	Plots Allotted
1	2	3	4	5	6
1)	ECO City 1 & 2	SAS Nagar	Residential	160	50
			Commercial	-	40
2)	Sector 76-80	SAS Nagar	Residential	-	50
			Commercial	02	10
3)	Aerocity	SAS Nagar	Residential	-	05
			Commercial	124	-
4)	Sector 82-83	SAS Nagar	Residential	-	-
			Commercial	13	-
5)	I.T. City	SAS Nagar	Residential	20	200
			Commercial	-	-

1.3 Details of various sites of GMADA auctioned through e-auction during the year 2021-22

Sr. No.	Type of Property	Site No.	Sector	Area (Sq. Mtr.)	Total Reserve Price Rs.	Total Bid Price	Date of Auction
1	Institutional (Hospital)	Institution Site (For Hospital Purpose)- 1.85 Acre	89	7486.62	117,524,961	215,704,495	08.04.2021 to 26.04.2021
2	Institutional (Educational)	Institution Site (For Education Purpose)- 2.436 Acre	89	9858.06	154,751,826	157,058,612	08.04.2021 to 26.04.2021
3	Group Housing	Group Housing Site-2	88	26369.10	961,601,970	1,110,376,432	08.04.2021 to 26.04.2021
4	Chunk Site	Commercial/ Corporate Site No. 2	68	3638.13	255,051,104	447,875,632	08.04.2021 to 26.04.2021
5	Chunk Site	Commercial/ Corporate Site No. 3	68	3638.13	255,051,104	449,152,615	08.04.2021 to 26.04.2021
6	School Site	School Site	Eco City-1	20234.11	345,477,194	348,957,461	08.04.2021 to 26.04.2021
7	IT Industrial	1-18	101-Alpha	4532.64	75,636,164	87,819,900	08.04.2021 to 26.04.2021

8	IT Industrial	1-19	101- Alpha	4208.88	70,233,581	72,001,310	08.04.2021 to 26.04.2021
9	IT Industrial	1-22	101- Alpha	2023.50	33,766,145	34,785,989	08.04.2021 to 26.04.2021
10	IT Industrial	1-23	101- Alpha	2023.50	33,766,145	34,785,989	08.04.2021 to 26.04.2021
11	Group Housing	Group Housing Site No. 3	88	24391.57	924,391,720	1,322,949,974	04.08.2021 to 16.08.2021
12	Institutional (Educational)	Institutional Site (For Educational Purpose)- Site No. 2	88	9115.62	173,761,948	191,263,939	04.08.2021 to 16.08.2021
13	Institutional (Educational)	Institutional Site (For Educational Purpose)- Site No. 3	88	9114.60	173,742,505	186,867,529	04.08.2021 to 16.08.2021
14	Chunk Site	Commercial, Block E, Adjoining Jubilee	Aerocity	23041.50	1,737,329, 100	1,763,389,037	04.08.2021 to 16.08.2021
15	IT Industrial	1-14	83-Alpha	5099.04	87,173,188	120,500,513	04.08.2021 to 16.08.2021
16	IT Industrial	1-19 (Corner)	83-Alpha	20031.96	292,025,913	294,950,579	04.08.2021 to 16.08.2021
17	IT Industrial	1-45	101-Alpha	2023.43	33,764,976	58,750,290	04.08.2021 to 16.08.2021
18	Booths	67	71	19.26	6,988,857	7,093,728	04.08.2021 to 16.08.2021
19	Group Housing	3-A	88	24803.88	1,210,776, 598	1,490,316,326	07.10.2021 to 14.10.2021
20	Chunk Site	Pocket-1/Block G	Aerocity	20246.57	1,526,591, 378	1,923,505,136	07.10.2021 to 14.10.2021
21	Hospital Site	1-A/Block A	Aerocity	14182.78	334,330,673	479,931,092	07.10.2021 to 14.10.2021
22	IT Industrial	1-13	IT City 83-Alpha	5188.86	101,125,693	116,380,941	07.10.2021 to 14.10.2021
23	Group Housing	GH-12.61 Acres	67	51036.92	2,838,367, 269	2,938,042,374	24.12.2021 to 31.12.2021
24	Group Housing	GH-2, 5.66 Acres	Medicity	22909.78	1,068,603, 778	1,250,873,988	24.12.2021 to 31.12.2021
25	Institutional (Educational)	Institutional Site (For Educational Purpose)- Site No. 1	88	12243.03	237,943,288	336,328,277	24.12.2021 to 31.12.2021
26	Chunk Site	Commercial Chunk Site No.1	Aerocity, Block-H	24296.82	2,077,475, 297	2,815,807,063	24.12.2021 to 31.12.2021
27	Chunk Site	Commercial Site No.1	68	3766.73	417,929,994	428,382,669	24.12.2021 to 31.12.2021
28	IT Industrial	1-18	83-Alpha	8793.84	180,229,751	182,947,047	24.12.2021 to 31.12.2021

1.4 Housing

Position of houses allotted during the year 2021-22

Sr. No.	Category & Number of House	Sector	Allotment Letter and Date
1	LIG No. 1730-B	Sector-64, SAS Nagar	133-34, 04-01-2022
2	LIG No. 1245-A	Sector-64, SAS Nagar	117-18, 04-01-2022
3	LIG No. 1306-B	Sector-64, SAS Nagar	505-06, 07-01-2022
4	MIG No. 602	Sector-63, SAS Nagar	92026, 23-12-2021

1.5 Aerotropolis Project

Sr. No.	Scheme/Projects Name	Area/Locality	Type of Property	No. of LOI Issued	Plots Allottted
1	Aerotropolis Scheme (Pocket A, B, C & D)	Airport Road, Mohali.	Residential	4354	-
			Commercial	2137	-
			Total	6491	

1.6 INFORMATION TECHNOLOGY AND COMMUNICATION

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

1	**Computerization of citizen delivery services:**- For the ease of Allottees/Citizens online Portal has been launched i.e. http://puda.gov.in/. Allottees can apply for the various RTS services online easily and digitally signed certificate has been issued to citizen online.
2	**Online Scrutiny Engine for approval of Building Plans:**- GMADA has started process of online scrutiny engine for approval of Building Plans. Testing of the software is under process.
3	**Implementation of E-office:-** E-office has been successfully implemented in GMADA. Electronically approvals are obtained by all the branches in GMADA through e-office.
4	**Scanning of record**:- M/s Stock holding Document Management services Ltd., Mumbai has been allotted work of scanning files in GMADA.

	Current Status:- Already approx. 90 lacs images of estate office property files have been scanned by the company.
5	**Payment Gateway and SMS Gateway**:- For the Allottee's online payment Gateway and SMS Gateway facility has been provided for their ease.
6	**Websites:**– GMADA's website re-development, Upgradation, redesigning are being made accessible to all including persons with disabilities as per GIGW & WCAG 2.0 guidelines under Accessible India Campaign (AIC). Website daily content management, domain, hosting renewal, SSL certificate and hosting patches management etc. and telephone directory of GMADA on website has been redeveloped and updated. Updation of property orders like cancellation and refund to applicants of GMADA estate office branch.
7	**HRMS System**:- Online centralized H.R.M.S (Human Resources Management System): This is online centralized salary, CPF/GPF, TDS challans processing system which also keeps service data records of all the employees. Updations of office order of all the employees of the authority. This can also be checked by officer/official by using user ID & Password provided to them.
8	**Grievance Redressal and Management System**:- It provides a facility to general public to lodge own grievances related to any office matter online on the Grievance Redressal and Management system and can check status of his/her redressal.

1.7 PUBLIC RELATIONS

1 Information pertaining to Hon'ble Governor/Chief Minister/Finance Minister's address in Vidhan Sabha, activities & achievements of Authority was collected from various Authorities/Branches of GMADA and after compilation was supplied.

2 After approval of Competent Authority Press Release were issued to promote and propagate various policies, initiatives, actions taken by the Authority. Efforts were made to ensure maximum coverage in leading newspapers.

3 Advertisements those to the nature of announcement of auctions, launch of schemes for allotment of plots, awareness about important initiatives/policies were got designed and published. Besides print media professional handling of PR activities in other media lead to success of auctions & schemes, resulting in generation of huge revenue. Other than above, public notices, land notifications, tender notices, court notices etc. were got published in different newspapers.

4 Apart from the print media, publicity of schemes & auctions was carried out on other publicity platforms viz. radio, outdoor, social media. The job

included copy writing of radio script, designing, printing, fixation of banners at different locations etc.

5 News & advertisements which appeared in different media were monitored & submitted to higher officers for information. Necessary follow up/action was taken on published matter whenever orders were received.

6 Got designed brochures, banners, annual reports, balance sheets, single window forms besides printing of D.O. Pads, visiting cards, vouchers & other printing material required by various branches.

7 Supply of newspapers & magazines was ensured to the offices/residences of officers besides making purchase of Acts, Laws, Books desired by various offices.

8 Advertisements and bills pertaining to jobs of printing, purchase of books etc. were processed & sanctions were issued for payment by DDO concerned after receiving financial approval from the Competent Authority.

9 Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.

10 Stationery such as government diaries, calendars were procured from government printing press and made available to various branches at HQ. & to other Authorities.

11 Passes of higher offices for entry to Secretariat were got prepared/issued after coordinating with branches concerned in Secretariat.

12 Necessary travel arrangements for tours of officers were made. This included booking of air, train tickets, arrangement of cabs etc.

b) Describe how data driven decision making and policy formulation has been used to improve processes and programs in your Organization:-

1.a) ACHIEVEMENTS OF POLICY BRANCH FOR THE YEAR 2021-2022

Allotment of Land to the following Departments/Boards/Corporations/Trusts/Societies have been made:-

Sr. No.	Name of Institution	Sector	Area	Purpose
1	Director, Health and Family Welfare, Punjab, Chandigarh	69	0.58 acres	Primary Health Centre/Dispensary
		79	0.578 acres	
2	Civil Surgeon, SAS Nagar	66	8.72 acres	Civil Hospital and Office
3	Principal Secretary, Local Government, Punjab	78	2.237 acres	Auditorium at SAS Nagar
4	President, Punjabi Engineers Welfare Society (Regd.)	78	1.88 acres	Engineers Bhawan

5	Head of Department, Department of Water Supply and Sanitation	57	5.00 acres	Office Complex

1.a) Regulation and Implementation of Acts

TOWN PLANNING (DTP GMADA)

During the year 2021-22, 3 licenses were issued under the PAPRA 1995 to the following promoters for setting up colonies/projects in jurisdiction of GMADA:-

Sr. No.	Name of Promoters	Licence No. and Date	Name of Colony/ Project	Area of the colony/project (in acres)
1.	M/s Gillco Dev. & Builders Pvt. Ltd., # 2169, Sector 61, SAS Nagar.	38/2022 dt. 05.01.2022 to 04.01.2027	Gillco Business Centre, Village-Ballomajra, Tehsil and District- SAS Nagar	06.24
2	M/s KSSP Real Estate Pvt. Ltd.	39/2022 dt. 31.03.2022 to 30.03.2027	Mohali Times Square, Village-Daun and Ballomajra, District- SAS Nagar	06.90625
3	M/s Jubilee Joy Homes LLP	40/2022 dt. 31.03.2022 to 30.03.2027	Jubilee City Gardens, Sector-92 & 116, Village-Chappar Chiri, District- SAS Nagar	25.02

In addition to Planning Wing of Licensing Branch GMADA has issued completion/partial certificates under the PAPRA 1995 to the following colonies & mega projects jurisdiction of GMADA:-

Sr. No.	Name of Colony	Date of issue of Completion /Partial Certificate	Status
01	Towers T5 to T6 including club in Group Housing (GH-10) project- "Eden Court" being developed by M/s Acme Builders Pvt. Ltd. at Sector-91, SAS Nagar, Mohali (1.72 acres)	Issued vide letter No. 1136 dated 28.04.2021	Partial Completion Certificate

02	M/s Radison Red Hotel Plot No.1, Industrial Area, Phase-9, Focal Point, Sector-66, Mohali	Issued vide letter No. 1493 dated 04.06.2021	Partial Completion Certificate
03	Residential Tower No. 6 falling in group housing project situated at Village- Dhodemajra, New Chandigarh, SAS Nagar developed by M/s Ambika Realcon Pvt. Ltd.	Issued vide letter No. 79 dated 11.01.2022	Partial Completion Certificate
04	M/s Emaar MGF Land Limited, Mohali Hills Project, Sector- 99, 104, 105, 106, 108 and 109, SAS Nagar (22.53 acre)	Issued vide letter No. 2795 dated 24.09.2021	Partial Completion Certificate
05	Mega Housing Project situated at sector-94, SAS Nagar developed by M/s Janta Land Promoters Pvt. Ltd. (73.231 acres)	Issued vide letter No. 488 dated 07.03.2022	Partial Completion Certificate
06	Mega Residential Project Wave Estate of M/s Country Colonisers Pvt. Ltd. at Sector-85 & 99, District- SAS Nagar (6.093 acres)	Issued vide letter No. 417 dated 25.02.2022	Partial Completion Certificate
07	Residential Tower No. 4 & 5 falling in group housing project situated at Village- Dhodemajra, New Chandigarh, SAS Nagar developed by M/s Ambika Realcon Pvt. Ltd.	Issued vide letter No. 1606 dated 29.06.2022	Partial Completion Certificate

1.b) PUNJAB NEW CAPITAL (PERIPHERY) CONTROL ACT, 1952:

A. Show Cause Notices issued 152

B. Issued NOC's to un-authorized colonies 03

1.c) PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

A. Registration of Estate Agents 53

B. Registration Certificate of Promoters 55

C. Issued NOC's to Petrol Pump (Retail Outlets) 16

1.d) ARCHITECT WING (Now DTP, GMADA)

Sr. No.	Subject	Date of Issuance
1	Regarding Approval of Revised Architectural Controls of M/s VRS Builders & Promoters of SCO No. 1-2, 20-21, 27-267, 3-6, 8-19, 22-25, 34-35, 36-41 at commercial chunk site at sector-68, SAS Nagar	Issued vide letter No. 88 dated 04.02.2022
2	Regarding Approval of Architectural Controls of Shops No. 1-24, Planned in Residential Colony named "Ess Ess Enclave", Sirhind, District- Fatehgarh Sahib.	Issued vide letter No. 146 dated 03.03.2022
3	Regarding Approval of Architectural Controls of Shops No. 1-18, planned in Residential Colony named "S.S. City" at Sirhind, District-Fatehgarh Sahib	Issued vide letter No. 145 dated 03.03.2022
4	Regarding Approval of Architectural Controls of SCO No. 115-128 at commercial planned in Sector-82 of Super Mega Project at SAS Nagar, Mohali	Issued vide letter No. 204 dated 10.03.2022
5	Regarding Approval of Architectural Controls of M/s KLV Divya Builders & Developers of SCO No. 2-7, Booth No. 1, 6, 7, 12, 13, 18-21 for commercial site of Signature City at Village- Nogiari, District- SAS Nagar (Lic. No. 31/2019)	Issued vide letter No. 30 dated 13.01.2022
6	Regarding Approval of Architectural Controls of Booth No. 50-70 M/s Royal Estate Affordable Housing Pvt. Ltd. Village- Karala, District- SAS Nagar	Issued vide letter No. 951 dated 17.12.2021
7	Regarding Approval of Architectural Controls of M/s JLPL SCO No. 1-15 (Pocket-V), SCO 21-28, 35-37 (Pocket-VII), SCO 48-71	Issued vide letter No. 793 dated 19.10.2021

	(Pocket-VIII), SCO 151-168 (Pocket-IV), Sector-82, SAS Nagar	
8	Regarding Approval of Architectural Controls of M/s JLPL SCO No. 34-48, Sector-94, SAS Nagar	Issued vide letter No. 794 dated 19.10.2021

Annexure-3

5. 4-Year STRATEGIC ACTION PLAN (2021-25)/ANNUAL ACTION PLAN (2021-22) and actions there under.

A) Sustainable Development Goals, Progress of achievement of Goals, Targets and Indicators.

Sr. No	Sustainable Development Goal	Target	Indicator	Indicator Unit	Baseline		Targets				Achievement			
					Year	Value	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	2024-25
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1.	Provide access to safe, affordable, accessible and sustainable transport system for all, improving road safety, notably by expanding public transport	To undertake planned Development of roads at SAS Nagar according to approved Master Plan of GMADA and amendments from time to time	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	90	98	105	113	95	-	-	-
2.	Clean water and Sanitation goal	To improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, reducing the proportion of untreated wastewater and substantially increasing recycling and safe reuse.	Construction of Sewage Treatment plant (Cumulative)	MLD (Million litre per day)	2018	160	45.4	55.4	87.25	91.25	45.4	-	-	-
3.	Clean water and sanitation goal	To achieve equitable access to safe and affordable drinking water to cater to the requirement of residents of SAS Nagar	Construction of Water Treatment Plant:Quantity of water to be treated per day	MLD	2017	160	90.8	90.8	90.8	204.3	90.8	-	-	-

4.	To improve city life by providing opportunities for aesthetic enjoyment and recreational as well as several other benefits.	To achieve the desired level of green spaces/buffer zone as approved by the Town Planning office	Per capita availability of Green Spaces	Sq. yard	2016	1600000	4,00,000	4,00,000	4,00,000	4,00,000	491807	-	-
5.	Affordable Housing to Economically weaker Section	Ensure access to Houseless SC/BC families to adequate safe and affordable housing and basis services. Free houses to houseless SC/BC families with annual income upto Rs. 3.0 Lacs.	Construction of EWS houses	No.	2015	15000	3500	4000	4500	5000	-	-	-

Annexure-4

B) Schemes, Projects and Interventions with indicators.

Sr. No	Scheme/Project/Intervention	Expected Expenditure (Funding Sources)	Indicator	Indicator Unit	Baseline		Indicator Targets				Achievement		
					Year	Value	2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	Construction of various Grid roads, major horizontal & vertical roads under jurisdiction of GMADA	Funding to be provided by GMADA	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	90	98	105	113	95	-	-
2.	Construction of Sewage Treatment plants for various of GMADA	Funding to be provided by GMADA	Construction of Sewage Treatment plant (Cumulative)	MLD	2018	160	45.4	55.4	87.25	91.25	45.4	-	-
3.	Construction of 20 MGD water treatment plant at village Sinhpur, SAS Nagar	Funding to be provided by GMADA	Construction of Water Treatment Plant	MLD	2017	160	90.8	90.8	90.8	204.3	90.8	-	-
4.	To provide Horticulture works at various projects of GMADA & roads falling under the jurisdiction of GMADA	Funding to be provided by GMADA	Per capita availability of Green Spaces	Sq. yard	2016	1600000	4,00,000	4,00,000	4,00,000	4,00,000	491807	-	-
5.	Affordable Housing to Economically weaker Section	Funding to be provided by GMADA	Construction of EWS houses	No.	2015	15000	3500	4000	4500	5000	-	-	-

C) Financial Performance

FINANCE

1. 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 the section 51(2) of the PRTPD Act, 1995 adopted by GMADA, that the authority may from time to time borrow money by way of loans and debentures or bonds or such other financial instruments from such sources other than the State Government and on such terms and conditions as it may determine from time to time. GMADA has raised loans amounting to Rs. 142.52 Crores during 2021-22 from various banks for the acquisition of land & development works.

GMADA has not been provided with any share capital by the State Government on its formation and the authority is solely dependent upon internal resources as well as receipts from the promoters of mega projects on account of EDC and Licence Fee. The funds utilized for the Land Acquisition Schemes, Land Development Schemes and Other Urban Estates Development Works are met from the internal resources as well as by taking loans 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 Additional Chief Administrator (Mohali). During the year 2021-22, a sum of Rs. 1271.99 Crores was received on account of principal as well as revenue receipt

iii) Receipts from promoters of mega projects :-

A sum of Rs. 204.74 Crores has been received from the promoters of mega project on account of EDC and Licence Fee during the year 2021-22 as per details given below:- (Figures in Rs. Crores)

Sr. No.	Particulars	Amount
1.	EDC	171.53
2.	Licence Fee	33.21
	Total	204.74

2. Expenditure:-

The expenditure on Development Works, Land Acquisition, Administrative Expenses and other expenses during the year 2021-22 is given below:-

(Figures in Rs/Crores)

Year of Expenditure	Exp on development of urban estate/ housing including acquisition of land	Expenditure on works executed out of EDC/Licence Fee	Administration & other expenditure including interest on loan/overdraft and maintenance of urban estate	Total Exp.
2021-22	1488.63	311.74	388.98	2189.35

3. FINANCIAL RESULTS

The financial results of GMADA for the FY 2020-21 and 2021-22 are as below:

(Figures in Rs./Crores)

Sr. No.	Financial Year	Profit/(Loss)
1	2020-21	(37.82)
2	2021-22	143.55

4. Budget for the year 2021-22 and 2022-23

The details of the revised Budget Proposal for the year 2021-22 and budget Proposal for the year 2022-23 are as under:-

Sr. No.	Name of Scheme	Revised Budget Provisions for the year 2021-22	Budget provisions for the year 2022-23
AUTHORITY'S OWN SCHEMES			
i.	Acquisition of land for urban Estates, Grid Road, Enhanced compensation of old sectors	1328.24	1506.50
ii.	Construction of Social Houses	80.00	77.35
iii.	Development of Urban Estate of Aerocity, Ecocity, Medicity and maintenance of old Sectors, Airport road, Mullanpur road, Grid Roads and other infrastructure roads.	170.85	358.01
iv.	Works being executed out of EDC		
	a) Acquisition of land for infrastructure development works	4.71	100.00

	b) Infrastructure development works	238.43	239.11
v.	Works being executed out of Licence Fees.	2.13	5.31

6. Any Notable achievements over and above what is reported under 5(A) and (B) above (Accreditation, quality certification, publications, conference, and any other related information):-

- For the Ease of Doing Business in the state of Punjab, Authority is implementing Ease of Doing business reforms. Under Ease of Doing Business, Department of Industries and Commerce have shared the State Reforms Action Plans SRAP 2020-21 to be implemented by the Housing and Urban Development Department, Government of Punjab.

7. Key Performance Parameters (KPP) of key Personnel of the Department

Sr. No.	Key Functionary /Key Performance Parameter	KPP unit	Targets				Achievements			Remarks
			2021-22	2022-23	2023-24	2024-25	2021-22	2022-23	2023-24	
1	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	90	98	105	113	95	-	-	-
2	Construction of Sewage Treatment Plant (Cumulative)	MLD	45.4	55.4	87.25	91.25	45.4	-	-	10 MLD-Aerocity & 68 MLD-Sector-83 is in progress. The work will be completed in 2022-23.
3	Construction of Water Treatment Plant	MLD	90.8	90.8	90.8	204.3	90.8	-	-	-
4	Per Capita Availability of	Sq. Yd.	4,00,000	4,00,000	4,00,000	4,00,000	4,91,807	-	-	-

	Green Spaces									
5	Construction of EWS Houses	Nos.	3500	4000	4500	5000	-	-	-	Consultancy works of EWS houses allotted to the agency

8. Progress of disposal of pending Audit Paras during the year:-

Initially Pending (as on 01.04.2021)	Received (during F.Y. 2021-22)	Disposed (during F.Y. 2021-22)	Pending at the end of the Year
1	2	3	4
27	N.A.	N.A.	27

9. Appendices (Charts, Tables, Graphs, Annexures etc.)

PART- II
APPENDICES

Appendix- I

(Para2 b (i))

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.

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2021 to 31.03.2022)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Capt. Amarinder Singh	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	01.04.2021	19.09.2021
2.	Charanjit Singh Channi	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	20.09.2021	11.03.2022
3.	Bhagwant Singh Mann	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	16.03.2022	31.03.2022
4.	Sukhbinder Singh Sarkaria	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman GMADA.	01.04.2021	11.03.2022
5.	Vini Mahajan, IAS	Chief Secretary, Govt. of Punjab	01.04.2021	23.09.2021
6.	Anirudh Tewari, IAS	Chief Secretary, Govt. of Punjab	23.09.2021	31.03.2022
7.	Tejveer Singh, IAS	Principal Secretary to CM, Punjab	01.04.2021	20.09.2021
8.	Hussan Lal, IAS	Principal Secretary to CM, Punjab	20.09.2021	14.03.2022
9.	A. Venu Prasad, IAS	Addl. Chief Secretary to CM, Punjab	14.03.2022	31.03.2022
10.	K.A.P Sinha, IAS	Principal Secretary, Finance	01.04.2021	31.12.2021
11.	K.A.P Sinha, IAS	Addl. Chief Secretary, Finance	01.01.2022	31.03.2022
12.	Ajoy Kumar Sinha, IAS	Principal Secretary, Department of Local Govt., Punjab	01.04.2021	31.03.2022

13.	Sarvjit Singh, IAS	Addl. Chief Secretary, Department of Housing & Urban Deptt.. Punjab –Cum-Vice Chairman, GMADA	01.04.2021	31.03.2022
14.	Pradeep Kumar Aggrawal, IAS	Chief Administrator, GMADA	01.04.2021	04.10.2021
15.	Vipul Ujjwal, IAS	Chief Administrator, GMADA	04.10.2021	31.03.2022
16.	Pankaj Bawa	Chief Town Planner, Town & Country Planning Department, Government of Punjab	01.04.2021	31.03.2022

Appendix-II
(Para2 b (i))

Category-wise detail of Posts during the year 2021-22 is as under:

Class of Employment	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work Charge
Class –A	18	30	-
Class – B	60	61	-
Class – C	48	-	14
Class – D	22	-	72

Appendix-III

Para 4 (1.1)

DETAIL OF NOTIFICATIONS ISSUED FOR ACQUIRING LAND FOR PLANNING AND DEVELOPMENT OF NEW SECTORS DURING THE YEAR 2021-22

Sr. No.	Detail	Notifications issued for acquiring land
1	Acquisition of 200 feet wide road dividing Sector 118/119, 117/74, 116/92 and 114/115 of Village Chapper Chiri Khurd etc. (72.4500 acres)	Notification No. 06/18/2018-6HG1/ 1106 dated 26-07-2021 has been issued by the Government under Section-19 of this scheme.
2	200 feet wide road 96/97, 106/107 and 109/110 dividing road (26.65 acre)	Notification No. 06/05/2021-6HG1/ 110 dated 26-07-2021 has been issued by the Government under Section-11 of this scheme.
3	Master Plan 150 feet wide road dividing sector 117-118, (15 acres)	Notification No. 06/11/2020-6HG1/ 1461 dated 28-09-2021 has been issued by the Government under Section-11 of this scheme.
4	Acquisition of Part VR-5 Road (8.83 acres)	Notification No. 06/16/2020-6HG1/ 1463 dated 28-09-2021 has been issued by the Government under Section-11 of this scheme.
5	164 feet wider Master Plan road from Kambali- Kambala- Rurka connecting Airport Road (17.71 acres)	Notification No. 06/01/2021-6HG1/ 131 dated 08-01-2022 has been issued by the Government under Section-11 of this scheme.
6	Master Plan VR-7 road in New Chandigarh for disposal of Storm Sewer (24.51 acres)	Notification No. 06/17/2020-6HG1/ 117 dated 08-01-2022 has been issued by the Government under Section-11 of this scheme.
7	Master Plan Sector dividing road 92 and 92 Alfa for disposal of Strom	Notification No. 06/14/2020-6HG1/ 124 dated 08-01-2022

	Sewer Villages Chapper Chiri Khurd and Landran, Tehsil Mohali, District- Sahibzada Ajit Singh Nagar (23.77 acres)	has been issued by the Government under Section-11 of this scheme.
8	200 feet wide Road VR-3 in New Chandigarh as per approved Master Plan vide Sub-Tehsil Majri, Tehsil- Kharar, District- Sahibzada Ajit Singh Nagar Villages- Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas of Tehsil- Kharar, District- Sahibzada Ajit Singh Nagar (24.92 acres)	Notification No. 06/15/2020-6HG1/ 1424 dated 21-09-2021 has been issued by the Government under Section-11 of this scheme.
9	150 feet wide road connecting to Integrated Manufacturing Cluster (IMC) under AKIC Corridor Project as per lay out of the site in the area of Tehsil- Rajpura, District- Patiala **(Villages- Pabra, Mandwal, Khanpur Khurd, Uksi and Kanwarpur, Tehsil- Rajpura, District- Patiala) (64.2552 Acres)**	Notification No. 06/13/2020-6HG1/ 1068 dated 20-07-2021 has been issued by the Government under Section-11 of this scheme.
10	Setting up of Industrial Park in Sector 101 as per approved Sahibzada Ajit Singh Nagar, Villages- Dhurali, Manauli, Saneta, Rajpur Khurd, Chao Majra and Saini Majra, Tehsil- Mohali, District- Sahibzada Ajit Singh Nagar (489.45833 Acres)	Notification No. 06/02/2021-6HG1/ 1011 dated 12-07-2021 has been issued by the Government under Section-11 of this scheme.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.10

ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ

ਵਿਸ਼ਾ:- **ਗਮਾਡਾ ਦੀ ਸਾਲ 2022-23 ਦੀ ਸਾਲਾਨਾ ਪ੍ਰਸ਼ਾਸ਼ਕੀ ਰਿਪੋਰਟ ਸਬੰਧੀ।**

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 31.03 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ:-

" 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 GMADA and submit that report to the State Government.

In view of the said provision, report for the year 2022-23 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2022-23 attached).

Therefore, Annual Report for the year 2022-23 is submitted for approval in the forthcoming meeting of the Executive Committee before it is sent to the Government for its placement on the table of the House."

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.06.2025 ਨੂੰ ਹੋਈ 31ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

" ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। "

ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2022-2023

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(GMADA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

Greater Mohali Area Development Authority (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 immoveable and to contract.

GMADA has been entrusted for planned development in Sahibzada Ajit Singh Nagar (Mohali) and other areas falling under its jurisdiction. The development is carried out as per approved Master Plans of Sahibzada Ajit Singh Nagar as well as New Chandigarh. GMADA has developed Sectors 76-80 in Urban Estate, Mohali and other urban estates such as Aerocity, I.T. City, Ecocity Phase 1 & 2, Medicity Phase 1 & 2 and Sectors 88-89.

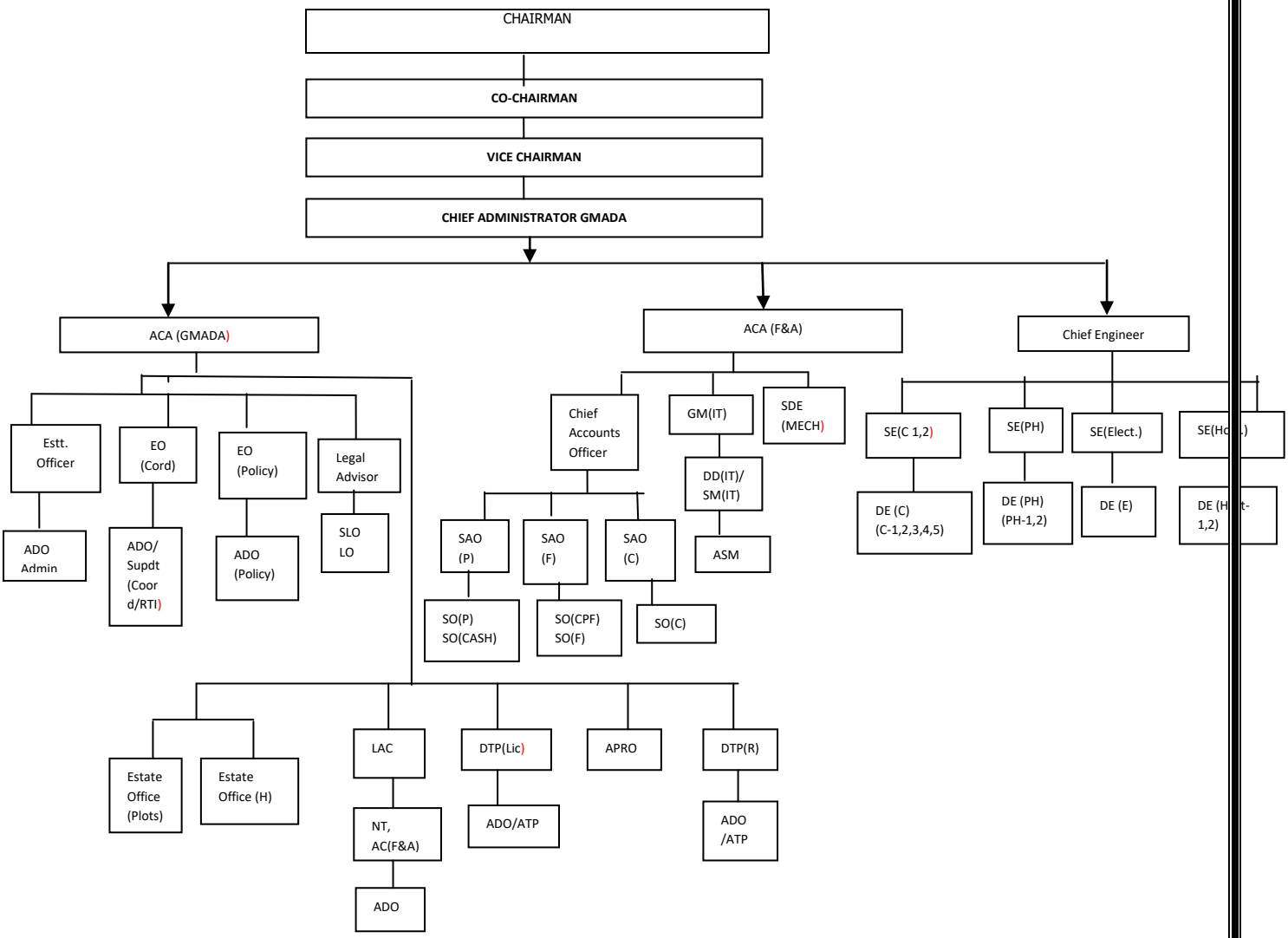
For the development of urban estates, land is acquired as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. But, as the acquisition through the Act is quite a lengthy process, GMADA is acquiring land through its land pooling policy also.

Besides urban development, house building is another function of the Authority. The work of development of land is carried out by GMADA or by private agencies/co-operative societies, house builders.

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.

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF GMADA



2. b) STRUCTURE AT THE SECRETARIAT LEVEL, DIRECTORATE AND DISTRICT LEVEL, BLOCK LEVEL, SUB-DIVISION LEVEL, WITH DESIGNATIONS AND IMPORTANT FUNCTIONARIES)

(The name of the incumbents of posts need not to be mentioned.)

(i) Members of the authority and detail of category-wise posts in GMADA during the year 2022-23 can be seen at Appendix I & II.

(ii) 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.

3. VISION, MISSION & GOALS

(a) Vision:

To promote balanced and sustained urbanization and create effective & efficient planning, development and management frame-work for guiding all future developments.

(b) Mission:

- Recognizing the increasing critical and vital role of Urban Centres as:-
  (a) Generators of employment, promoters of economics development:
  (b) Providers of quality social, physical infrastructure and amenities; and
  (c) Areas of increasing concentration of Punjab's future population.
- To consider every citizen of urban areas as its focus around which the entire process of urban planning, development & management would gravitate;
- To create an enabling environment within which human beings would become more productive and would have an appropriate level of quality of life;
- To encourage spatial dispersal of economics and employment opportunities, both in the urban and rural areas;

- To focus on areas of low urbanization to achieve balanced population distribution;
- To make the planning mechanism more flexible and responsive to the needs of citizens and also participatory in nature;
- To ensure total coverage of urban areas in terms of water supply, sewage, sanitation and other social amenities;
- To establish an effective land use planning mechanism for achieving total freedom from any unplanned growth and unauthorized conversion of land use;
- To introduce modern methodologies and latest technologies involving IT, I.T enabled services, G.I.S, Remote Sensing, Aerial Photography for better planning, better development and curbing encroachments and violations in urban areas;
- To use the mechanism of urban development for levering the growth and development of rural areas, minimizing migration from rural areas to urban centres and from smaller to large urban centres;
- To encourage private participation in creating, maintaining and operation of urban infrastructure;

(c) <u>Goals:</u>

- To promote and secure better planning and development of the State.
- Preparation and implementation of Regional Plans, Master Plans, New Township Plans and Town Improvement schemes.
- Promoting research and development of new techniques in:
  - City Planning
  - Urban Development
  - Affordable Housing

d) A summary of existing policies, future policy reforms & specific plans to achieve long-term goals:-

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.

2.1 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.

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

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

2.2 HOUSE ALLOTMENT POLICY:

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

2.3 MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS

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

1. 10% of the total price of the house is paid by the applicant at time of submission of application.

2. 15% of the cost less earnest money is paid within 60 days from the date of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.

3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly installments with interest.

3. PLOT ALLOTMENT POLICY

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

4. ALLOTMENT POLICIES

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. ii) (a) 100% Disabled soldiers of Punjab Domiciles (b) 40% & above Disabled	01%	03%	04%

	soldiers of Punjab Domicile (In case plots/houses are left out after considering the application received from 100% Disabled soldiers). (**Instructions issued vide PUDA-Policy-2018/492-500 dated 07-01-2019)**	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 (including war widows) of Army/Paramilitary forces, Punjab Police, personnel Killed in action (war or on law & order duty) (**Instructions issued vide PUDA-Policy-2018/492-500 dated 07-01-2019)**	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 (a) chronic neurological conditions, such as- (i) "multiple sclerosis"; (ii) "parkinson's disease. (b) Blood disorder- (i) "haemophilia" (ii) "thalassemia" (iii) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)		01% 01% 01% 01% 01%	05%
7	Sports person. (As per Notification No.5/03/2013-1Hg1/1128 dt. 11th April,2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)	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, 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	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/ Police Medals for Gallantry	(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat from any other scheme in any other part of country. (b) In case of posthumous award, the

		next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awarded was unmarried, the mother or father in that order. The following order of precedence will be adopted. (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 The higher category awardee shall get precedence over the lower category awardees.
4	Legal Heirs **(including war widows)** of Army /Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)	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. 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.

5	Riot affected and Terrorist affected families.	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. And 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. **A valid certificate issued by the concerned Deputy-Commissioner regarding Riots effected/ Terrorists effected is required as per Annexure A & B.**
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.**
7	Specified Disabilities: 1. Physical disability	**1. Physical disability:-** **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- (a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from- (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, (ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity; (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; (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; (c) "dwarfism" means a medical or genetic condition resulting in an adult height of 4 feet 10 inches (147 centimeters)or less; (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; (e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance. **B.** Visual impairment- (a) "blindness" means a condition where a person has any of the following conditions, after best correction- (i) Total absence of sight; or (ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or (iii) Limitation of the field of vision subtending an angle of less than 10 degree; (b) "low-vision" means a condition where a person has any of the following

	2. Intellectual disability	conditions, namely:- (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. **C.** Hearing impairment- (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; **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. **2. Intellectual disability,** a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behavious which covers a range of every day, social and practical skills, including- (a)"specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that my 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 unusal or stereotypical rituals or behaviours. **3. Mental behaviour-** "mental illness" means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.
	3. Mental behaviour	**4. Disability caused due to**- (a) chronic neurological conditions, such as- (i) "multiple sclerosis" means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are

		damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;
	4. Disability caused due to	(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.
	(a) chronic neurological conditions, such as-	(b) Blood disorder-
	(i) "multiple sclerosis";	(i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding;
	(ii) "Parkinson's disease.	(ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.
	(b) Blood disorder-	(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.
	(i) "haemophilia"	
	(ii) "thalassemia"	
	(iii) "sickle cell disease"	**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

	5. Multiple Disabilities (more than one of the above specified disabilities)	hearing and visual impairments causing severe communication, developmental, and educational problems. Any other category as may be notified by the Central Government. AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016
8	Sports person.	The Allotment to sports person shall be made in the order of preference as given under :- (i) Medal winner of Olympic Games, World Cup and Asian Games & Mountaineers, who have scaled Mount Everest. (ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship. (iii) Participants of Olympic Games, World Cup and Asian Games. (iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches** * Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.

		** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships. *** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches. **** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required. In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger 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. The other eligibility conditions will be as under:- 1. The applicant should be a resident of state of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and 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	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 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. 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.
10	Government Employees	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	1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/ Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 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.

		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.

(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.

1.0 For the applicants of all categories including reserved categories, first preference in allotment shall be given to senior citizens (possessing age of 60 years 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% rebate 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 reserve ground floor houses for applicants who are 100% handicapped.

III. ELIGIBILITY (in case of allotment of Houses)

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

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

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

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land Use Estate irrespective of the use of land in the Urban Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.

2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential

basis as per the following table subject to such conditions as may be fixed by the Authority.:-

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

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

Illustrations:-

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

b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.

2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

Sr	Covered area of the dwelling unit acquired	Approximate Size/ category of plot/flat for which eligible.
a)	20 sq meters- 40 sq meters	EWS flat in not less than 40 sq

		meters super area
b)	Above 40 sq meters- 80 sq meters	LIG flat in not less than 60 sq meters super area
c)	Above 80 sq meters- 150 sq meters	83 sq meters plot
d)	Above 150 sq meters- 250 sq meters	167 sq meters plot
e)	Above 250 sq meters or above	250 sq meters plot

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

Explanation :

(i) "Dwelling unit" means a functional residential premises in a "Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.

(ii) "Family" means husband, wife and minor children, whether living together or separately.

2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.

3.1 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate developed or to be developed in future in the vicinity of the land acquired.

3.2 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority at the price determined by such authority for general public prevailing at the time of allotment for the particular scheme, where the plots are being allotted to them. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.

3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots

in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.

3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.

3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.

4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.

4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.

4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.

4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.

5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.

6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price

chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.

7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.

10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-05-2011.
11. As regards the oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.
12. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.
13. In view of the changes in existing policy for Oustees of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.

14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

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

6.1 ALLOTMENT OF LAND TO INSTITUTIONS

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

a) It directly serves the interest of the residents of the area in which the site or the building is situated;
b) It is generally conducive to the planned development of the area;

c) It is a society registered under the Societies Registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being 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, GMADA

ii) Addl. Chief Administrator (F&A),GMADA

iii) Addl. Chief Administrator, Mohali

iv) Chief Town Planner, GMADA

v) Addl. Chief Administrator (Policy), Member Secretary.

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

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

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

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

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

6.5 **Price of land**

As determined by GMADA from time to time.

6.6 **Letter of Intent:**

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

6.7 Mode of payment

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

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) 50% of the total reserve price (after adjusting Rs. 45,000/-) shall be deposited within 90 days from the date of issue of letter of intent.

c) Balance 50% 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
Sites are to be sold by way of auction.

ii) Nursing Home Sites
Nursing Home sites are to be sold by way of auction.

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 auciton.

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

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

6.12 Petrol Pump (Policy regarding disposal of Retail Outlets)

1. Applicability :

This Policy shall be applicable to dispose off Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites by PUDA (including OUVGL) & All Special Development Authorities (established under Punjab Regional and Town Planning and Development Act, 1995) herein called 'Authority' on freehold basis.

2. Eligibility :

Only Government owned Oil Marketing Companies/Private Oil Marketing Companies/Government Department/State Government Undertakings, Entities/Institutions/Individuals holding LOI/licence to establish a pump, issued by Public/Private sector Oil Companies, here-in-after called the bidder, would be eligible to bid under this policy.

3. Mode of Disposal :

(i) Petrol Pump sites shall be sold by way of e-auction.

(ii) As and when the Authority intends to dispose off such retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites, an Advertisement will be published. The dimensions of the site would be annexed to such Advertisement/notice along with a layout plan of each site.

(iii) The reserve price of the petrol pump site shall be 135% of the residential reserve price of concerned Estate/Sector. Reserve Price shall be 150% of the residential reserve price for sites falling on National High ways.

(iv) Cancer Cess @ 2% shall be payable extra over and above final bid price.

(v) The retail outlet may be used for the sale of petroleum products, auto washing and other allied activities of a retail outlet permitted by Licensing Authority. Further in sites upto 1200 Sq. Yds. 15% of total area may be used for commercial purpose, and in sites above 1200 Sq. Yds. upto 25% of the total area may be used for commercial purpose. There shall be no further sub-zoning for utilizing commercial component.

(vi) Before placing the bid, the intending bidder will be required to deposit an amount equivalent to 2% of the reserve price as Earnest Money (refundable/adjustable) payable through e-auction portal of PUDA/Special Development Authorities.

(vii) The said retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) site shall be allotted to the highest bidder after the approval of Competent Authority. However, Authority reserve the right to accept or reject the highest bid without assigning any reasons.

(viii) No CLU, EDC, LF, SIF etc. shall be chargeable on the retail outlet.

4. Deposit at fall of hammer amount

(i) 10% (ten) of total bid amount after adjusting 2% Earnest Money shall be

payable online along-with Cancer Cess within maximum of 3 days acceptance of bid conveyed by SMS/E-mail.

(ii) In case the final bid price accepted by the Authority is less than the collector rate prevailing at the time of conveyance deed then the bidder shall be liable to pay Income Tax applicable to Authority on the difference between collector rate and bid price.

(iii) In case the bidder does not deposit the fall of hammer amount within stipulated period then the earnest money shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. Payment of balance amount

(i) 15% within 30 days from the date of acceptance of bid.
(ii) Allotment letter will be issued within 30 days after the receipt of 15% of bid amount.
(iii) Balance 75% of the amount shall have to be paid in 8 half yearly installments with first installment payable at the end of six months from the date of allotment.

5.1 In case successful bidder does not deposit the 15% amount within 30 days to complete 25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.

5.2 This period of 30 days can be extended in case of extreme hardship up to a maximum of 90 days i.e. (60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of acceptance of bid on a payment of 1.5% surcharge on the due amount and 15% penal Interest on total plot price (except 10% already paid) for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the bid.

6. Interest rate applicable on balance payments and discount on Lump Sum payments

(i) Interest rate applicable on balance payment shall be 9.5% per annum compounded semi-annually.
(ii) Penal Interest in case of default shall be 15% p.a. compounded semi-annually.
(iii) Allottee can make lump sum payment of the balance 75% within 60 days from the date of allotment and in that case 7.50% discount on the balance Principal amount i.e. 75% shall be given.
(iv) In case of Lump Sum payment towards total bid amount is made beyond 60 days then this discount shall be given on Principal amount not yet due apart from that included in next installment.

6.1 In case any instalment or a part there of is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 15% p.a. penal interest compounded semi-annually will be levied on the instalment for the period of delay up to 3 years, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

7. Possession of Site

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be

handed over to the successful bidders within a period of 90 days from the allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

8. Other Conditions

(i) No successful bidder whose bid is accepted shall be permitted to withdraw or surrender bid on any ground, and in case it does so, the earnest money shall stand forfeited in full.

(ii) The Chief Administrator of the Authority or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site without assigning by reason, even if the bid is higher than the reserve price. In case the highest bid is not accepted, the earnest money shall be refunded in full.

(iii) The number of filling points shall be installed at the site as per norms fixed by the Government of India/State Government.

(iv) The site is being allotted for use as a Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) only. It shall not be used for any other purpose and no fragmentation/subdivision of the site or change of land use shall be permitted. Violation of any of these conditions or any other condition shall render the site liable for resumption.

(v) The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plan by the Competent Authority.

(vi) The land rights shall continue to vest in the name of the Authority until final clearance of site dues.

(vii) The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site.

(viii) The successful bidder shall have to start operation of retail outlet within a period of maximum three years from date of allotment. Else he shall be bound to seek extension for a maximum period of six months on payment of fee equivalent to 5% of allotment price. This can be given twice for 6 months each, post which site would be resumed.

(ix) On completion of the building, the allottee shall apply in the prescribed form to obtain completion/occupation certificate from the Competent Authority. The allottee will not be allowed to change any part of the building or construct additional building without the prior approval of revised building plan by Competent Authority.

(X) The allottee shall have to pay all general and local taxes, rates, cesses charges and fee as and when imposed or assessed on the said plot/building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or Municipal Committee or any other statutory , as the case may be.

(Xi) The site is offered on 'as is where is' basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.

(Xii) The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations as amended from time to time.

(Xiii) The Competent Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such and things and all costs incurred in connection therewith or in any way relating therewith.

(XiV) Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules 2018 and Policies/Guidelines framed from time to time by the Government and shall the building plans approved from the Competent Authority.

(XV) The allottee shall be liable to obtain access to road from the concerned Competent Authority/Authorities at his own level.

(XVi) Suitable entry and exit retro reflective sign bords, as per norm/specification shall be installed for guidance of motorist as per the condition of license or guide lines issued by Government of India.

(XVii) It shall be the responsibility of the successful bidder to obtain all necessary approvals from State Government and Centre Government to run a retail outlet.

(XViii) Stipulation of No construction zone and Green buffers shall be adhered to and no Commercial built-up activity shall be allowed within No Construction Zone or Green Buffer Zone.

(XiX) Allowable Commercial uses are retail outlets, departmental stores, restaurants only. No warehouse/storage activity, marriage palace, hotel, usage of tents or any other fire hazard activity or threat to the pump users, shall be allowed. Any other use of commercial component shall be allowed with the approval of the concerned Chief Administrator of the Authority.

(XX) A set-back of minimum 10 m shall be left for commercial component from ROW of the road.

(XXi) Commercial component shall be allowed in a separate building. It shall neither be sub divided nor sold out.

(XXii) For sites upto 1200 Sq. Yds. allowable FAR would 1:03 and for sites above 1200 Sq. Yds. it will be maximum of 1:0:5 subject to fulfillment of norms of setback, parking and fire.

(XXiii) Parking for commercial component shall be provided near commercial component as per prevailing building rules for commercial activity.

(XXiV) Transfer of such sites shall not be allowed until one year from the successful operation of retail outlet.

(XXV) Occupation certificate for commercial component shall not be provided until the retail outlet is made operational.

(XXVi) The allottee shall be liable to get all other approvals required under any other law/rules at his own to operationalise the petrol pump.

(XXVii) 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 (Name of the concerned Authority). Arbitration shall be governed under the provisions of Arbitration and Conciliation (Amendment) Act, 2015. (Name of the Authority) and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

6.13 ALLOTMENT OF LAND FOR CHARITABLE INSTITUTIONS:

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

b. Rates are as follows :-

CHARITABLE INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc .	Allotment	Free of cost
Others- Government Aided or Private	for other 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	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate / Sector / Scheme. (Amended vide letter no. 510-21 dated 07.01.2019) [Rest of the terms and conditions for allotment of site shall be same as circulated by CAO, PUDA vide letter no. 9349-74 dated 27.10.2006 and as amended from time to time.

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUITIONS:

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	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 lump sum or 4 equal annual

	authorized to consider request for enhancing area upto a maximum of 2000 sq. yds. as per agenda item No. 25.05/ 25-10-2000)		installments along with prevailing rate of interest.

6.16 ALLOTMENT OF LAND TO SERVICE DEPARTMENTS:

SERVICE DEPARTMENTS	PURPOSE	MODE OF DISPOSAL	RATE
Essential Serivces- 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 lump sum without any interest within 60 days from the date of issue of allotment letter by the Institutions, Govt. Departments/Public Sector undertakings and institutions owned and managed by the Central or State Govt. respectively.

6.19 ISSUE OF ALLOTMENT LETTER

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

6.20 POSSESSION

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

6.21 OWNERSHIP

i) The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to.mortgage, hypothecate the land to a financial Institution/Bank for the principle amount and interest to be accrued thereon to the extent the payment of the cost of land is made to the Authority for the purposes of raising loan for execution of construction of building.

ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trust and Societies registered under the relevant Acts subject to the payment of a transfer fee equivalent to 9% (nine percent) of the total value of the site to GMADA.

iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/Board members are being changed.

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

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

6.23 CANCELLATION OF ALLOTMENT

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

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

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

6.25 REGULATIONS OF CONSTRUCTION

a) All development and construction will be done as per the regulations, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.

b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the

execution of the project, the Authority will issue all required approvals promptly.

6.26 INSPECTION BY AUTHORITY OFFICIALS

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

6.27 ARBITRATION

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, GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

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

7. POLICY FOR ALLOTMENT OF COMMERCIAL PLOTS (AUCTION POLICY)

These terms and conditions shall supersede all the terms and conditions and other instructions issued on the subject matter covered herein and they shall be applicable to all properties sold after **31-01-2023** by auction. These shall apply to all the Authorities established under the PRTPD Act, 1995 and the sites sold under the Auction shall be exempted from PAPR Act, 1995.

1. MODE OF AUCTION

All Auctions in PUDA and Special Development Authorities including OUVGL properties shall be by way of e-auction only.

2. CLASSIFICATION OF PROPERTIES from Financial Angle

The properties to be put to auction shall be classified into following types:-

- Chunk Sites- Sites with Bid Price of Rs. 50.00 Crore or more in GMADA/GLADA will be treated as 'Chunk Sites' and in the Case of other Special Urban DevelopmentAuthorities such as PDA, BDA, JDA and ADA, sites with Bid Price of Rs. 25.00 Crore or more will be treated as Chunk Sites.

- Other than Chunk Sites: - Sites with Bid Price less than Rs. 50.00 Crore in GMADA/GLADA will be treated as 'Other than Chunk Sites' and in the case of other Special Urban DevelopmentAuthorities such as PDA, BDA, JDA and ADA sites with Bid Price of less than Rs. 25.00 Crore will be treated as other than Chunk Sites.

3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable / adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable/adjustable. Eligibility fee shall be as follows:-

Sr.No	Type of Property	Eligibility Fee
i	For Multiplex Sites/Commercial Site/ Hospital Sites /Hotel Sites/ Nursing Home Sites/ Group Housing Sites /School Sites/Others	Up to 1 Acres- Rs. 25.00 lacs From 1 Acre up to 5 Acre- Rs. 2.00 Crore 5 Acre and more than 5 Acre- Rs. 5.00 Crore
ii	For SCO/SCF, SSS, Booths, etc	Rs. 2,00,000.00
iii	Residential Plot	Rs. 1,00,000.00

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay:-

Sr.No	Type of Property	Fall of Hammer
i	Chunk Sites and Other than Chunk Sites	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail.

4.1 In case the bidder does not deposit the above mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

5. PAYMENT OF BALANCE AMOUNT:

The balance 90% amount shall be payable alongwith applicable interest as under:-

Sr.No	Type of Property	Payment
i	Chunk Sites	**Allotment Letter of site will be issued on 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess.** **The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 05 working days from the date of issuance of Allotment Letter.** Balance 75% of the amount to be paid in 8 Half yearly Installments with first installment payable at the end of moratorium period. Moratorium period will be of 1 year and 6 months in which interest on the balance 75% amount shall be payable by the bidder during this moratorium period in Half yearly equal installments in which first two installment shall include interest only and third installment shall include Principal along with Interest.
ii	Other than Chunk Sites	**Allotment Letter of site will be issued on 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess.** **The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 05 working days from the date of issuance of Allotment Letter.** 75% of the amount to be paid in 8 Half Yearly installments with first installment falling due after 6 months from date of Allotment.

5.1 In case successful bidder does not deposit 15% amount within 05 **working daysfrom the date of issuance of Allotment Letter** to complete 25% of the bid amount, then **it shall be presumed that he has not accepted the Allotment and in that case** the amount

already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim **of refund** in this regard.

5.2 **At the time of** deposit of 15% amount with the Authority, the bidder/alottee shall be bound to deposit TDS separately with the Income Tax Department. The **bidder/allottee** can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the **bidder/allottee** of the amount of TDS deposited in the next due installment.

5.3 Promoters/developers with the default of more than two installments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two installments participates and is successful in the E-Auction, he shall have to clear his installments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND DISCOUNT ON FULL PAYMENT

Sr.No	Type of Property	
i	Chunk Sites and commercial sites i.e. SCO/SCF,SSS/Booth etc	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. In case of default, Penalty @ 5.5% pa shall be charged alongwith normal scheme interest of 9.5% p.a. compounded annually on the amount of Installment. Allottee can make lump sum payment of the balance 75% price within 60 days from the date of issuance of allotment letter in which case 7.5% discount on the balance Principal amount i.e. 75% shall be given. In case Lump Sum 75% payment towards total Bid amount is made beyond this period of 60 days, then this discount shall be given on Principal amount apart from that included in the next installment.
ii	For Residential plot and Institutional Sites (Other than Chunk Sites)	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. In case of default, Penalty @ 5.5% pa

		shall be charged along with normal scheme Interest of 9.5% % p.a. compounded annually on the amount of Installment. Allottee can make lump sum payment of the balance 75% price within 60 days from date of issuance of allotment letter in which case 5% discount on the balance Principal amount i.e. 75% amount shall be given. In case Lump Sum 75% payment towards total Bid amount is made beyond this period of 60 days, then this discount shall be given on Principal amount apart from that included in the next installment.

6.1 Interest on the principal amount shall be payable half yearly during the moratorium period in case of sites mentioned at Sr. No 6(i). In case interest is not paid within 30 days from the due date, resumption proceedings will be initiated as per the provisions of the Punjab Regional and Town Planning and Development Act, 1995.

6.2 In case any installment or a part thereof is not paid by due date, the same can be paid within a Grace Period of 1 month in which Normal Scheme Interest at the rate of 9.5% p.a shall be charged and further the installment or a part thereof can be paid in 5 months in which penalty @ 5.5% pa shall be charged along with normal scheme Interest of 9.5% % p.a. compounded annually on the amount of Installment for the entire period of 6 months. In case any installment or a part thereof is not paid even after this said period of 6 months , the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995. This provision shall also be applicable in the case of Sites/plots sold through Draw of lots and the earlier policies issued in this regard are hereby rescinded.

6.3 Allottee of chunk sites, eligible for the benefit of moratorium period, can deposit dues towards their sites ahead of scheduled date upon payment of which, levy of interest on the amount deposited shall stop as practiced earlier. However, if the allottee also chooses not to get his installments rescheduled, then, upon payment of last part of the full & final payment, he shall be eligible for 7.5% discount but only on the principal amount of installments not fallen due yet, as per the original schedule of payment given at allotment. However, it is clarified that this

discount shall be given only on the principal amount apart from that included in the next installment as per original schedule of payment.

7. POSSESSION OF SITE

7.1 The possession of the site shall be offered to the successful bidder in the Allotment Letter itself. The successful bidder shall be bound to take possession of the site within 07 working days of the deposit of 15% amount, otherwise it shall be deemed to have been handed over to him on the due date. However, possession of site shall not be delivered unless and until 25% amount of the price plus 2% Cancer Cess has been deposited by the successful bidder/allottee with the Authority.

8. GENERAL TERMS AND CONDITIONS

8.1 The bid shall be given in Rs. per. sq.mtr

8.2 No one can bid on behalf of another person.

8.3 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.

8.4 Chief Administrator, or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, of the Authority.

8.5 In case the highest bid is not accepted by the Authorized Officer of the Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision.

8.6 The ownership of site shall continue to vest in the name of Concerned Authority until the entire consideration money together with interest and other dues, is paid in full by the bidder/allottee to the Authority.

8.7 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money.

8.8 The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last installment becomes due with prior permission of the Concerned Estate Officer and on payment of such transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last installment become due then the allotee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

9. FINANCIAL CONDITIONS

9.1 In no case a bid less than the reserve price shall be accepted.

9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.

9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price.

9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or Local Authority shall be over and above the bid price

9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.

9.6 All interest rates are on Compounded Annually basis.

9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development), Act, 2016 and rules/regulations framed there-under as amended from time to time.

10. APPLICABLE BUILDING BYE LAWS

10.1 Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.

10.2 FAR shall be permitted as specified in the advertisement in case of Chunk Sites including Group Housing /Commercial Chunk Sites /Hotel Sites / etc. Further, in case the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\textbf{\textit{Bid Price x 50 \% x Additional FAR}}}{\textbf{\textit{Basic FAR as specified in advertisement}}}$$

10.3 The additional FAR in the case of Educational/Health/Office Buildings allotted as per the provisions of Policy for the fixation of reserve price for institutional sites issued by PUDA vide letter no. 5274-81 dated 04.10.2017 shall be charged proportionately as follows:-

$$\frac{\textbf{\textit{Bid Price x 100 \% x Additional FAR}}}{\textbf{\textit{Basic FAR as specified in advertisement}}}$$

10.4 In case successful bidder opts for having FAR in excess of permitted FAR, charges for such increase in FAR would be determined proportionate to the bid amount and date for determination for payment shall be the date of sanction of building plan. Rebate on depositing full payment of cost of additional FAR would be same as the rebate on full payment of the cost of site (7.5% currently) and the payment schedule for the cost of additional FAR will be co-terminus with the payment of cost of site.

10.5 Fragmentation/Sub division/ change of land use of the site shall not be permitted. The allottee can sell only the built up area/unit in the case of Commercial Sites/Group Housing sites and license under the Punjab Apartment and Property Regulation Act, 1995 for the same will not be required.

10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of relevant Acts, as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION:

11.1 Sites except those indicated as 'Mixed Land Use Sites' shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

11.2 The Site is offered on " as is where is" basis and the Authority will not be responsible for leveling the site or removing the structures, if any thereon.

11.3 The allottee will have to construct a dwelling unit in case of a residential plot and one storey in case of SCO/SCF within 3 years from the date of possession or deemed possession. The allottees of 'Other than Chunk Sites' will have to construct the building as per applicable Building Rules within 5 years from the date of issuance of allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such extension fee as is prescribed under the Rules. However, in case of 'Chunk Sites' there will be no time limit for raising construction of building.

11.4 Before occupying the building and offering further possession to its subsequent transferees, the allottee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.

11.5 Authority through its officers and representatives may at reasonable times and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.

11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.

11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.

11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allotee shall be liable to share the fee of the Arbitrator.

e) Comparative targets/performances of the current year and last two years. Analyze reasons for changes in annual targets and trends in performances of each program / project at all administrative levels i.e. District, Block Town & Village):

Sr. No.	Programme/ Project	Current Year (FY) 2022-23		Previous year (FY-1) 2021-22		2nd Previous year (FY-2) 2020-21	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Construction of 200' wide PR-7 road from Sector dividing road of Sector-120/125 (Bajwa Developer-Sunny Enclave) via road dividing Sector-123/124 upto PR-4 road in New Chandigarh	100% completion	90% completed	100% completion	75% completed	55%	27% work completed
2.	Construction of 100' wide Sector dividing road, Sector 97/106-98/105, SAS Nagar	100%	100% work completed	100%	100% work completed	100%	100% work completed
3.	Widening and	50%	20%	10%	The work	-	-

	construction of 3 no. high level bridges at 200' wide PR-4 road, New Chandigarh, SAS Nagar, (including 5 years maintenance)			completion	has been allotted		
4.	Up-gradation of existing 10 MGD STP on UASB technology to 15 MGD Sewage Treatment Plant (STP) at Sector-83, SAS Nagar on SBR with Advanced Biological Nutrient Removal Technology along with 5 MGD Ultra Filtration (UF) based Tertiary Treatment Plant (TTP) and other works contingent thereto including one year defect liability period (DLP) and there after 10 years Operation & Maintenance on turnkey and Lump Sum basis (on EPC mode.)	75%	50% work completed	15% completion	5% completed	-	-
5.	Construction of 20 MGD Water treatment Plant at Village-Sinhpur, SAS Nagar	100% completion	Work completed	100% completion	Work completed The O & M of project has started	100%	Work was under progress
6.	Laying of Rising Main of 45 MGD capacity	100% completion	Work completed The O & M of project has started	100% completion	Work completed The O & M of project has started	100%	Work was under progress
7.	Balance work of 480 nos. apartments in 8 towers and repair of defective work in 342 number apartments of PPA sector-88 at SAS Nagar (Civil, Public Health, Electrical and Horticulture at risk and cost of M/s Simplex Infrastructure	100% Completion	90% completed	50% completion	Work in progress	-	-

	Ltd.)						
8.	Development of Parks in IT City, SAS Nagar	100% completion	95% completed	40% completion	35% Work in progress	-	-
9.	Upgradation of 200 feet wide HR-2 road from Mullanpur/UT Boundary to Kurali Siswan T junction in New Chandigarh SAS Nagar (including 5 years maintenance)	100% completion	100% completion	50% completion	Work in progress	-	-
10.	Re-carpetting of roads in Ecocity Phase-1, New Chandigarh area, SAS Nagar (including 5 years maintenance)	100% completion	100% completion	30% completion	Work in progress	-	-
11.	Development of Commercial Pockets of IT-City, SAS Nagar including 5 yrs maintenance	100% completion	95% completion	30% completion	Work in progress	-	-
12.	Development of Commercial pockets at IT at SAS Nagar-Electrical works	100% completion	85% completion	10% completion	Work in progress	-	-
13.	Providing electrification in various Commercial pocket of Sector-78, 79 and 80 at SAS Nagar	100% completion	80% completion	10% completion	Work in progress	-	-
14.	Design and Construction of 15 MLD capacity Main Pumping Station (MPS), 10 MLD capacity Sewage Treatment Plant (STP) based on SBR Technology and 5 MLD capacity Teritery Treatment Plant (TTP) at Aerocity, SAS Nagar along with all other works contingent thereto	100% completion	100%	100% completion	45%	20%	5%
15.	Development of Horticulture Works in	100% Develop	100% completion	40%	Work in progress	-	-

	Parks with 3 years maintenance in Sector-88 and 89, SAS Nagar	ment completion					
16.	Construction of trench in green belts and under road crossing for providing 11 KV connectivity to various Commercial Pockets of Aerocity, SAS Nagar	100% completion	100% completion	40%	Work in progress	-	-

4. ORGANISATIONAL SWOT ANALYSIS

- Strength: (steps taken by organization to leverage its strengths)
  End users as well as investors show keenness in buying property from Government. Taking this into account, favorable policies resulting in successful sale of properties have been formulated.

- Weakness: (steps taken to remove its weaknesses)
  The workload of various offices of the Authority has increased manifold with formation of new Urban Estates. Presently, there is shortage of staff and there is need for recruitment in difference cadres. Though recruitment drives have been conducted time to time, still there is scarcity of staff which needs to be addressed to deliver the services in time bound and efficient manner.

- Opportunity: (steps taken to leverage new opportunities)
  Authority is having huge land bank available. Selling the properties in regulated manner and introducing more investor friendly policies could result into more profitable sale of property. Authority is conducting e-auctions for disposal of properties. The shift from manual auctions to e-auctions has led to transparency in disposal of property and larger participation of bidders in the auction process resulting in huge profit to the Authority.

- Threats: (steps taken to mitigate threats to organization)
  There is need to regulate the supply of property in market, as in future there may be a scenario where the availability of property in comparison to demand would be more. This may result into crash of real estate market, because GMADA being the main entity in property market sets the tone for disposal of property in the region.

c) **Provide a summary of the outcomes from surveys, benchmarks for action, and other assessment metrics for schemes and programmes of the organisation. Include data pertinent to the operations of the organisation.**

1.1 Land Acquisition

Detail of Awards pronounced for acquiring land for planning and development of different sectors during the year 2022-23 may be seen at Appendix III.

1.2 Position of Plots upto 2022-23

Sr. No.	Scheme/Projects Name	Area/ Locality	Type of Property	LOI Issued	Plots Allotted
1	2	3	4	5	6
1)	ECO City 1 & 2	SAS Nagar	Residential	70	120
			Commercial	-	130
2)	Sector 76-80	SAS Nagar	Residential	-	30
			Commercial	-	04
3)	Aerocity	SAS Nagar	Residential	-	09
			Commercial	03	-
4)	Sector 82-83	SAS Nagar	Residential	-	-
			Commercial	-	-
5)	I.T. City	SAS Nagar	Residential	12	-
			Commercial	-	-
6)	I.T.City Oustee Sector 82-66 Beeta	SAS Nagar	Residential	-	10
			Commercial	-	-

1.3 Details of various sites auctioned during the year 2022-23:-

E-Auction was conducted from 17.02.2023 to 06.03.2023 in which following sites were sold:-

Sr. No	Sector / Scheme	Description of Site	Area (Sq. Mtrs.)	Reserve Price (In Rs./ Sq. Mtrs.)	Total Reserve Price	Highest Bid (In Rs./ Sq. Mtrs.)	Total Bid Price
1	AG REALTY THROUGH HARINDER SINGH CHAHAL, R/o SCO 68, FIRST FLOOR, SECTOR 82, JLPL, SAS NAGAR						
	Sector 66	GH Opposite BSNL Complex	16204.21	Rs. 61,593.49	Rs. 99,80,73,847	Rs. 91158.61	Rs. 1,47,71,53,260
2	SHAMSHER SINGH CHATHA S/o BHUPINDER SINGH, R/o #474, Sector 38A, Chandigarh						
	Sector 66	GH Adjoining BSNL Complex	17822.83	61,593.49	1,09,77,70,301	118567.94	2,11,32,16,238
3	K&S GLOBAL HEALTH PRIVATE LIMITED THROUGH RAMANDEEP SINGH, R/o K&S Global Health Pvt. Ltd., SCF 20 phase 6, Mohali						
	Sector 69	Nursing Home	2042.35	65,665.00	13,41,10,913	68291.64	13,94,75,431
4	CRA BUILDTECH LLP THROUGH CHANDER SHEKHAR BANSAL R/o PLOT NO.16, THIRD FLOOR, PASCHIM VIHAR EXTN., DELHI-110063						
	Sector 88	GH No. 4	30686.92	63,088.20	1,93,59,82,546	64349.96	1,97,47,02,075
5	CRA BUILDTECH LLP THROUGH AJAY BANSAL R/o PLOT NO.16, THIRD FLOOR, PASCHIM VIHAR EXTN., DELHI-110063						
	Sector 88	GH No. 5	40461.32	63,088.20	2,55,26,31,848	74444.04	3,01,21,04,125
6	M/S KLG INFRA THROUGH ITS PARTNER ANIL GOYAL S/O LATE SH K.L GOYAL R/o DSS-64,MOHALI CITI CENTRE,BLOCK F,MOHALI, SAS NAGAR, AERO CITY,PUNJAB 140603						
	Aerocity	Commercial Site, Pocket-2, Block F	18244.11	1,09,517.94	1,99,80,57,344	111708.3	2,03,80,18,513
7	GARG BUILDERS AND PROMOTERS LLP THROUGH DEEPAK GARG, R/o GH-3, IT CITY, SECTOR-82A, SAS NAGAR MOHALI						
	Sector 83-Alpha	GH No. 7, Block-C	32423.71	87,699.47	2,84,35,42,020	100415.97	3,25,58,58,291
8	M/S KLG INFRA THROUGH ITS PARTNER ANIL GOYAL S/O LATE SH K.L GOYAL R/o DSS-64,MOHALI CITI CENTRE,BLOCK F,MOHALI, SAS NAGAR, AERO CITY,PUNJAB 140603						
	Sector 83-Alpha	GH No. 8, Block-C	32491.01	87,699.47	2,84,94,44,194	90330.47	2,93,49,28,204

9	MAMTA TRADERS THROUGH OMPAL BANSAL JAWAHAR S/O LAL BANSAL, R/o Flat No. 88, Punjab And Haryana High Court Advocates Society, Sector - 76, SAS Nagar						
	69	SCO No 21, Pocket-C	101.17	4,35,552.00	4,40,64,796	439908	4,45,05,492
10	INSTITUTE OF PUBLIC AUDITORS OF INDIA NWC THROUGH MOHAN PANGHOTRA S/O PANDIT KIRPA RAM, R/o SECTOR17						
	69	Booth No. 1, Pocket-C	38.8	4,16,794.40	1,61,71,623	456390.4	1,77,07,948
11	SUNIL KUMAR CHAWLA S/O RAM PAL, R/o G 403 Jaipuria Sunrise Greens VIP Road Zirakpur						
	69	Booth No. 2, Pocket-C	18.97	3,78,904.00	71,87,809	439544	83,38,150
12	GURPREET SINGH S/O HARBANS SINGH R/O1333, First Floor, Sector 68, SAS Nagar, Punjab AND AJIT SINGH SANDHU S/O THAKUR SINGH R/O Vill Kambali, SAS Nagar, Punjab						
	69	Booth No. 3, Pocket-C	18.97	3,78,904.00	71,87,809	443334	84,10,046
13	ARPINDER SINGH S/O SOHAN SINGH PURI, R/o B-401 A-2 FIRST FLOOR MALVIYA NAGAR, JAIPUR, RAJASTHAN						
	69	Booth No. 4, Pocket-C	18.97	3,78,904.00	71,87,809	441439	83,74,098
14	BESHARAT SINGH S/O HARJINDER SINGH, R/o #1738,Phase-3B2, Mohali, S.A.S. Nagar, Punjab						
	69	Booth No. 5, Pocket-C	18.97	3,78,904.00	71,87,809	443334	84,10,046
15	DILJOT SINGH S/O AVTARJIT SINGH, R/o #20 VILL KAHAN SINGH WALA, TEH GURUHARSAHAI DIST FEROZEPURR 152022						
	69	Booth No. 8, Pocket-C	18.97	3,78,904.00	71,87,809	449019	85,17,890
16	JASLEEN KAUR W/O HARINDER PAUL SINGH, R/o HOUSE NO. 13, PHASE 3A, MOHALI, PIN:160059						
	69	Booth No. 9, Pocket-C	18.97	3,78,904.00	71,87,809	454704	86,25,735
17	HARINDER PAUL SINGH S/O SH MOHINDER SINGH, R/o HOUSE NO. 13, PHASE 3A, MOHALI, PIN:160059						
	69	Booth No. 10, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787
18	TERRY VENTURES THROUGH TERRY BEDI, R/o SCO 28-29-30 SECTOR 9 D CHANDIGARH						

	69	Booth No. 11, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787
19	KULDIP KAUR SANDHU S/D/W/O SUKHPAL SINGH SANDHU, R/o HOUSE NO. 759, SECTOR 69						
	69	Booth No. 12, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787
20	JASLEEN KAUR S/D/W/O PARAMJEET SINGH, R/o Delhi						
	69	Booth No. 13, Pocket-C	18.97	3,78,904.00	71,87,809	511554	97,04,179
21	CYBERTRON TECHNOLOGIES THROUGH RAJIV KUMAR, R/o SCF 39 TOP Floor Phase 3B2 Mohali						
	69	Booth No. 14, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128
22	SANJEEV KUMAR S/O SATISH CHANDRA JHA, R/o HOUSE NO 2868 SECTOR 66 MOHALI						
	69	Booth No. 15, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128
23	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI						
	69	Booth No. 16, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128
24	MOHIT ARORA S/O KEWAL KRISHAN R/o 224-C, Ansal Bachittar Enclave, Bhamian Road, Ludhiana, Punjab - 141010 AND LOVELEEN SABHARWAL S/O OM PRAKASH SABHARWAL R/o H.No. 4296, Street No. 12, Shivaji Nagar, Ludhiana-141008						
	69	Booth No. 17, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128
25	PARAMJEET SINGH AND JATINDER SINGH SAINI S/O SANGAT SINGH R/o Kothi No. 1139, Sector-67, SAS Nagar-160062						
	69	Booth No. 18, Pocket-C	18.97	3,78,904.00	71,87,809	515344	97,76,076
26	RIDHIMA KOHLI S/D/W/O DHRUV KOHLI, R/o SHOP NO. 7, OPPOSITE SHIVALIK HOSPITAL, SECTOR-69, MOHALI						
	69	Booth No. 19, Pocket-C	18.97	3,78,904.00	71,87,809	545664	1,03,51,246
27	NITU CHAWLA S/D/W/O SUNIL KUMAR CHAWLA, R/o G 403 JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR						
	69	Booth No. 20 (Corner), Pocket-C	38.8	4,16,794.40	1,61,71,623	443886.4	1,72,22,792
28	PRINCE DHIMAN S/O MADAN LAL, R/o 66 New Darshani Bagh, manimajra, Chandigarh, 160101						
	69	Booth No. 22, Pocket-C	18.97	3,78,904.00	71,87,809	502079	95,24,439
29	NITU CHAWLA S/D/W/O SUNIL KUMAR CHAWLA, R/o G 403 JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR						

	69	Booth No. 23, Pocket-C	18.97	3,78,904.00	71,87,809	388379	73,67,550
30	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI						
	69	Booth No. 24, Pocket-C	18.97	3,78,904.00	71,87,809	390274	74,03,498
31	SUNIL KUMAR CHAWLA S/O RAM PAL CHAWLA, R/o G 403, JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR						
	69	Booth No. 25, Pocket-C	18.97	3,78,904.00	71,87,809	386484	73,31,601
32	SHEETAL KATARIA S/D/W/O HATISH KATARIA, R/o 410, Ground Floor, Sector 44 A, Chandigargh						
	69	Booth No. 26, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653
33	ANIL SINGH RANA S/O AMAR SINGH RANA, R/o H. No. 2200, Sector 15, Panchkula						
	69	Booth No. 27, Pocket-C	18.97	3,78,904.00	71,87,809	386484	73,31,601
34	AMANPREET SINGH S/O BAKHSHISH SINGH, R/o #1589 phase 10 S.A.S. Nagar mohali punjab						
	69	Booth No. 29, Pocket-C	18.97	3,78,904.00	71,87,809	395959	75,11,342
35	UDHAM SINGH NAGAR S/O SURENDRA SINGH, R/o Flat No. 22, 2nd Floor, Anant Villas, Green Enclave, Lohgarh Road, Zirakpur, Punjab						
	69	Booth No. 30, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653
36	RANJEET SINGH S/O RAM DAYAL SINGH, R/o H. No. 703, Sector 33 B, Chandigarh						
	69	Booth No. 31, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653
37	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI						
	69	Booth No. 33, Pocket-C	18.97	3,78,904.00	71,87,809	390274	74,03,498
38	NETSMARTZ INFOTECH (INDIA) PVT LTD THROUGH MANIPAL DHARIWAL, R/o PLOT NO. 10 RAJIV GANDHI CHANDIGARH TECHNOLOGY PARK CHANDIGARH						
	IT City Sector 101-Alpha	I-14 I.T. Industrial Site	11,088.44	34,846.00	38,63,87,780	49655.55	55,06,02,587
39	KV MARKETING SOLUTIONS PVT. LTD. THROUGH MADAN LAL ANAND S/O SAUDAGAR MAL ANAND, R/o 3449/1, Sector 27D Chandigarh						
	IT City Sector 101-Alpha	I-17 I.T. Industrial Site	7,771.90	34,846.00	27,08,19,627	65336.25	50,77,86,801
40	TAC INFOSEC PRIVATE LIMITED THROUGH TRISHNEET ARORA, R/o PHASE 8B						

	IT City Sector 101-Alpha	I-21 I.T. Industrial Site	2,182.41	34,846.00	7,60,48,259	69343.54	15,13,36,035
41	KANMAG SOLUTIONS PRIVATE LIMITED THROUGH ANKUR MAGAN, R/o 625A, Bestech Business Towers, Sector 66, Mohali, Punjab 160066						
	IT City Sector 101-Alpha	I-28 I.T. Industrial Site	2,043.85	34,846.00	7,12,19,997	68646.62	14,03,03,394
42	BLUEBASH CONSULTING PRIVATE LIMITED THROUGH ANUJ KUMAR S/O PREM CHAND, R/o A-45, Industrial Area, Sector 74, Sahibzada Ajit Singh Nagar, Punjab 160059						
	IT City Sector 101-Alpha	I-29 I.T. Industrial Site	2,043.85	34,846.00	7,12,19,997	68472.39	13,99,47,294
43	IDEA CLAN THROUGH ROHIT AJMANI S/O ARUN AJMANI, R/o 376, Sector-12A						
	IT City Sector 101-Alpha	I-30 I.T. Industrial Site	2,052.81	34,846.00	7,15,32,217	75267.36	15,45,09,589
44	CREED INFOTECH PVT. LTD. THROUGH TARUN UPPAL S/O DALER SINGH UPPAL, R/o # 1798 Phase 3b2						
	IT City Sector 101-Alpha	I-34 I.T. Industrial Site	2,043.85	34,846.00	7,12,19,997	68820.85	14,06,59,494
45	SACHTECH SOLUTION PVT. LTD. THROUGH KAPIL KUMAR S/O PAWAN KUMAR, R/o House no 883 Sector 23 Bhiwani Haryana 127021						
	IT City Sector 101-Alpha	I-35 I.T. Industrial Site	2,043.85	34,846.00	7,12,19,997	68820.85	14,06,59,494
46	GIGA NET-TECHNOLOGIES PRIVATE LIMITED, R/o 507, HEMKUNT HOUSE, 6 RAJENDRA PLACE DELHI 110008						
	IT City Sector 101-Alpha	I-36 I.T. Industrial Site	2,043.85	34,846.00	7,12,19,997	69343.54	14,17,27,794

Note:-

After on recommendations of the Scrutiny Committee above sites were allotted to the eligible bidders after 31.03.2023.

1.4 Housing

Position of houses allotted during the year 2022-23

Sr. No.	Current year 2022-23			Previous Year 2021-22		
	Category & Number of Houses	Sector	Allotment Letter and Date	Category & Number of Houses	Sector	Allotment Letter and Date
1	-	-	-	LIG No. 1730-B	Sector-64, SAS Nagar	133-34, 04-01-2022
2	-	-	-	LIG No. 1245-A	Sector-64, SAS Nagar	117-18, 04-01-2022
3	-	-	-	LIG No. 1306-B	Sector-64, SAS Nagar	505-06, 07-01-2022
4	-	-	-	MIG No. 602	Sector-63, SAS Nagar	92026, 23-12-2021
	-	-	-	Total		04

1.5 INFORMATION TECHNOLOGY AND COMMUNICATION

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

1	**Computerization of citizen delivery services** Portal is live in GMADA for the ease of allottee's. A total of 25 RTS services are online.
2	**Implementation of E-office** has been successfully completed in GMADA.
3	**Online Scrutiny Engine for approval of Building Plans** is live for Industrial Building Plans and for Residential, Group Housing, Commercial, Institutional etc. is under process.
4	**Computerisation of LAC office (Portal)** has been started and Development as per SRS in under verification stage at LAC office.
5	**Scanning of record** In GMADA has been under process and a total of

	approx. 1.25 cr images have been scanned out of which 30 thousand property files has been digitized in the software.
6	For the Allottee's of all authorities online payment Gateway and SMS Gateway facility has been provided for their ease.
7	Authomated water bill service (eWater Bill.) is currently running for bill generation and online water bill payments for all authorities. Integration of Water Bill service with Invest Punjab is completed and in testing stage.
8	GMADA's website re-development as per GIGW & WCAG 2.0 guidelines under Accessible India Campaign (AIC).
9	For hosting of online citizen services portal, cloud service is being used with oracle 19c as a database.
10	Reforms under BRAP-2022 pertaining to authority have been implemented.
11	GMADA is using e-Auction portal for conducting Auction's of various properties.
12	For regularization of unauthorized Plot/Built Up Plots, new portal Punjab Regularizations Portal has been launched on dated 05.09.2022.

1.7 PUBLIC RELATIONS

1 Information pertaining to Hon'ble Governor/Chief Minister/Finance Minister's address in Vidhan Sabha, activities & achievements of Authority was collected from various Authorities/Branches of GMADA and after compilation was supplied.

2 After approval of Competent Authority Press Release were issued to promote and propagate various policies, initiatives, actions taken by the Authority. Efforts were made to ensure maximum coverage in leading newspapers.

3 Advertisements those to the nature of announcement of e-auction, awareness about important initiatives/policies were got designed and published. Besides print media professional handling

of PR activities in other media lead to success of e-auction, resulting in generation of huge revenue. Other than above, public notices, land notifications, tender notices, court notices etc. were issued in print media. In period under report, total of 376 advertisements were got published in different language newspapers.

4 Apart from the print media, publicity of e-auction was carried out on other publicity platforms viz. radio, outdoor, social media. The job included copy writing of radio script, devising social media campaign, designing, printing, fixation of banners at different locations etc.

5 News which appeared in different media were monitored & submitted to higher officers for information. Necessary follow up/action was taken on published matter whenever orders were received.

6 Got designed annual reports, balance sheets besides printing of D.O. Pads, visiting cards, vouchers & other printing material required by various branches.

7 Supply of newspapers & magazines was ensured to the offices/residences of officers besides making purchase of Acts, Laws, Books desired by various offices.

8 Bills pertaining to printing, purchase of books, advertising etc. were processed & sanctions were issued for payment by DDO concerned after receiving financial approval from the Competent Authority.

9 Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.

10 Stationery such as government diaries, calendars were procured from government printing press and made available to various branches.

11 Passes of higher offices for entry to Secretariat were got prepared/issued after coordinating with branches concerned in Secretariat.

12 Necessary travel arrangements for official tours of officers were made. This included booking of air, train tickets, arrangement of cabs etc.

b) Describe how data driven decision making and policy formulation has been used to improve processes and programs in your Organization:-

1.a) ACHIEVEMENTS FOR THE YEAR 2022-2023

- In a first of its kind initiative intended to ensure transparency simultaneously providing public ease, the Development Authority has provided online access of the correspondence portion of the property files to the existing owners/allottees. The step has been taken to enable the allottees to monitor the present movement of the files as well as to grant them access of the correspondence part of the file since its inception. With advent of this facility, the allottees would now be able to go through the correspondence held on file from time to time since it was prepared.
- To facilitate the allottees/residents of unauthorised colonies interested in applying for regularization of their property, the facility of online submission and processing of applications on the regularization portal for obtaining NoC has been introduced. The applicant can now log on to www.punjabregularization.in portal dedicated to regularization of plots and buildings situated in unauthorized colonies.

1.a) Regulation and Implementation of Acts

TOWN PLANNING (DTP GMADA)

During the year 2022-23, 03 licenses were issued under the PAPRA 1995 to the following promoters for setting up colonies/projects in jurisdiction of GMADA:-

Sr. No.	Name of Promoters	Licence No. and Date	Name of Colony/ Project	Area of the colony/project (in acres)
1.	M/s KG Enterprises, Ambala-Chandigarh Highway, Opp. Gurudwara Sahib, Village- Bhankharpur, Tehsil- Derabassi, Distt.- SAS Nagar	41/2022 28.09.2022 to 27.09.2027	Northview Homez Group Housing Colony Village Bhankharpur, Tehsil Derabassi, Distt. SAS Nagar, Punjab	2.358 acres
2	M/s 7C Reality Management Pvt. Ltd., SCO-02, Sector-80, SAS	42/2023 02.01.2023 to 01.01.2028	Aertro Homes Affordable Plotted Colony at Village Naugiari (H.B.No.	21.2375 acres

	Nagar (Mohali)-160055		282), Tehsil & Distt. SAS Nagar)	
3	M/s Ambika Realcon Pvt ltd., Regional office: SCO No. 18-19, First Floor, Sector-9D, Chandigarh	43/2023 (Supplementary License) Valid till 18.08.2023	Village Dhode Majra in Master Plan New Chandigarh	0.1875 acres

In addition to Planning Wing of Licensing Branch GMADA has issued completion/partial certificates under the PAPRA 1995 to the following colonies & mega projects jurisdiction of GMADA:-

Sr. No.	Name of Authority	Subject	Date of Application	Date of issue of Completion /Partial Certificate	Status
1	GMADA	Completion Certificate of Community Centre, sector 109, Mohali being developed by M/s EMAAR MGF Land Ltd.	05.07.2022	Completion granted vide letter no. 397 in dated 07.02.2023	Completion Certificate
2	GMADA	Partial Completion Certificate of Group Housing Project "The Lake" Tower Victoria A, measuring 1.605 acres (6496.620 Sqm) being Developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd.	04.05.2022	Partial Completion granted vide letter no. 2211 in dated 07.09.2022	Partial Completion Certificate
3	GMADA	Partial Completion Certificate of Club Building falling in The Punjab IAS-PCS Officers Cooperative House Building Society Ltd., New Chandigarh, Distt. SAS Nagar, Punjab	04.05.2022	Partial Completion granted vide letter no. 231 in dated 24.01.2023	Partial Completion Certificate
4	GMADA	Partial Completion Certificate for Residential Tower No. 4 & 5 falling in group	18.04.2022	Partial Completion granted vide letter no. 1606 in	Partial Completion Certificate

		housing project situated at village Dhodemajra, New Chandigarh, SAS Nagar developed by M/s Ambika Realcon Pvt. Ltd.		dated 29.06.2022	
5	GMADA	Partial Completion Certificate of Bhavan Vidyalaya School falling in Phase-1, Sector-13, Omaxe, New Chandigarh, Distt. SAS Nagar, Punjab being developed by Bharatiya Vidya Bhavan	30.03.2022	Partial Completion granted vide letter no. 611 in dated 24.02.2023	Partial Completion Certificae

1.b) PUNJAB NEW CAPITAL (PERIPHERY) CONTROL ACT, 1952:

A. Show Cause Notices issued 270

B. Issued NOC's to un-authorized colonies 00

1.c) PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

A. Registration of Estate Agents 67

B. Registration Certificate of Promoters 49

C. Issued NOC's to Petrol Pump (Retail Outlets) 12

D. Approval given under section 79 01

1.d) ARCHITECTURAL CONTROLS (ISSUED BY TOWN PLANNING AND LICENSING BRANCH)

Sr. No.	Subject	Date of Issuance
1	Request for Architectural facade Controls of SCO No. 26-34 falling in Gillco Industrial Part at Village Manakpur Kallar, Distt. SAS Nagar being developed by M/s Gillco Developers & Builders Pvt. Ltd.	Issued vide letter No. 727 dated 18.10.2022

2	Request for Architectural facade Controls of SCO No. 32-39 and 69-93 falling in Gillco Business Center at Village Ballonmajra, Distt. SAS Nagar being developed by M/s Gillco Developers & Builders Pvt. Ltd.	Issued vide letter No. 723 dated 18.10.2022
3	Request for approval of Architectural facade Controls of shops No. S-01 to S-83 falling in Jubilee Parklane at Sector 120-121, Village Daun, Tehsil & Distt. SAS Nagar being developed by M/s Jubilee Joy Homes LLP	Issued vide letter No. 742 dated 02.11.2022
4	Request for Architectural facade Controls of SCO No. 1-30 and 61-73 falling in Jubilee City Gardens at Sector 92 & 116, Village Chapparchiri Khurad, Tehsil & Distt. SAS Nagar being developed by M/s Jubilee Joy Homes LLP	Issued vide letter No. 741 dated 02.11.2022
5	Request for Architectural facade Controls of SCO No. 2-48 and 50-56 falling in White City at Sector-114, Village Kailon, Distt. SAS Nagar being developed by M/s Land Developers.	Issued vide letter No. 2806 dated 11.11.2022
6	Request for Architectural facade Controls of SCO No. 40-68 falling in Gillco Business Center at Village Ballomajra, Distt. SAS Nagar being developed by M/s Gillco Developers & Builders Pvt. Ltd.	Issued vide letter No. 1084 dated 14.03.2023
7	Request for Architectural facade Controls of Booth No. 1-7 falling in Commercial Pocket-F of Mega Housing Project Wave Estate, Sector-99, Distt. SAS Nagar being developed by M/s Country Colonizers Pvt. Ltd.	Issued vide letter No. 1012 dated 28.02.2023
8	Request for Architectural facade Controls of SCOs falling in Mohali Times Square at Village Daun and Ballomajra, Distt. SAS Nagar being developed by M/s KSSP Real Estate Pvt. Ltd.	Issued vide letter No. 930 dated 25.01.2023

5-Year STRATEGIC ACTION PLAN (2022-26)/ANNUAL ACTION PLAN (2022-23) and actions there under.

5. 4 year Strategic Action Plan (2022-26)/Annual Action Plan (2022-23) and action there under.

A) Sustainable Development Goals, Progress of Achievement of Goals, Targets and Indicators.

Sr. no.	Sustainable Development Goals	Target	Indicator	Indicator Unit	Baseline		Targets				Achievement			
							2022-23	2023-24	2024-25	2025-26	2022-23	2023-24	2024-25	2025-26
1.	Provide Access to Safe, Affordable, accessible and sustainable transport system for all, improving road safety, notable by expanding public transport	To undertake planned development of roads at SAS Nagar according to approved Master Plan of GMADA and amendments from time to time.	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	98	105	113	120	95	-	-	-
2.	Clean water and sanitation goal	To improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, reducing the proportion of untreated wastewater and substantially increasing recycling and safe reuse.	Construction of Water Sewage Treatment Plan (Cumulative)	MLD (Million litre per day)	2018	160	55.4	87.25	91.25	91.25	55.4	-	-	-

| | | |

B) Schemes, Projects and Interventions with indicators.

Sr. no.	Scheme/Project /Intervention	Expected Expenditure (Funding Source)	Indicator	Indicator Unit	Baseline		Targets				Achievement			
							2022-23	2023-24	2024-25	2025-26	2022-23	2023-24	2024-25	2025-26
1.	Construction of various Grid roads, major horizontal & vertical roads under jurisdiction of GMADA	Funds to be provided by GMADA	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	98	105	113	120	95	-	-	-
2.	Construction of Sewage Treatment Plants	Funds to be provided by GMADA	Construction of Water Sewage Treatment Plan (Cumulative)	MLD (Million litre per day)	2018	160	55.4	87.25	91.25	91.25	55.4	-	-	-
3	Construction of Water Treatment Plants	Funds to be provided by GMADA	Construction of Water Treatment Plan, Quantity of water to be treated per day.	MLD	2017	160	90.8	90.8	90.8	90.8	-	-	-	-
4.	To provide Horticulture works at various projects of GMADA & roads falling under the jurisdiction of GMADA	Funds to be provided by GMADA	Per capita Availability of Green spaces.	Sq. Yard	2016	1600000	400000	400000	400000	400000	491807	-	-	-

5.	Affordable Housing to Economically weaker section	Funds to be provided by GMADA	Construction of EWS houses	No.	2015	1500	3500	4000	4500	5000	.	.	.	.	.	.	.

C) Financial Performance

FINANCE

1. 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 the section 51(2) of the PRTPD Act, 1995 adopted by GMADA, that the authority may from time to time borrow money by way of loans and debentures or bonds or such other financial instruments from such sources other than the State Government and on such terms and conditions as it may determine from time to time. GMADA has raised loans amounting to Rs. 100.00 Crores during FY 2022-23 from various banks for the acquisition of land & development works and GMADA has also repaid Rs 664.90 crores loans during FY 2022-23 to various banks and loan amount of Rs 3570.93 crores is outstanding as on 31.03.2023 towards various banks. The said loan has been taken for the acquisition of land and development of works.

GMADA has not been provided with any share capital by the State Government on its formation and the authority is solely dependent upon internal resources as well as receipts from the promoters of mega projects on account of EDC and Licence Fee. The funds utilized for the Land Acquisition Schemes, Land Development Schemes and Other Urban Estates Development Works are met from the internal resources as well as by taking loans 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 Additional Chief Administrator (Mohali). During the year 2022-23, a sum of Rs. 1409.31 Crores was received on account of principal as well as revenue receipt

iii) Receipts from promoters of mega projects :-

A sum of Rs. 390.16 Crores has been received from the promoters of mega project on account of EDC and Licence Fee during the year 2022-23 as per details given below:-

(Figures in Rs. Crores)

Sr. No.	Particulars	Amount
1.	EDC	336.47
2.	Licence Fee	53.69
	Total	390.16

2. Expenditure:-

The expenditure on Development Works, Land Acquisition, Administrative Expenses and other expenses during the year 2022-23 is given below:-

(Figures in Rs/Crores)

Year of Expenditure	Exp on development of urban estate/ housing including acquisition of land	Expenditure on works executed/acquisition of land out of EDC/Licence Fee	Administration & other expenditure including interest on loan/overdraft and maintenance of urban estate	Total Exp.
2022-23	436.00	438.85	396.11	1270.96

3. FINANCIAL RESULTS

The financial results of GMADA for the FY 2021-22 and 2022-23 are as below:

(Figures in Rs./Crores)

Sr. No.	Financial Year	Profit/(Loss)
1	2021-22	143.55
2	2022-23	145.01

4. Budget for the year 2022-23 and 2023-24

The details of the revised Budget Proposal for the year 2022-23 and budget Proposal for the year 2023-24 are as under:-

Sr. No.	Name of Scheme	Revised Budget Provisions for the year 2022-23	Budget provisions for the year 2023-24
AUTHORITY'S OWN SCHEMES			
i.	Acquisition of land for urban Estates, Grid Road, Enhanced compensation of old sectors	297.08	1290.00
ii.	Construction of Social Houses	42.75	328.20
iii.	Development of Urban Estate of Aerocity, Ecocity, Medicity and maintenance of old Sectors, Airport road, Mullanpur road, Grid Roads and other infrastructure roads.	130.95	342.46
iv.	Works being executed out of EDC		
	a) Acquisition of land for infrastructure development works	205.67	50.00

	b) Infrastructure development works	203.00	257.06
v.	Works being executed out of Licence Fees.	2.91	6.21

6. Any Notable achievements over and above what is reported under 5(A) and (B) above (Accreditation, quality certification, publications, conference, and any other related information):-

- Greater Mohali Area Development Authority (GMADA) has decided to develop a new urban estate namely Aerotropolis in different phases over an area of approximately 5500 acres near the International Airport at Mohali. In the first phase, about 1650 acres has been taken up for development of residential, commercial and institutional plots etc.

- Land acquisition process is in the last phase for acquiring around 490 acres land in Sector-101 in SAS Nagar. Area acquired would be developed as industrial sector.

7. Key Performance Parameters (KPP) of key Personnel of the Department

Sr. No.	Key Functionary /Key Performance Parameter	KPP unit	Targets				Achievements			Remarks
			2022-23	2023-24	2024-25	2025-26	2022-23	2023-24	2024-25	
1	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	98	105	113	120	95	-	-	-

2	Construction of Sewage Treatment Plant (Cumulative)	MLD	55.4	87.25	91.25	91.25	55.4	-	-	10 MLD-Aerocity is completed & 68 MLD-Sector-83 is in progress.
3	Construction of Water Treatment Plant	MLD	90.8	90.8	90.8	90.8	90.8	-	-	-
4	Per Capita Availability of Green Spaces	Sq. Yd.	4,00,000	4,00,000	4,00,000	4,00,000	4,91,807	-	-	-
5	Construction of EWS Houses	Nos.	3500	4000	4500	5000	-	-	-	-

8. Progress of disposal of pending Audit Paras during the year:-

Progress of pending Audit Paras during the year 2022-23:

Initially Pending as on 01-04-2022	Received during F.Y. 2022-23	Disposed during F.Y. 2022-23	Pending as on 31.03.2023
36	N.A.	N.A.	36

9. Appendices

PART- II
APPENDICES

Appendix- I

(Para2 b (i))

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.

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2022 to 31.03.2023)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Bhagwant Singh Mann	Hon'ble Chief Minister Punjab – cum-Chairman GMADA.	01.04.2022	31.03.2023
2.	Bhagwant Singh Mann	Hon'ble Minister in-Charge , Housing-cum-Co-Chairman GMADA	01.04.2022	06.07.2022
3.	Aman Arora	Hon'ble Minister in-Charge , Housing-cum-Co-Chairman GMADA	07.07.2022	15.03.2023
4.	Bhagwant Singh Mann	Hon'ble Minister in-Charge , Housing-cum-Co-Chairman GMADA	16.03.2023	31.03.2023
5.	Anirudh Tewari, IAS	Chief Secretary, Govt. of Punjab	01.04.2022	05.07.2022
6.	Vijay Kumar Janjua, IAS	Chief Secretary, Govt. of Punjab	06.07.2022	31.03.2023
7.	A. Venu Prasad, IAS	Principal Secretary to CM Punjab	01.04.2022	31.03.2023
8.	K.A.P. Sinha , IAS	Additional Chief Secretary, Finance	01.04.2022	06.07.2022
9.	Ajoy Kumar Sinha, IAS	Principal Secretary, Finance	19.07.2022	31.03.2023
10.	Ajoy Kumar Sinha, IAS	Principal Secretary, Department of Local Govt, Punjab .	01.04.2022	16.04.2022
11.	Vivek Pratap Singh , IAS	Principal Secretary, Department of Local Govt, Punjab .	18.04.2022	31.03.2023
12.	Sarvjit Singh, IAS	Additional Chief Secretary, Department of Housing & Urban Development, Punjab-cum-Vice Chairman, GMADA	01.04.2022	18.04.2022
13.	Ajoy Kumar	Principal Secretary,	18.04.202	31.03.2023

	Sinha, IAS	Department of Housing & Urban Development, Punjab-cum-Vice Chairman, GMADA	2	
14.	Vipul Ujjwal, IAS	Chief Administrator, GMADA	01.04.2022	25.04.2022
15.	Amandeep Bansal, IAS	Chief Administrator, GMADA	05.05.2022	24.05.2023
16.	Pankaj Bawa	Chief Town Planner, Town & Country Planning Department , Government of Punjab	01.04.2022	31.03.2023

Appendix-II

(Para2 b (i))

Category-wise detail of Posts during the year 2022-2023 is as under:

Class of Employment Charge	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work
Class –A	22	35	-
Class – B	92	64	-
Class – C	46	-	13
Class – D	24	-	69

Appendix-III

Para 4 (1.1)

DETAIL OF AWARDS PRONOUNCED FOR ACQUIRING LAND FOR PLANNING AND DEVELOPMENT OF DIFFERENT SECTORS DURING THE YEAR **2022-23**

Sr. No.	Name of Scheme	Awards/Notification Number and date of pronouncement	Govt. approved Notification
1	Construction of 200 feet wide Sector dividing road 118/19, 117/74, 116/92 and 114/115 of villages Chappar Chiri Khurd, Chappar Chiri Kalan, Ballo Majra, Baliyali and Tole Majra, Teh. & Distt. Mohali	Award 579 on 18.07.2022	U/S-19 Notification No. 06/18/2018-6HG1/ 1106 dated 26-07-2021 was published.
2	Setting up Industrial Sector 101 at SAS Nagar	Award 580 on 01.01.2023	U/S-19 Notification No. 06/02/2021-6HG1/ 283 dated 18-01-2022 was published.
3	150 feet wide road connecting to Integrated Manufacturing Cluster (IMC) under AKIC Corridor Project at Rajpura	Award 581 on 16.02.2023	U/S-19 Notification No. 06/13/2020-6HG1/ 1691 dated 28-07-2022 was published.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.11

ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ

ਵਿਸ਼ਾ:- **ਗਮਾਡਾ ਦੀ ਸਾਲ 2023-24 ਦੀ ਸਾਲਾਨਾ ਪ੍ਰਸ਼ਾਸ਼ਕੀ ਰਿਪੋਰਟ ਸਬੰਧੀ।**

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 31ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 31.04 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ:-

" 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 GMADA and submit that report to the State Government.

In view of the said provision, report for the year 2023-24 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2023-24 attached).

Therefore, Annual Report for the year 2023-24 is submitted for approval in the forthcoming meeting of the Executive Committee before it is sent to the Government for its placement on the table of the House."

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.06.2025 ਨੂੰ ਹੋਈ 31ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

" ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। "

ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2023-2024

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(GMADA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

Greater Mohali Area Development Authority (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 immoveable and to contract.

GMADA has been entrusted for planned development in Sahibzada Ajit Singh Nagar (Mohali) and other areas falling under its jurisdiction. The development is carried out as per approved Master Plans of Sahibzada Ajit Singh Nagar as well as New Chandigarh. GMADA has developed Sectors 76-80 in Urban Estate, Mohali and other urban estates such as Aerocity, I.T. City, Ecocity Phase 1 & 2, Medicity Phase 1 & 2 and Sectors 88-89.

For the development of urban estates, land is acquired as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. But, as the acquisition through the Act is quite a lengthy process, GMADA is acquiring land through its land pooling policy also. Considering future requirements, land has been acquired for Aerotropolis project to be developed in vicinity of the International Airport at S.A.S. Nagar. Land acquisition is underway for setting up an industrial park over around 500 acres land in Sector-101, S.A.S. Nagar.

Besides urban development, house building is another function of the Authority. The work of development of land is carried out by GMADA or by private agencies/co-operative societies, house builders.

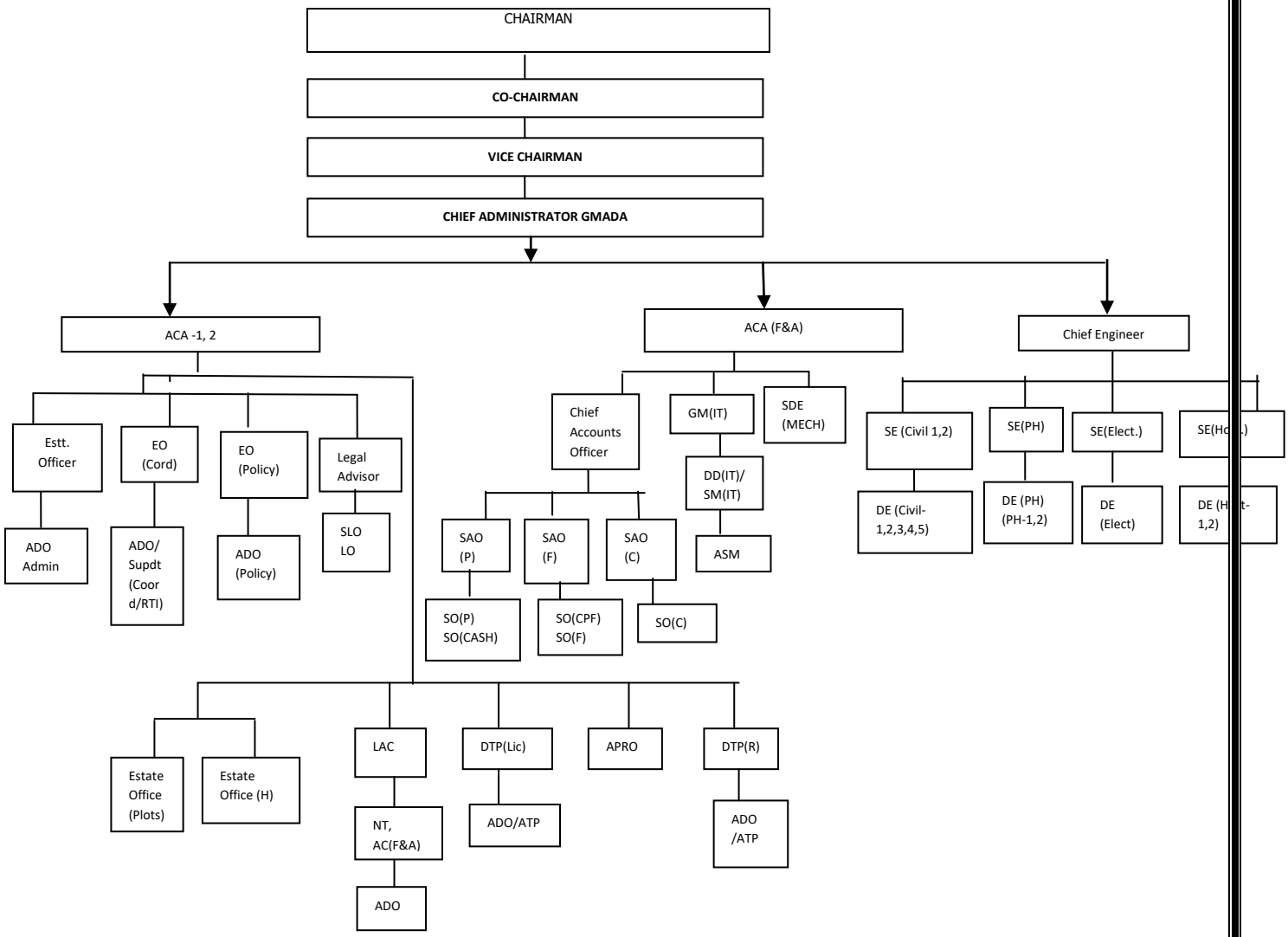
The Development Authority is also working to fulfill various basic needs of the residents of developed Urban Estates. Moving ahead in this directions, GMADA has taken up work of laying 80 MGD Water Supply Pipelines from Bhakra Main

Line to Village-Sinhpur, Mohali in which 20 MGD water treatment plant has been constructed to treat the Canal water at a cost of Rs. 115.81 crore. Further, a rising main pipeline has been laid from WTP, Village-Sinhpur to various sectors of Mohali with a cost of Rs. 59.23 crores. Rising main pipeline to supply the treated water to residents of Chandigarh with a cost of Rs. 42.41 crores is being laid. The tentative date of completion is june, 2022. GMADA is upgrading existing 10 MGD STP on UASB Technology to 15 MGD STP on SBR Technology.

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.

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF GMADA



2. b) STRUCTURE AT THE SECRETARIAT LEVEL, DIRECTORATE AND DISTRICT LEVEL, BLOCK LEVEL, SUB-DIVISION LEVEL, WITH DESIGNATIONS AND IMPORTANT FUNCTIONARIES)
(The name of the incumbents of posts need not to be mentioned.)

(i) Members of the authority and detail of category-wise posts in GMADA during the year 2020-21 can be seen at Appendix I & II.

(ii) 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.

3. VISION, MISSION & GOALS

(a) Vision:

To promote balanced and sustained urbanization and create effective & efficient planning, development and management frame-work for guiding all future developments.

(b) Mission:

- Recognizing the increasing critical and vital role of Urban Centres as:-
  (a) Generators of employment, promoters of economics development:
  (b) Providers of quality social, physical infrastructure and amenities; and
  (c) Areas of increasing concentration of Punjab's future population.
- To consider every citizen of urban areas as its focus around which the entire process of urban planning, development & management would gravitate;
- To create an enabling environment within which human beings would become more productive and would have an appropriate level of quality of life;
- To encourage spatial dispersal of economics and employment opportunities, both in the urban and rural areas;
- To focus on areas of low urbanization to achieve balanced population distribution;
- To make the planning mechanism more flexible and responsive to the needs of citizens and also participatory in nature;

- To ensure total coverage of urban areas in terms of water supply, sewage, sanitation and other social amenities;
- To establish an effective land use planning mechanism for achieving total freedom from any unplanned growth and unauthorized conversion of land use;
- To introduce modern methodologies and latest technologies involving IT, I.T enabled services, G.I.S, Remote Sensing, Aerial Photography for better planning, better development and curbing encroachments and violations in urban areas;
- To use the mechanism of urban development for levering the growth and development of rural areas, minimizing migration from rural areas to urban centres and from smaller to large urban centres;
- To encourage private participation in creating, maintaining and operation of urban infrastructure;

(c) Goals:

- To promote and secure better planning and development of the State.
- Preparation and implementation of Regional Plans, Master Plans, New Township Plans and Town Improvement schemes.
- Promoting research and development of new techniques in:
- City Planning
- Urban Development
- Affordable Housing

d) A summary of existing policies, future policy reforms & specific plans to achieve long-term goals:-

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.

2.1 Social Housing

Social housing in GMADA include 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.

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

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

2.2 HOUSE ALLOTMENT POLICY:

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

2.3 MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS

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

1. 10% of the total price of the house is paid by the applicant at time of submission of application.

2. 15% of the cost less earnest money is paid within 60 days from the date of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.

3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly installments with interest.

3. PLOT ALLOTMENT POLICY

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

4. ALLOTMENT POLICIES

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. 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). **(Instructions issued vide PUDA-Policy-2018/492-500 dated 07-01-2019)**	01% 01%	3% 01%	04% 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 **(including war widows)** of Army/Paramilitary forces, Punjab Police,	01%	01%	02%

	personnel Killed in action (war or on law & order duty) **(Instructions issued vide PUDA-Policy-2018/492-500 dated 07-01-2019)**			
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 (a) chronic neurological conditions, such as- (i) "multiple sclerosis"; (ii) "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% 01%	05%
7	Sports person. (As per Notification No.5/03/2013-1Hg1/1128 dt. 11th April,2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)	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, 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	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/Police Medals for Gallantry	(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat from any other scheme in any other part of country. (b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awarded was unmarried, the mother or father in that order. The following order of precedence will be adopted. (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 The higher category awardee shall get precedence over the lower category awardees.
4	Legal Heirs **(including war widows)** of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)	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. 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.
5	Riot affected and Terrorist affected families.	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. And 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. **A valid certificate issued by the concerned Deputy-Commissioner regarding Riots effected /Terrorists effected is required as per Annexure A & B.**
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.
7	Specified Disabilities: 1. Physical disability	**1. Physical disability:-** **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- (a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from- (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, (ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity; (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; (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; (c) "dwarfism" means a medical or genetic condition resulting in an adult height of 4 feet 10 inches (147 centimetres)or less; (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; (e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance. **B.** Visual impairment- (a) "blindness" means a condition where a person has any of the following conditions, after best correction- (i) Total absence of sight; or (ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or (iii) Limitation of the field of vision subtending an angle of less than 10 degree; (b) "low-vision" means a condition where a

	2. Intellectual disability	person has any of the following conditions, namely:- (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. **C.** Hearing impairment- (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; **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. **2. Intellectual disability**, a condition characterized by significant limitation both in intellectual functioning (rasoning, learning, problem solving) and in adaptive behavious which covers a range of every day, social and practical skills, including- (a)"specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that my 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 unusal or stereotypical

		rituals or behaviours.
	3. Mental behaviour	**3. Mental behaviour-** "mental illness" means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.
	4. Disability caused due to (a) chronic neurological conditions, such as- (i) "multiple sclerosis"; (ii) "Parkinson's disease.	**4. Disability caused due to**- (a) chronic neurological conditions, such as- (i) "multiple sclerosis" means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other; (ii) "Parkinson's disease" means a progressive disease of the nervous system marked by tremor, muscular rigidity, and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine. (b) Blood disorder- (i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding; (ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin. (iii) "sickle cell disease" means a haemolytic disorder characterized by chronic anaemia,

	(b) Blood disorder- (i) "haemophilia" (ii) "thalassemia" i) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)	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. **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. Any other category as may be notified by the Central Government. AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016
8	Sports person.	The Allotment to sports person shall be made in the order of preference as given under :- (i) Medal winner of Olympic Games, World Cup and Asian Games & Mountaineers, who have scaled Mount Everest. (ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship. (iii) Participants of Olympic Games, World Cup and Asian Games. (iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches** *Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds. ** Provided further that the eligible sports

		persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships. *** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches. **** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required. In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger 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. The other eligibility conditions will be as under :- 1. The applicant should be a resident of state of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and 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	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 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. 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.
10	Government Employees	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	1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/ Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 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.

		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.

(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% rebate 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 (in case of allotment of Houses)

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

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

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

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land Use Estate irrespective of the use of land in the Urban Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.

2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority.:-

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

d	Above 3 acres and upto 4 acres	334 sq. meters(400 Sq.Yds.)
e	Above 4 acres	418 sq. meters(500 Sq.Yds.)

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

Illustrations:-

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

b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.

2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

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

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

Explanation :

(i) "Dwelling unit" means a functional residential premises in a "Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.

(ii) "Family" means husband, wife and minor children, whether living together or separately.

2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.

3.1 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate developed or to be developed in future in the vicinity of the land acquired.

3.2 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority at the price determined by such authority for general public prevailing at the time of allotment for the particular scheme, where the plots are being allotted to them. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.

3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.

3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.

3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.

4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.

4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.

4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.

4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.

5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.

6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.

7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.

8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-5-2011.
11. As regards the oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.
12. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.
13. In view of the changes in existing policy for Oustees of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.
14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

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

6. 1 ALLOTMENT OF LAND TO INSTITUTIONS

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

a) It directly serves the interest of the residents of the area in which the site or the building is situated;
b) It is generally conducive to the planned development of the area;
c) It is a society registered under the Societies Registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being 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, GMADA
ii) Addl. Chief Administrator (F&A),GMADA
iv) Addl. Chief Administrator, Mohali
v) Chief Town Planner, GMADA
vi) Addl. Chief Administrator (Policy), Member Secretary.

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

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

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

i. Additional Chief Administrator, Mohali Presiding Officer

ii. Deputy Commissioner, concerned or his nominee (if the D.C. is himself present in person, he shall be the Presiding Officer of the Committee) — Member

iii. Additional Chief Administrator(Finance) or his nominee — Special Member

iv. Chief Town Planner, GMADA — Member

v. Superintending Engineer — Member

vi. Estate Officer — Member

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

6.5 Price of land

As determined by GMADA from time to time.

6.6 Letter of Intent:

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

6.7 Mode of payment

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

(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) 50% of the total reserve price (after adjusting Rs. 45,000/-) shall be deposited within 90 days from the date of issue of Letter of Intent.

(c) Balance 50% 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

Sites are to be sold by way of auction.

ii) Nursing Home Sites

Nursing Home sites are to be sold by way of auction.

6.9 Hotel sites.

Hotel sites are to be sold by way of auction.

6.10 Multiplex sites.

Multiplex sites are to be sold by way of auction**.**

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

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

6.12 Petrol Pump (Policy regarding disposal of Retail Outlets)

1. Applicability:

This Policy shall be applicable to dispose off Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites by PUDA (including OUVGL) & All Special Development Authorities (established under Punjab Regional and Town Planning and Development Act, 1995) herein called 'Authority' on freehold basis.

2. Eligibility:

Only Government owned Oil Marketing Companies/Private Oil Marketing Companies/Government Department/State Government Undertakings, Entities/Institutions/Individuals holding LOI/licence to establish a pump, issued by Public/Private sector Oil Companies, herein after called the bidder, would be eligible to bid under this policy.

3. Mode of Disposal:

i) Petrol Pump sites shall be sold by way of e-auction.

ii) As and when the Authority intends to dispose of such retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites, an Advertisement

will be published. The dimensions of the site would be annexed to such Advertisement/notice along with a layout plan of each site.

iii) The reserve price of the petrol pump site shall be 135% of the residential reserve price of concerned Estate/Sector. Reserve Price shall be 150% of the residential reserve price for sites falling on National High ways.

iv) Cancer Cess @ 2% Shall be payable extra over and above final bid price.

v) The retail outlet may be used for the sale of petroleum products, auto washing and other allied activities of a retail outlet permitted by Licensing Authority. Further in sites upto 1200 Sq. Yds 15% of total area may be used for commercial purposes, and in sites above 1200 Sq. Yds. upto 25% of the total area may be used for commercial purposes. There shall be no further sub-zoning for utilizing commercial component.

vi) Before placing the bid, the intending bidder will be required to deposit an amount equivalent to 2% of the reserve price as Earnest Money (refundable /adjustable) payable through e-auction portal of PUDA/Special Development Authorities.

vii) The said retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) site shall be allotted to the highest bidder after the approval of Competent Authority. However, Authority reserve the right to accept or reject the highest bid without assigning any reasons.

viii) No CLU, EDC, LF, SIF etc shall be chargeable on the retail outlet.

4. Deposit at fall of hammer amount

i) 10% (ten) of total bid amount after adjusting 2% Earnest Money shall be payable online alongwith Cancer Cess within maximum of 3 days acceptance of bid conveyed by SMS/E-mail.

ii) In case the final bid price accepted by the Authority is less than the collector rate prevailing at the time of conveyance deed then the bidder shall be liable to pay Income Tax applicable to Authority on the difference between collector rate and bid price.

iii) In case the bidder does not deposit the fall of hammer amount within stipulated period then the earnest money shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. Payment of balance amount:

i) 15% within 30 days from the date of acceptance of bid

ii) Allotment letter will be issued within 30 days after the receipt of 15% of bid amount.

iii) Balance 75% of the amount shall have to be paid in 8 half yearly Instalments with first instalment payable at the end of six months from the date of allotment.

5.1 In case successful bidder does not deposit the 15% amount within 30 days to complete 25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.

5.2 This period of 30 days can be extended in case of extreme hardship up to a maximum of 90 days i.e. (60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of acceptance of bid on a payment of 1.5% surcharge on the due amount and 15% penal interest on total plot price (except 10% already paid) for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the bid.

6. Interest rate applicable on balance payments and discount on Lump Sum payments.

i) Interest rate applicable on balance payment shall be 9.5% per annum compounded semi-annually.

ii) Penal Interest in case of default shall be 15% p.a compounded semi-annually.

iii) Allottee can make lump sum payment of the balance 75% within 60 days from the date of allotment and in that case 7.50% discount on the balance Principal amount i.e. 75% shall be given.

iv) In case of Lump Sum payment towards total bid amount is made beyond 60 days then this discount shall be given on Principal amount not yet due apart from that included in next instalment.

6.1 In case any instalment or a part there of is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 15% p.a. penal interest compounded semi-annually will be levied on the instalment for the period of delay up to 3 years, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

7. Possession of Site

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be handed over to the successful bidders within a period of 90 days from the allotment letter. In case the allottee fails to take possession of the

site within the stipulated period, it shall be deemed to have been handed over on the due date.

8 Other Conditions

i) No successful bidder whose bid is accepted shall be permitted to withdraw or surrender bid on any ground, and in case it does so, the earnest money shall stand forfeited in full.

ii) The Chief Administrator of the Authority or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site without assigning any reason, even if the bid is higher than the reserve price. In case the highest bid is not accepted, the earnest money shall be refunded in full.

iii) The number of filling points shall be installed at the site as per norms fixed by the Government of India/State Government.

iv) The site is being allotted for use as a Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations)only. It shall not be used for any other purpose and no fragmentation / subdivision of the site or change of land use shall be permitted. Violation of any of these conditions or any other condition shall render the site liable for resumption.

v) The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plan by the Competent Authority.

vi) The land rights shall continue to vest in the name of the Authority until final clearance of site dues.

vii) The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site.

viii) The successful bidder shall have to start operation of retail outlet within a period of maximum three years from date of allotment. Else he shall be bound to seek extension for a maximum period of six months on payment of fee equivalent to 5% of allotment price. This can be given twice for 6 months each, post which site would be resumed.

ix) On completion of the building, the allottee shall apply in the prescribed form to obtain completion/occupation certificate from the Competent Authority. The allottee will not be allowed to change any part of the building or construct additional building without the prior approval of revised building plan by Competent Authority.

x) The allottee shall have to pay all general and local taxes, rates, cesses charges and fee as and when imposed or assessed on the said plot/ building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as

determined by the Authority or by the Municipal Corporation or Municipal Committee or any other statutory authority, as the case may be.

xi) The site is offered on 'as is where is' basis and the authority will not be responsible for levelling the site or removing the structures, if any, thereon.

xii) The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations as amended from time to time.

xiii) The Competent Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

xiv) Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules 2018 and policies/Guidelines framed from time to time by the Government and shall the building plans approved from the the Competent Authority.

xv) The allottee shall be liable to obtain access to road from the concerned Competent Authority/Authorities at his own level.

xvi) Suitable entry and exit retro reflective signboards, as per norm/ specification shall be installed for guidance of motorist as per the condition of license or guide lines issued by Government of India.

xvii) It shall be the responsibility of the successful bidder to obtain all necessary approvals from State Government and Centre Government to run a retail outlet.

xviii) Stipulation of No construction zone and Green buffers shall be adhered to and no Commercial built-up activity shall be allowed within No Construction Zone or Green Buffer Zone.

xix) Allowable Commercial uses are retail outlets, departmental stores, restaurants only. No warehouse/storage activity, marriage palace, hotel, usage of tents or any other fire hazard activity or threat to the pump users, shall be allowed. Any other use of commercial component shall be allowed with the approval of the concerned Chief Administrator of the Authority.

xx) A set-back of minimum 10 m shall be left for commercial component from ROW of the road.

xxi) Commercial component shall be allowed in a separate building. It shall neither be sub divided nor sold out.

xxii) For sites upto 1200 Sq. Yds. allowable FAR would 1:0.3 and for sites above 1200 Sq. Yds. it will be maximum of 1:0.5 subject to fulfilment of norms of setback, parking and fire.

xxiii) Parking for commercial component shall be provided near commercial component as per prevailing building rules for commercial activity.

xxiv) Transfer of such sites shall not be allowed until one year from the successful operation of retail outlet.

xxv) Occupation certificate for commercial component shall not be provided until the retail outlet is made operational.

xxvi) The allottee shall be liable to get all other approvals required under any other law/rules at his own to operationalise the petrol pump.

xxvii) 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 (Name of the concerned Authority_____). Arbitration shall be governed under the provisions of Arbitration and Conciliation (Amendment) Act, 2015. (Name of the Authority_____) and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

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	ODE OF DISPOSAL	RATE
Government owned	Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc .	Allotment	Free of cost
Others-	for other	Allotment	Allotment on Lease

Government Aided or Private	purpose		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	Reserve Price to be 50 % of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme. (Amended vide letter no. 510-21 dated 07.01.2019) [Rest of the terms and conditions for allotment of site shall be same as circulated by CAO PUDA vide letter no. 9349-74 dated 27.10.2006 and as amended from time to time]

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUITIONS:

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 INSTITUITIONS	PURPOSE	MODE OF DISPOSAL	RATE
	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	ıent 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 GMADA.

iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/ Director/Board members are being changed.

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

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

6.23 CANCELLATION OF ALLOTMENT

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

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

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

shall be liable for cancellation and the entire amount deposited shall be forfeited in favour of GMADA. However, no extension fee is chargeable from the Punjab Government Departments.

6.25 REGULATIONS OF CONSTRUCTION

a) All development and construction will be done as per the regulations, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.

b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the execution of the project, the Authority will issue all required approvals promptly.

6.26 INSPECTION BY AUTHORITY OFFICIALS

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

6.27 ARBITRATION

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, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

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

7. POLICY FOR ALLOTMENT OF COMMERCIAL PLOTS (Auction Policy)

These terms and conditions shall supersede all the terms and conditions and other instructions issued on the subject matter covered herein and they shall be applicable to all properties sold after **31-01-2023** by auction. These shall apply to all the Authorities established under the PRTPD Act, 1995 and the sites sold under the Auction shall be exempted from PAPR Act, 1995.

1. MODE OF AUCTION

All Auctions in PUDA and Special Development Authorities including OUVGL properties shall be by way of e-auction only.

2. CLASSIFICATION OF PROPERTIES from Financial Angle

The properties to be put to auction shall be classified into following types:-

- **Chunk Sites**- Sites with Bid Price of Rs. 50.00 Crore or more in GMADA/GLADA will be treated as 'Chunk Sites' and in the Case of other Special Urban Development Authorities such as PDA, BDA, JDA and ADA, sites with Bid Price of Rs. 25.00 Crore or more will be treated as Chunk Sites.
- **Other than Chunk Sites**: - Sites with Bid Price less than Rs. 50.00 Crore in GMADA/GLADA will be treated as 'Other than Chunk Sites' and in the case of other Special Urban Development Authorities such as PDA, BDA, JDA and ADA sites with Bid Price of less than Rs. 25.00 Crore will be treated as other than Chunk Sites.

3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable / adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable/adjustable. Eligibility fee shall be as follows:-

Sr.No	Type of Property	Eligibility Fee
i	For Multiplex Sites/Commercial Site/ Hospital Sites /Hotel Sites/ Nursing Home Sites/ Group Housing Sites /School Sites/Others	Up to 1 Acres- Rs. 25.00 lacs From 1 Acre up to 5 Acre- Rs. 2.00 Crore 5 Acre and more than 5 Acre- Rs. 5.00 Crore
ii	For SCO/SCF, SSS, Booths, etc	Rs. 2,00,000.00
iii	Residential Plot	Rs. 1,00,000.00

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay:-

Sr.No	Type of Property	Fall of Hammer
i	Chunk Sites and Other than Chunk Sites	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail.

4.1 In case the bidder does not deposit the above mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

5. PAYMENT OF BALANCE AMOUNT:

The balance **90% amount** shall be payable alongwith applicable interest as under :-

Sr.No	Type of Property	Payment
	Chunk Sites	Allotment Letter of site will be issued on 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 05 working days from the date of issuance of Allotment Letter. Balance 75% of the amount to be paid in 8 Half yearly Installments with first installment payable at the end of moratorium period. Moratorium period will be of 1 year and 6 months in which interest on the balance 75% amount shall be payable by the bidder during this moratorium period in Half yearly equal installments in which first two installment shall include interest only and third installment shall include Principal along with Interest.
ii	Other than Chunk Sites	Allotment Letter of site will be issued on 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 05 working days from the date of issuance of Allotment Letter. 75% of the amount to be paid in 8 Half Yearly installments with first installment falling due after 6 months from date of Allotment.

5.1 In case successful bidder does not deposit 15% amount within 05 working daysfrom the date of issuance of Allotment Letter to complete 25% of the bid amount, then it shall be presumed that he has not accepted the Allotment and in that case the amount already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim of refund in this regard.

5.2 At the time of deposit of 15% amount with the Authority, the bidder/alottee shall be bound to deposit TDS separately with the Income Tax Department. The bidder/allottee can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the bidder/allottee of the amount of TDS deposited in the next due installment.

5.3 Promoters/developers with the default of more than two installments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two installments participates and is successful in the E-Auction, he shall have to clear his installments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND DISCOUNT ON FULL PAYMENT

Sr.No	**Type of Property**	
i	Chunk Sites and commercial sites i.e. SCO/SCF,SSS/Booth etc	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. In case of default, Penalty @ 5.5% pa shall be charged alongwith normal scheme interest of 9.5% p.a. compounded annually on the amount of Installment. Allottee can make lump sum payment of the balance 75% **price** within 60 days from the date of **issuance** of allotment **letter** in which case **7.5%** discount on

		the balance Principal amount i.e. 75% shall be given. In case Lump Sum **75%** payment towards total Bid amount is made beyond this period of 60 days, then this discount shall be given on Principal amount apart from that included in the next installment.
ii	For Residential plot and Institutional Sites(Other than Chunk Sites)	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. In case of default, Penalty @ 5.5% pa shall be charged along with normal scheme Interest of 9.5% % p.a. compounded annually on the amount of Installment. Allottee can make lump sum payment of the balance 75% **price** within 60 days from date of **issuance of** allotment **letter** in which case 5% discount on the balance Principal amount i.e. 75% amount shall be given. In case Lump Sum **75%** payment towards total Bid amount is made beyond this period of 60 days, then this discount shall be given on Principal amount apart from that included in the next installment.

6.1 Interest on the principal amount shall be payable half yearly during the moratorium period in case of sites mentioned at Sr. No 6(i). In case interest is not paid within 30 days from the due date, resumption proceedings will be initiated as per the provisions of the Punjab Regional and Town Planning and Development Act, 1995.

6.2 In case any installment or a part thereof is not paid by due date, the same can be paid within a Grace Period of 1 month in which Normal Scheme Interest at the rate of 9.5% p.a shall be charged and further the installment or a part thereof can be paid in 5 months in which penalty @ 5.5% pa shall be charged along with normal scheme Interest of 9.5% % p.a. compounded annually on the amount of Installment for the entire period of 6 months. In case any installment or a part thereof is not paid even after this said period of 6 months , the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995. This provision shall also be applicable in the case of Sites/plots sold through Draw of lots and the earlier policies issued in this regard are hereby rescinded.

6.3 Allottee of chunk sites, eligible for the benefit of moratorium period, can deposit dues towards their sites ahead of scheduled date upon payment of which, levy of interest on the amount deposited shall stop as practiced earlier. However, if the allottee also chooses not to get his installments rescheduled, then, upon payment of last part of the full & final payment, he shall be eligible for 7.5% discount but only on the principal amount of installments not fallen due yet, as per the original schedule of payment given at allotment. However, it is clarified that this discount shall be given only on the principal amount apart from that included in the next installment as per original schedule of payment.

7. POSSESSION OF SITE

7.1 The possession of the site shall be offered to the successful bidder in the Allotment Letter itself. The successful bidder shall be bound to take possession of the site within 07 working days of the deposit of 15% amount, otherwise it shall be deemed to have been handed over to him on the due date. However, possession of site shall not be delivered unless and until 25% amount of the price plus 2% Cancer Cess has been deposited by the successful bidder/allottee with the Authority.

8. GENERAL TERMS AND CONDITIONS

8.1 The bid shall be given in Rs. per. sq.mtr

8.2 No one can bid on behalf of another person.

8.3 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.

8.4 Chief Administrator, or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, of the Authority.

8.5 In case the highest bid is not accepted by the Authorized Officer of the Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision.

8.6 The ownership of site shall continue to vest in the name of Concerned Authority until the entire consideration money together with interest and other dues, is paid in full by the bidder/allottee to the Authority.

8.7 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money.

8.8 The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last installment becomes due with prior permission of the Concerned Estate Officer and on payment of **such** transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last installment become due then the allotee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

9. FINANCIAL CONDITIONS

9.1 In no case a bid less than the reserve price shall be accepted.

9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment

of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.

9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price.

9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or Local Authority shall be over and above the bid price.

9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.

9.6 All interest rates are on Compounded Annually basis.

9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development), Act, 2016 and rules/regulations framed there-under as amended from time to time.

10. APPLICABLE BUILDING BYE LAWS

10.1 Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.

10.2 FAR shall be permitted as specified in the advertisement in case of Chunk Sites including Group Housing /Commercial Chunk Sites /Hotel Sites / etc. Further, in case the allottee is desirous of purchasing additional FAR then it shall be calculated as follows:

$$\frac{\textbf{\textit{Bid Price x 50 \% x Additional FAR}}}{\textbf{\textit{Basic FAR as specified in advertisement}}}$$

10.3 The additional FAR in the case of Educational/Health/Office Buildings allotted as per the provisions of Policy for the fixation of reserve price for institutional sites issued by PUDA vide letter no. 5274-81 dated 04.10.2017 shall be charged proportionately as follows:-

$$\frac{\textbf{\textit{Bid Price x 100 \% x Additional FAR}}}{\textbf{\textit{Basic FAR as specified in advertisement}}}$$

10.4 In case successful bidder opts for having FAR in excess of permitted FAR, charges for such increase in FAR would be determined proportionate to the bid amount and date for determination for payment shall be the date of sanction of building plan. Rebate on depositing full payment of cost of additional FAR would be same as the rebate on full payment of the cost of site (7.5% currently) and the payment schedule for the cost of additional FAR will be co-terminus with the payment of cost of site.

10.5 Fragmentation/Sub division/ change of land use of the site shall not be permitted. The allottee can sell only the built up area/unit in the case of Commercial Sites/Group Housing sites and license under the Punjab Apartment and Property Regulation Act, 1995 for the same will not be required.

10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of **relevant** Acts, as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION:

11.1 Sites except those indicated as **'Mixed Land Use Sites'** shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

11.2 The Site is offered on " as is where is" basis and the Authority will not be responsible for leveling the site or removing the structures, if any thereon.

11.3 The allottee will have to construct a dwelling unit in case of a residential plot and one storey in case of SCO/SCF within 3 years from the date of possession or deemed possession. The allottees of 'Other than Chunk Sites' will have to construct the building as per applicable Building Rules within 5 years from the date of issuance of allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such extension fee as is prescribed under the Rules. However, in case of 'Chunk Sites' there will be no time limit for raising construction of building.

11.4 Before occupying the building and offering further possession to its subsequent transferees, the allottee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.

11.5 Authority through its officers and representatives may at reasonable times and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.

11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.

11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.

11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allotee shall be liable to share the fee of the Arbitrator.

e) Comparative targets/performances of the current year and last two years. Analyze reasons for changes in annual targets and trends in performances of each program / project at all administrative levels i.e. District, Block Town & Village):

Sr. No.	Programme/ Project	Current Year (FY) 2023-24		Previous year (FY-1) 2022-23		2nd Previous year (FY-2021-22)	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Construction of 200' wide PR-7 road from Sector dividing road of Sector-120/125 (Bajwa Developer-Sunny Enclave) via road dividing Sector-123/124 upto PR-4 road in New Chandigarh	100% completion	95% completed	100% completion	90% completed	100% completion	75% completed
2.	Construction of MCW of 190' wide VR-5 road from DLF upto PR-4 road in New Chandigarh, SAS Nagar (Civil, PH & Elec. Works)	10% completion	5% completion	-	-	-	-
3.	Widening of existing shopping street road from phase 7 (light point) to phase XI (light point) and development of balance roads in sector 62 at SAS Nagar.	90% completion	50% completed	70% completion	30% completion	20% completion	5% completion
4	Design & Construction of 8 MLD capacity MPS, 4 MLD capacity STP based on SBR technology in Ecocity- I	50% completion	25% completion	-	-	-	-
5.	Development of urban park in reserved green pocket along with Sector 97, S.A.S Nagar (Civil & Public Health works)	90% completion	50% completion	-	-	-	-
6.	Widening of existing 200' wide road along with construction of Service roads from Sector jn 78/79-86/87	15% completion	5% completion	-	-	-	-

	to Sector jn 105/106-108/109, SAS Nagar (Civil & PH works)						
7.	Construction of 2 nos. High Level Bridges on N-Choe and approach road to bridges in IT City, SAS Nagar (including 5 yrs of mtc.)	10% completion	5% completion	-	-	-	-
8.	Development of Peripheral roads of Aerotropolis Block-A, B, C & D, SAS Nagar (on EPC mode).	15% completion	0% completion	-	-	-	-
9.	Strengthening of essential roads of IT City, SAS Nagar	15% completion	5% completion	-	-	-	-
10.	Plantation of trees ground cover & Grass on main roads with 5 years maintenance in I.T.City, SAS Nagar	15% completion	5% completion	-	-	-	-
11.	Development of Horticulture works with 5 years maintenance in parks of sector 82 and 83 Alpha in I.T. City at SAS Nagar	15% completion	5% completion	-	-	-	-
12.	Development of Horticulture works with 5 years maintenance in parks of sector 66 beta in I.T. City at SAS Nagar	15% completion	5% completion	-	-	-	-
13.	Widening and construction of 3 no. high level bridges at 200' wide PR-4 road, New Chandigarh, SAS Nagar, (including 5 years maintenance)	90% completion	50% completion	50%	20%	10% completion	The work has been allotted
14.	Up-gradation of existing 10 MGD STP on UASB technology to 15 MGD Sewage Treatment Plant (STP) at Sector-83, SAS Nagar on SBR with Advanced Biological Nutrient Removal Technology along with 5 MGD Ultra Filtration (UF) based Tertiary Treatment Plant (TTP) and other works contingent thereto including one year defect liability period (DLP) and	100% completion	80% completion	75%	50% work completed	15% completion	5% completed

	there after 10 years Operation & Maintenance on turnkey and Lump Sum basis (on EPC mode.)						
15.	Construction of 20 MGD Water treatment Plant at Village- Sinhpur, SAS Nagar	100% completion	Work completed	100% completion	Work completed	100% completion	Work completed The O & M of project has started
16.	Laying of Rising Main of 45 MGD capacity	100% completion	Work completed The O & M of project has started	100% completion	Work completed The O & M of project has started	100% completion	Work completed The O & M of project has started
17.	Balance work of 480 nos. apartments in 8 towers and repair of defective work in 342 number apartments of PPA sector-88 at SAS Nagar (Civil, Public Health, Electrical and Horticulture at risk and cost of M/s Simplex Infrastructure Ltd.)	100% Completion	98% completion	100% Completion	90% completed	50% completion	Work in progress
18.	Development of Parks in IT City, SAS Nagar	100% completion	100% completed	100% completion	95% completed	40% completion	35% Work in progress
19.	Upgradation of 200 feet wide HR-2 road from Mullanpur/UT Boundary to KuraliSiswan T junction in New Chandigarh SAS Nagar (including 5 years maintenance)	100% completion	100% completion	100% completion	100% completion	50% completion	Work in progress
20.	Re-carpetting of roads in Ecocity Phase-1, New Chandigarh area, SAS Nagar (including 5 years maintenance)	100% completion	100% completion	100% completion	100% completion	30% completion	Work in progress
21.	Design and Construction of 15 MLD capacity Main Pumping Station (MPS), 10 MLD capacity Sewage Treatment Plant (STP) based on SBR Technology and 5 MLD capacity Teritery	100% completion	100%	100% completion	100%	100% completion	45%

	Treatment Plant (TTP) at Aerocity, SAS Nagar along with all other works contingent thereto						
22.	Development of Horticulture Works in Parks with 3 years maintenance in Sector-88 and 89, SAS Nagar	100% Development completion	100% completion	100% Development completion	100% completion	40%	Work in progress
23.	Construction of trench in green belts and under road crossing for providing 11 KV connectivity to various Commercial Pockets of Aerocity, SAS Nagar	100% completion	100% completion	100% completion	100% completion	40%	Work in progress

4. ORGANISATIONAL SWOT ANALYSIS

- Strength: (steps taken by organization to leverage its strengths)
  Investors are always eager to buy property from Government. Taking this into account, favourable policies resulting in successful sale of properties have been formulated. Besides this, making optimum use of IT, Authority has switched from the traditional method of holding manual auctions to conducting e-auction. This experiment has worked as it has resulted in transparency in disposal of property as well as wider participation of bidders in the auction process besides earning huge profit to the Authority.
- Weakness: (steps taken to remove its weaknesses)
  The workload of various offices of the Authority has increased manifold with formation of new Urban Estates. Presently, there is shortage of staff and there is need for recruitment in difference cadres. Though recruitment drives have been conducted time to time, still there is scarcity of staff which needs to be addressed to deliver the services in time bound and efficient manner.
- Opportunity: (steps taken to leverage new opportunities)
  Authority is having huge land bank available. Selling the properties in regulated manner and introducing more investor friendly policies could result into more profitable sale of property. Authority has thrived on the new avenues in IT field such as online delivery of payment, services under RTS, implementation of e-office, gateway & SMS gateway system etc. All these measures have been adopted to better the delivery of various services to public and stakeholders.
- Threats: (steps taken to mitigate threats to organization)

There is need to regulate the supply of property in market, as in future there may be a scenario where the availability of property in comparison to demand would be more. This may result into crash of real estate market, because GMADA being the main entity in property market sets the tone for disposal of property in the region.

c) **Provide a summary of the outcomes from surveys, benchmarks for action, and other assessment metrics for schemes and programmes of the organisation. Include data pertinent to the operations of the organisation.**

1.1 Land Acquisition

Notifications issued for acquiring land for planning and development of new sectors during the year 2023-24 may be seen at Appendix III.

1.2 Position of Plots upto 2023-24

Sr. No.	Scheme/Projects Name	Area/ Locality	Type of Property	LOI Issued	Plots Allotted
1	2	3	4	5	6
1)	ECO City-2	SAS Nagar	Residential	-	3
			Commercial	-	-
2)	Sector 76-80	SAS Nagar	Residential	-	17
			Commercial	-	02

3)	Aerocity	SAS Nagar	Residential	-	-
			Commercial	-	-
4)	Sector 82-83	SAS Nagar	Residential	-	4
			Commercial	-	-
5)	I.T. City, Sector-66 Beta	SAS Nagar	Residential	-	6
			Commercial	-	-
6)	Sector 101 Industrial	SAS Nagar	Residential	-	-
			Commercial	-	2

1.3 Details of various sites of GMADA auctioned through e-auction during the year 2023-24

Sr. No.	Sector / Scheme	Description of Site	Area (Sq.Mts)	Reserve Price In Sq. Mtrs	Total Reserve Price Rs.	Highest Bid (in Rs./ Sq. Metre)	Total Bid Price Rs.	Allotment Date
1	AG REALTY THROUGH HARINDER SINGH CHAHAL, R/o SCO 68,FIRST FLOOR, SECTOR 82, JLPL, SAS NAGAR							
	Sector 66	GH Opposite BSNL Complex	16204.21	61,593.49	99,80,73,847	91158.61	1,47,71,53,260	20.04.2023
2	K&S GLOBAL HEALTH PRIVATE LIMITED THROUGH RAMANDEEP SINGH, R/o K&S Global Health Pvt. Ltd., SCF 20 phase 6, Mohali							
	Sector 69	Nursing Home	2042.35	65,665.00	13,41,10,913	68291.64	13,94,75,431	20.04.2023
3	CRA BUILDTECH LLP THROUGH CHANDER SHEKHAR BANSAL R/o PLOT NO.16, THIRD FLOOR, PASCHIM VIHAR EXTN., DELHI-110063							

	Sector 88	GH No. 4	30686.92	63,088.20	1,93,59,82,546	64349.96	1,97,47,02,075	20.04.2023
4	CRA BUILDTECH LLP THROUGH AJAY BANSAL R/o PLOT NO.16, THIRD FLOOR, PASCHIM VIHAR EXTN., DELHI-110063							
	Sector 88	GH No. 5	40461.32	63,088.20	2,55,26,31,848	74444.04	3,01,21,04,125	20.04.2023
5	M/S KLG INFRA THROUGH ITS PARTNER ANIL GOYAL S/O LATE SH K.L GOYAL R/o DSS-64,MOHALI CITI CENTRE,BLOCK F,MOHALI, SAS NAGAR, AERO CITY,PUNJAB 140603							
	Aerocity	Commercial Site, Pocket-2, Block F	18244.11	1,09,517.94	1,99,80,57,344	111708.3	2,03,80,18,513	20.04.2023
6	GARG BUILDERS AND PROMOTERS LLP THROUGH DEEPAK GARG, R/o GH-3, IT CITY, SECTOR-82A, SAS NAGAR MOHALI							
	Sector 83-Alpha	GH No. 7, Block-C	32423.71	87,699.47	2,84,35,42,020	100415.97	3,25,58,58,291	20.04.2023
7	M/S KLG INFRA THROUGH ITS PARTNER ANIL GOYAL S/O LATE SH K.L GOYAL R/o DSS-64,MOHALI CITI CENTRE,BLOCK F,MOHALI, SAS NAGAR, AERO CITY,PUNJAB 140603							
	Sector 83-Alpha	GH No. 8, Block-C	32491.01	87,699.47	2,84,94,44,194	90330.47	2,93,49,28,204	20.04.2023
8	INSTITUTE OF PUBLIC AUDITORS OF INDIA NWC THROUGH MOHAN PANGHOTRA S/O PANDIT KIRPA RAM, R/o SECTOR17							
	69	Booth No. 1, Pocket-C	38.8	4,16,794.40	1,61,71,623	456390.4	1,77,07,948	20.04.2023
9	SUNIL KUMAR CHAWLA S/O RAM PAL, R/o G 403 Jaipuria Sunrise Greens VIP Road Zirakpur							
	69	Booth No. 2, Pocket-C	18.97	3,78,904.00	71,87,809	439544	83,38,150	20.04.2023
10	GURPREET SINGH S/O HARBANS SINGH R/O1333, First Floor, Sector 68, SAS Nagar, Punjab AND AJIT SINGH SANDHU S/O THAKUR SINGH R/O Vill Kambali, SAS Nagar, Punjab							
	69	Booth No. 3, Pocket-C	18.97	3,78,904.00	71,87,809	443334	84,10,046	20.04.2023
11	BESHARAT SINGH S/O HARJINDER SINGH, R/o #1738,Phase-3B2, Mohali, S.A.S. Nagar, Punjab							
	69	Booth No. 5, Pocket-C	18.97	3,78,904.00	71,87,809	443334	84,10,046	20.04.2023
12	DILJOT SINGH S/O AVTARJIT SINGH, R/o #20 VILL KAHAN SINGH WALA, TEH GURUHARSAHAI DIST FEROZEPURR 152022							

	69	Booth No. 8, Pocket-C	18.97	3,78,904.00	71,87,809	449019	85,17,890	20.04.2023
13	JASLEEN KAUR W/O HARINDER PAUL SINGH, R/o HOUSE NO. 13, PHASE 3A, MOHALI, PIN:160059							
	69	Booth No. 9, Pocket-C	18.97	3,78,904.00	71,87,809	454704	86,25,735	20.04.2023
14	HARINDER PAUL SINGH S/O SH MOHINDER SINGH, R/o HOUSE NO. 13, PHASE 3A, MOHALI, PIN:160059							
	69	Booth No. 10, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787	20.04.2023
15	TERRY VENTURES THROUGH TERRY BEDI, R/o SCO 28-29-30 SECTOR 9 D CHANDIGARH							
	69	Booth No. 11, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787	20.04.2023
16	KULDIP KAUR SANDHU S/D/W/O SUKHPAL SINGH SANDHU, R/o HOUSE NO. 759, SECTOR 69							
	69	Booth No. 12, Pocket-C	18.97	3,78,904.00	71,87,809	452809	85,89,787	20.04.2023
17	JASLEEN KAUR S/D/W/O PARAMJEET SINGH, R/o Delhi							
	69	Booth No. 13, Pocket-C	18.97	3,78,904.00	71,87,809	511554	97,04,179	20.04.2023
18	CYBERTRON TECHNOLOGIES THROUGH RAJIV KUMAR, R/o SCF 39 TOP Floor Phase 3B2 Mohali							
	69	Booth No. 14, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128	20.04.2023
19	SANJEEV KUMAR S/O SATISH CHANDRA JHA, R/o HOUSE NO 2868 SECTOR 66 MOHALI							
	69	Booth No. 15, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128	20.04.2023
20	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI							
	69	Booth No. 16, Pocket-C	18.97	3,78,904.00	71,87,809	513449	97,40,128	20.04.2023
21	PARAMJEET SINGH AND JATINDER SINGH SAINI S/O SANGAT SINGH R/o Kothi No. 1139, Sector-67, SAS Nagar-160062							
	69	Booth No. 18, Pocket-C	18.97	3,78,904.00	71,87,809	515344	97,76,076	20.04.2023

22	RIDHIMA KOHLI S/D/W/O DHRUV KOHLI, R/o SHOP NO. 7, OPPOSITE SHIVALIK HOSPITAL, SECTOR-69, MOHALI							
	69	Booth No. 19, Pocket-C	18.97	3,78,904.00	71,87,809	545664	1,03,51,246	20.04.2023
23	NITU CHAWLA S/D/W/O SUNIL KUMAR CHAWLA, R/o G 403 JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR							
	69	Booth No. 20 (Corner), Pocket-C	38.8	4,16,794.40	1,61,71,623	443886.4	1,72,22,792	20.04.2023
24	PRINCE DHIMAN S/O MADAN LAL, R/o 66 New Darshani Bagh, manimajra, Chandigarh, 160101							
	69	Booth No. 22, Pocket-C	18.97	3,78,904.00	71,87,809	502079	95,24,439	20.04.2023
25	NITU CHAWLA S/D/W/O SUNIL KUMAR CHAWLA, R/o G 403 JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR							
	69	Booth No. 23, Pocket-C	18.97	3,78,904.00	71,87,809	388379	73,67,550	20.04.2023
26	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI							
	69	Booth No. 24, Pocket-C	18.97	3,78,904.00	71,87,809	390274	74,03,498	20.04.2023
27	SUNIL KUMAR CHAWLA S/O RAM PAL CHAWLA, R/o G 403, JAIPURIA SUNRISE GREENS VIP ROAD ZIRAKPUR							
	69	Booth No. 25, Pocket-C	18.97	3,78,904.00	71,87,809	386484	73,31,601	20.04.2023
28	SHEETAL KATARIA S/D/W/O HATISH KATARIA, R/o 410, Ground Floor, Sector 44 A, Chandigargh							
	69	Booth No. 26, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653	20.04.2023
29	ANIL SINGH RANA S/O AMAR SINGH RANA, R/o H. No. 2200, Sector 15, Panchkula							
	69	Booth No. 27, Pocket-C	18.97	3,78,904.00	71,87,809	386484	73,31,601	20.04.2023
30	AMANPREET SINGH S/O BAKHSHISH SINGH, R/o #1589 phase 10 S.A.S. Nagar mohali punjab							
	69	Booth No. 29, Pocket-C	18.97	3,78,904.00	71,87,809	395959	75,11,342	20.04.2023
31	UDHAM SINGH NAGAR S/O SURENDRA SINGH, R/o Flat No. 22, 2nd Floor, Anant Villas, Green Enclave, Lohgarh Road, Zirakpur, Punjab							

	69	Booth No. 30, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653	20.04.2023
32	RANJEET SINGH S/O RAM DAYAL SINGH, R/o H. No. 703, Sector 33 B, Chandigarh							
	69	Booth No. 31, Pocket-C	18.97	3,78,904.00	71,87,809	384589	72,95,653	20.04.2023
33	BHUPINDER SINGH S/O SWARAN SINGH, R/o H.NO. 1424, PHASE 3B2, MOHALI							
	69	Booth No. 33, Pocket-C	18.97	3,78,904.00	71,87,809	390274	74,03,498	20.04.2023

1.4 Housing

Position of houses/Flats allotted during the year 2023-24

Sr. No.	Schemes/ Projects Name	Area/ Locality	Type of Property		LOI Issues		Plots Allotted	
1	2	3	4		5		6	
2	PURAB PREMIUM APARTMENTS ,SECTOR 88, SAS NAGAR	Sector 88, SAS Nagar	1. Residential Flats		149 Allotment Issue		1. Residential	149 Allotment Issue
			2. Commercial	-		-	2. Commercial	-
			3. Institutional	-		-	3. Institutional	-
			4. Industrial	-		-	4. Industrial	-
			5. Group Housing	-		-	5. Group Housing	-

1.5 Aerotropolis Project

Sr. No.	Scheme/Projects Name	Area/Locality	Type of Property	No. of LOI Issued	Plots Allottted
1	Aerotropolis Scheme (Pocket A, B, C & D)	Airport Road, Mohali.	Residential	40+11+60+97	-
			Total	208	-

1.6 INFORMATION TECHNOLOGY AND COMMUNICATION

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

1. **Computerization of citizen delivery services** Portal is live in all development authorities for the ease of allottee's. A total of 28 RTS services are online.

2. **Implementation of E-office** Latest version of eoffice has been adopted in GMADA and all branches using it.

3. **Online Scrutiny Engine for approval of Building Plans** for Industrial Building Plans and for Residential, Group Housing, Commercial, Institutional etc. is under process.

4. For the Allottee's of all authorities online payment Gateway and SMS Gateway facility has been provided for their ease.

5. Process for hosting of Tally on Cloud has been started.

6. Authomated water bill service (eWater Bill.) is currently running for bill generation and online water bill payments.

7. GMADA website security audit as per GIGW & WCAG 2.0 guidelines under Accessible India Campaign (AIC).

8. For hosting of online citizen services portal, cloud service is being used with oracle 19c as a database and has been managed in-house.

9. Reforms under BRAP-2022 pertaining to Housing & Urban Development department, Punjab have been implemented.

10. GMADA has engaged M/s Railtel for conducting e-Auction through their portal.

11. For regulation of unauthorized Plot/Built Up Plots, new Punjab Regulations Portal has been changed to village wise and authority wise payment gateway has been mapped on the basis of Villages/Tehsil/District.

1.7 PUBLIC RELATIONS

1 Information pertaining to Hon'ble Governor/Chief Minister/Finance Minister's address in Vidhan Sabha, activities & achievements of Authority was collected from various Authorities/Branches of GMADA and after compilation was supplied.

2 After approval of Competent Authority Press Release were issued to promote and propagate various policies, initiatives, actions taken by the Authority. Efforts were made to ensure maximum coverage in leading newspapers.

3 Advertisements those to the nature of announcement of e-auction, awareness about important initiatives/policies were got designed and published. Besides print media professional handling of PR activities in other media lead to success of e-auction, resulting in generation of huge revenue. Other than above, public notices, land notifications, tender notices, court notices etc. were issued in print media. In period under report total of 486 advertisements were got published in different language newspaper.

4 Apart from the print media, publicity in e-auctions was carried out on other publicity platforms viz. radio, outdoor, social media. The job included copy writing of radio script, devising social media campaign designing, printing, fixation of banners at different locations etc.

5 News which appeared in different media were monitored & submitted to higher officers for information. Necessary follow up/action was taken on published matter whenever orders were received.

6 Got designed annual reports, balance sheets besides printing of D.O. Pads, visiting cards, vouchers & other printing material required by various branches.

7 Supply of newspapers & magazines was ensured to the offices/residences of officers besides making purchase of Acts, Laws, Books desired by various offices.

8 Bills pertaining to printing, purchase of books, advertising etc. were processed & sanctions were issued for payment by DDO concerned after receiving financial approval from the Competent Authority.

9 Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.

10 Stationery such as government diaries, calendars were procured from government printing press and made available to various branches.

11 Passes of higher offices for entry to Secretariat were got prepared/issued after coordinating with branches concerned in Secretariat.

12 Necessary travel arrangements for tours of officers were made. This included booking of air, train tickets, arrangement of cabs etc.

c) **Describe how data driven decision making and policy formulation has been used to improve processes and programs in your Organization:-**

1.a) ACHIEVEMENTS OF POLICY BRANCH FOR THE YEAR 2023-2024

Allotment of land to the following Departments/ Boards/ Corporations/ Trusts/Societies have been made during year the period 01-04-2023 to 31-03-2024

Sr. No.	Name of Institution	Sector	Area	Purpose
1	Additional Chief Secretary, Department of New and Renewable Energy Sources, Punjab Civil Secretariat, Chandigarh.	65	1.00 acres	Construction of Super ECBC Model Office Building

1.b) Regulation and Implementation of Acts

TOWN PLANNING (DTP GMADA)

During the year 2023-24, 11 licenses were issued under the PAPRA 1995 to the following promoters for setting up colonies/projects in jurisdiction of GMADA:-

Sr. No.	Promoter Company	License No. and dated	Name and Village	Area (In acres)
1.	M/s Ambika Realcon Pvt ltd., Regional office: SCO No. 18-19, First Floor, Sector-9D, Chandigarh	Supplementary License 43/2023 Valid upto 18.08.2023	Group Housing-cum-Commercial Project at village Dhode Majra in Master Plan New Chandigarh	0.1875

2.	M/s VSS Infra Developers., SCO- 2, Hollywood Plaza, VIP Road, Zirakpur, SAS Nagar	44/2023 dated 09.08.2023 to 08.08.2028	Commercial Colony at Village Bhankharpur, Tehsil Derabassi & Distt. SAS Nagar	2.84375
3.	M/s Monga Infratech , SCO-H-4, Third Floor, Ansal Golf Link-1, Sector-114, Mohali-140301	45/2023 20.09.2023 to 19.09.2028	Commercial colony namely Monga City Centre at village Chappar Chiri Khurad, Tehsil Mohali, Distt. SAS Nagar	5.45
4.	M/s N.S. Real Estate/Sant Enclave, Village Chunni Kalan, Tehsil Bassi Pathana, Distt. Fatehgarh Sahib	45A/2023 17.11.2023 to 16.11.2028	Commercial colony namely at village Chunni Kalan, Tehsil Bassi Pathana, Distt. Fatehgarh Sahib	4.917
5.	M/s Royale Estate Affordable Housing, 2nd floor, Royale Estate Main Office, Royale Estate Zirakpur, SAS Nagar-140603	46/2023 Valid upto 03.02.2026	Supplementary License for an additional area (1.15625 Acres) to set up a residential colony (9.106 Acres) at village Karala, Tehsil Banur, District SAS nagar	1.15625
6.	M/s KLV Builders & Developers, Plot No. 1253, Cabin No. 1, JLPL Industrial Area, Sector-82, S.A.S. Nagar (Mohali)-160055	47/2023 19.12.2023 to 18.12.2028	Affordable Plotted Colony namely Signature Paradise at Village Naugiari (H. B. No. 282), Tehsil & Distt. SAS Nagar, Punjab	7.078
7.	M/s Guru Nanak Realtors, Plot No. 780, Sector-82, JLPL, Mohali-140308	48/2023 20.12.2023 to 19.12.2028	Commercial colony namely Chandigarh Premium Outlets at village Pohlo Majra, Tehsil Khamanon, Distt.	9.0729

			Fatehgarh Sahib	
8.	M/s Maa Bhagwati Developers, Ward No.-5, Sugar Mill Road Morinda, Distt. Ropar-140101	49/2024 23.01.2024 to 22.01.2029	Commercial colony namely London Street at village Rampur Mehrab, Tehsil Morinda, Distt. Roopnagar	9.425
9.	M/s Vistara Buildtech, 401, Level-III, Sector-82, SAS Nagar	50/2024 31.01.2024 to 30.01.2029	Affordable Residential colony namely VELORA URBANO at village Karala, Tehsil Banur and Distt. SAS Nagar	14.3437
10.	M/s Greenland Realcon Pvt. Ltd., B-228, Okhla Industrial Area, Phase-1, New Delhi-110020	51/2024 01.03.2024 to	Residential plotted colony namely The Welness City at village Alampur and Fatehpur Garhi, Tehsil Rajpura, Punjab	59.6208
11.	M/s S7 Holdings, SCO-23, 2nd Floor, Sector-26, Madhya Marg, Chandigarh-160026	52/2024 14.03.2024 to	Low Density Country Homes Residential Development project at village Mianpur Changar Tehsil Kharar, Distt. SAS Nagar	58.331

In addition to Planning Wing of Licensing Branch GMADA has issued completion/partial certificates under the PAPRA 1995 to the following colonies & mega projects jurisdiction of GMADA:-

Sr. No.	Name of Subject Authority	Date of Application	Date of issue of Completion /Partial Certificate	Status

1	GMADA	Partial Completion Certificate of land Project Residential Group Housing-1 site (The Lake) and partial area of Part-A, C, D and F Plotted Development in integrated township developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. At Mullanpur, New Chandigarh, District S.A.S. Nagar, Punjab (27.7861 Acres)	18.05.2023	Partial Completion granted vide letter no. 4963 dated 20.12.2023	Partial Completion Certificate
2	GMADA	Issuance of Partial Completion Certificate of Group Housing Project namely "The Lake" Tower Mystic-A & Mystic-B measuring 1.974 acres (7988.49 sqm) being developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd.	05.04.2023	Partial Completion granted vide letter no. 78289 dated 18.07.2023	Partial Completion Certificate
3	GMADA	Partial Completion Certificate of Commercial Site, Measuring-3.76 Acres namely Commercial-2 situated at Part/Pocket-F, Omaxe New Chandigarh Developers Pvt. Ltd.	20.12.2023	Partial Completion granted vide letter no. 1198 Dated 13.04.2023	Partial Completion Certificate
4	GMADA	Partial Completion Certificate to Mega Housing Project DLF Hyde Park Estate of M/s DLF Home Developers Ltd. at New Chandigarh, Mullanpur, District SAS Nagar (13.27	07.07.2022 & 30.11.2022	Partial Completion granted vide letter no. 2232 in dated 04.07.2023	Partial Completion Certificate

		Acres)			
5	GMADA	Partial Completion Certificate to Affordable Group Housing Project The Address (residential towers A, B & V, W), New Chandigarh being developed by M/s Address Infrastructure Pvt. Ltd.	27.06.2022	Partial Completion granted vide letter no. 2171 in dated 28.06.2023	Partial Completion Certificate

1.c) PUNJAB GOVT. REGULARIZATION POLICY, 2018

A.	Issued NOC's to un-authorized colonies	00

1.d) PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

A.	Registration of Estate Agents	51
B.	Registration Certificate of Promoters	90
C.	Issued NOC's to Petrol Pump (Retail Outlets)	03

1.e) PUNJAB NEW CAPITAL (PERIPHERY) CONTROL ACT, 1952 AND PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995:

A.	Show Cause Notices issued	320

1.f) ARCHITECTURAL CONTROLS (ISSUED BY TOWN PLANNING AND LICENSING BRANCH)

Sr. No.	Subject (2023-24)

1	Request for Architectural facade Controls of SCOs falling in the Project namely GMI Business Park at Sector-102, Village Dehri and Manakpur Kallar, Distt. SAS Nagar being developed by M/s Greymarble Infra Pvt. Ltd.
2	Regarding issuance of Architectural Controls of SCOs falling in commercial colony namely Chandigarh Premium Outlets Situated at village Pohlo Majra, Tehsil Khamanon, Distt. Fatehgarh Sahib (License No. 48/2023)
3	Request for Architectural facade Controls of SCOs falling in the Project namely GMI Business Park at Sector-102, Village Dehri and Manakpur Kallar, Distt. SAS Nagar being developed by M/s Greymarble Infra Pvt. Ltd.
4	Request for Architectural facade Controls of SCOs and DSS falling in Industrial Park Project namely Aero Business Park at Village Manakpur Kallar, Distt. SAS Nagar being developed by M/s Landchestar Infrastructure Associates
5	Request for Architectural facade Controls of SCOs/Booths/Bayshops falling in Affordable Residential Colony namely Aerotro Homes at Village Naugiari, Distt. SAS Nagar being developed by M/s 7C Realty Management Pvt. Ltd
6	Approval of Architectural facade Controls of SCO No. 01-38 falling in Industrial Park Project namely Mohali Industrial Logistic Park at Village Tepla, Tehsil Rajpura, Distt. Patiala being developed by M/s ANM Builders LLP
7	Request for Revised Architectural facade Controls of Booth No. 01-24 falling in Residential Colony at Sector-124, Village Chandogobindgarh Distt. SAS Nagar being developed by M/s Aggarwal Buildtech
8	Regarding of approval Architectural Controls of Commercial Colony namely Monga City Centre falling in Village Chappar Chiri Khurad, Distt. SAS Nagar being developed by M/s Monga Infratech
9	Regarding Approval of Revised Architectural Controls of Commercial site namely: South Ex-1 (commercial parking no. 16) having SCO's No. 1120-1123, 1129-1138, 1139-1140 & 1150-1161 falling in Sector-74a, 92, 116-119, TDI City-1, SAS Nagar- by M/s TDI Infratech Ltd
10	Regarding Approval of Revised Architectural Controls of Commercial site namely: South Ex-2 (commercial parking no. 12) having SCO's No. 462-480 falling in Sector-74a, 92, 116-119, TDI City-1, SAS Nagar- by M/s TDI Infratech Ltd

11	Request for Architectural facade Controls of Booth No. 01-24 falling in Residential Colony at Sector-124, Village Chandogobindgarh Distt. SAS Nagar being developed by M/s Aggarwal Buildtech
12	Request for Architectural facade Controls of the Project namely Sant Enclave at Village Chunni Kalan, Distt. Fatehgarh Sahib being developed by M/s N.S. Real Estate

5.4 year Strategic Action Plan (2023-27)/Annual Action Plan (2023-24) and action there under.

A) Sustainable Development Goals, Progress of Achievement of Goals, Targets and Indicators.

Sr. no.	Sustainable Development Goals	Target	Indicator	Indicator Unit	Baseline		Targets				Achievement			
							2023-24	2024-25	2025-26	2026-27	2023-24	2024-25	2025-26	2026-27
1	Provide Access to Safe, Affordable, accessible and sustainable transport system for all, improving road safety, notable by expanding public transport	To undertake planned development of roads at SAS Nagar according to approved Master Plan of GMADA and amendments from time to time.	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	105	113	120	127	78	-	-	-
2	Clean water and sanitation goal	To improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, reducing the proportion of untreated wastewater and substantially increasing recycling and safe reuse.	Construction of Water Sewage Treatment Plan (Cumulative)	MLD (Million litre per day)	2018	160	55.4	87.25	91.25	91.25	55.4	-	-	-
3	Clean water and sanitation goal	To achieve equitable access to safe and affordable drinking water to cater to the requirement of residents of SAS Nagar.	Construction of Water Treatment Plan, Quantity of water to be treated per day.	MLD	2017	160	90.8	90.8	90.8	90.8	90.8	-	-	-
4	To improve city life by providing opportunities for aesthetics enjoyment and recreational as well as several other benefits.	To achieve the desired level of green spaces/buffer zone as approved by the Town Planning office.	Per capita Availability of Green spaces.	Sq. Yard	2016	1600000	400000	400000	400000	400000	-	-	-	-
5	Affordable Housing to Economically weaker section	Ensure access to houseless SC/BC families to adequate safe and affordable housing and basis services. Free houses to houseless SC/BC families with annual income upto Rs. 3.00 Lacs.	Construction of EWS houses	No.	2015	15000	3500	4000	4500	5000	-	-	-	-

b) Schemes, Projects and Interventions with indicators.

Sr. no.	Scheme Project Intervention	Expected Expenditure (Funding Source)	Indicator	Indicator Unit	Baseline		Targets				Achievement			
							2023-24	2024-25	2025-26	2026-27	2023-24	2024-25	2025-26	2026-27
1	Construction of various Grid roads, major Internal & internal roads under jurisdiction of GMADA	Funds to be provided by GMADA	Km length of single carriageway (11') proposed to be developed for planned development	Km length of New Carriageway	2017	355	105	113	120	127	78	-	-	-
2	Construction of Sewage Treatment Plants	Funds to be provided by GMADA	Construction of Water Sewage Treatment Plan (Cumulative)	MLD (Million litre per day)	2018	160	55.4	87.25	91.25	91.25	55.4	-	-	-
3	Construction of Water Treatment Plants	Funds to be provided by GMADA	Construction of Water Treatment Plan. Quantity of water to be treated per day.	MLD	2017	160	90.8	90.8	90.8	90.8	-	-	-	-
4	To provide Horticulture works at various places of GMADA & roads falling under the jurisdiction of GMADA	Funds to be provided by GMADA	Per capita Availability of Green spaces.	Sq. Yard	2016	1666666	400000	4666 00	400000	400000	4918607	-	-	-
5	Affordable Housing to Economically weaker section	Funds to be provided by GMADA	Construction of EWS houses	No.	2015	15000	3500	4000	4500	5000	-	-	-	-

C) Financial Performance

FINANCE

1. 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 the section 51(2) of the PRTPD Act, 1995 adopted by GMADA, that the authority may from time to time borrow money by way of loans and debentures or bonds or such other financial instruments from such sources other than the State Government and on such terms and conditions as it may determine from time to time. GMADA has raised loans amounting to Rs. 610.00 Crores during FY 2023-24 from various banks for the acquisition of land & development works and GMADA has also repaid Rs 581.40 crores loans during FY 2023-24 to various banks and loan amount of Rs 3035.76 crores is outstanding as on 31.03.2024 towards various banks. The said loan has been taken for the acquisition of land and development of works.

GMADA has not been provided with any share capital by the State Government on its formation and the authority is solely dependent upon internal resources as well as receipts from the promoters of mega projects on account of EDC and Licence Fee. The funds utilized for the Land Acquisition Schemes, Land Development Schemes and Other Urban Estates Development Works are met from the internal resources as well as by taking loans 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 Additional Chief Administrator (Mohali). During the year 2023-24,

a sum of Rs. 2142.47 Crores was received on account of principal as well as revenue receipt

iii) Receipts from promoters of mega projects :-

A sum of Rs. 354.93 Crores has been received from the promoters of mega project on account of EDC and Licence Fee during the year 2023-24 as per details given below:- (Figures in Rs. Crores)

Sr. No.	Particulars	Amount
1.	EDC	299.84
2.	Licence Fee	55.09
	Total	354.93

2. Expenditure:-

The expenditure on Development Works, Land Acquisition, Administrative Expenses and other expenses during the year 2023-24 is given below:-

(Figures in Rs/Crores)

Year of Expenditure	Exp on development of urban estate/ housing including acquisition of land	Expenditure on works executed out of EDC/Licence Fee	Administration & other expenditure including interest on loan/overdraft and maintenance of urban estate	Total Exp.
2023-24	550.84	131.49	337.97	1020.3

3. FINANCIAL RESULTS

The financial results of GMADA for the FY 2022-23 and 2023-24 are as below:

(Figures in Rs./Crores)

Sr. No.	Financial Year	Profit/(Loss)
1	2022-23	145.01
2	2023-24	1118.36

4. Budget for the year 2023-24 and 2024-25

The details of the revised Budget Proposal for the year 2023-24 and budget Proposal for the year 2024-25 are as under:-

Sr. No.	Name of Scheme	Revised Budget Provisions for the year 2023-24	Budget provisions for the year 2024-25
AUTHORITY'S OWN SCHEMES			
i.	Acquisition of land for urban Estates, Grid Road, Enhanced compensation of old sectors	371.94	1625.20
ii.	Construction of Social Houses	6.69	22.30
iii.	Development of Urban Estate of Aerocity, Ecocity, Medicity and maintenance of old Sectors, Airport road, Mullanpur road, Grid Roads and other infrastructure roads.	99.06	384.81
iv.	Works being executed out of EDC		
	a) Acquisition of land for infrastructure development works	0	0
	b) Infrastructure development works	206.33	321.23
v.	Works being executed out of Licence Fees.	2.02	2.52

6. Any Notable achievements over and above what is reported under 5(A) and (B) above (Accreditation, quality certification, publications, conference, and any other related information):-

- For the Ease of Doing Business in the state of Punjab, Authority is implementing Ease of Doing business reforms. Under Ease of Doing Business, Department of Industries and Commerce have shared the State Reforms Action Plans SRAP 2020-21 to be implemented by the Housing and Urban Development Department, Government of Punjab.

7. Key Performance Parameters (KPP) of key Personnel of the Department

Sr. No.	Key Functionary /Key Performan	KPP unit	Targets				Achievements			Remarks
			2023-24	2024-25	2025-26	2026-27	2023-24	2024-25	2025-26	

	ce Parameter									
1	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	105	113	120	127	78	-	-	-
2	Construction of Sewage Treatment Plant (Cumulative)	MLD	55.4	87.25	91.25	91.25	55.4	-	-	10 MLD-Aerocity is completed & 68 MLD-Sector-83 is in progress.
3	Construction of Water Treatment Plant	MLD	90.8	90.8	90.8	90.8	90.8	-	-	-
4	Per Capita Availability of Green Spaces	Sq. Yd.	4,00,000	4,00,000	4,00,000	4,00,000	4,91,807	-	-	-
5	Construction of EWS Houses	Nos.	3500	4000	4500	5000	-	-	-	-

8. Progress of disposal of pending Audit Paras during the year:-

Initially Pending as on 01-04-2023	Received during F.Y. 2023-24	Disposed during F.Y. 2023-24	Pending as on 31.03.2024
36	N.A.	12	24

9. Appendices

PART- II
APPENDICES

Appendix- I

(Para2 b (i))

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.

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2023 to 31.03.2024)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Bhagwant Mann	Hon'ble Chief Minister Punjab – cum-Chairman GMADA.	01.04.2023	31.03.2024
2.	Bhagwant Mann	Hon'ble Minister in-Charge , Housing-cum-Co-Chairman GMADA	01.04.2023	31.03.2024
3.	Vijay Kumar Janjua, IAS	Chief Secretary, Govt. of Punjab	01.04.2023	30.06.2023
4	Anurag Verma, IAS	Chief Secretary, Govt. of Punjab	01.07.2023	31.03.2024
5.	Ajoy Kumar Sinha, IAS	Principal Secretary, Department of Housing & Urban Department, Punjab-cum-Vice Chairman, GMADA	01.04.2023	14.10.2023
6.	Anurag Verma, IAS	Principal Secretary, Department of Housing & Urban Department, Punjab-cum-Vice Chairman, GMADA	15.10.2023	31.03.2024
7.	Ajoy Kumar Sinha,	Principal Secretary, Department	01.04.2023	31.03.2024

	IAS	of Finance		
8.	Vivek Pratap Singh , IAS	Principal Secretary, Department of Local Govt, Punjab .	01.04.2023	23.05.2023
9.	Ajoy Sharma, IAS	Principal Secretary, Department of Local Government of Punjab	24.05.2023	31.03.2024
10.	Amandeep Bansal, IAS	Chief Administrator, GMADA	05.05.2022	24.05.2023
11.	Rajiv Kumar Gupta IAS	Chief Administrator, GMADA	24.05.2023	06.03.2024
12.	Moneesh Kumar IAS	Chief Administrator, GMADA	07.03.2024	31.03.2024
13.	Pankaj Bawa	Chief Town Planner, Town & Country Planning Department , Government of Punjab	01.04.2023	23.02.2024
14.	Gurjeet Gill	Non-Official Members	07.02.2024	31.03.2024
15.	Sukhvinder Bhola Mann	Non-Official Members	07.02.2024	31.03.2024
16	Master Jaswinder Singh	Non-Official Members	07.02.2024	31.03.2024

Appendix-II

(Para2 b (i))

Category-wise detail of Posts during the year 2023-24 is as under:

Class of Employment	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work Charge
Class –A	20	39	-
Class – B	92	65	-
Class – C	52	05	14
Class – D	26	-	72

Appendix-III

Para 4 (1.1)

In this connection it is intimated that from 01.04.2023 to 31.03.2024, awards of the below mentioned schemes have been pronounced:-

Sr. No.	Name of Scheme	Award/ Notification Number and date of pronouncement
1	Acquisition of land for missing nos. in sector 90-91, Master plan Road. (JLPL), 60 Mtrs. wide road. (0.9625 Acres)	Award 582 on 26.04.2023
2	164 feet wider Master Plan road from Kambali-Kambala-Rurka connecting Airport Road (17.6064 Acres)	Award 583 on 11.05.2023
3	Acquisition of Part VR-5 Road (8.8310 Acres)	Award 584 on 15.05.2023
4	200 feet wide Road VR-3 Villages Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas of Tehsil Kharar, (24.9189 Acres)	Award 585 on 15.05.2023
5	Master Plan 150 feet wide road dividing sector 118/119.(15.9688 Acres)	Award 586 on 15.05.2023
6	Acquisition of Missing Khsara no. of Sector Dividing road 81/84 of village Manouli and Raipur Khurd (1.6771 acres)	Notification U/S 19 on 26.07.2023
7	200 feet vide Road Sector 88-89 Missing Khasra no in Village Sohana (0.2750 Acres)	Notification U/S 19 on 14.07.2023
8	Acquisition of missing khasra nos. For completion of Aero City Project. S.A.S. Nagar of Village Chatt.(4.40625 Acres)	Notification U/S 19 on 21.07.2023
9	Acquisition of Critical Gap in the project of Manohar Infrastructure Pvt. Ltd.(0.6250 Acres)	Award 587 on 07.03.2024

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:33.12

(ਲੇਖਾ ਸਾਖਾ)

ਵਿਸ਼ਾ **ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।**

ਮੈਸ. ਖੁਰਾਨਾ ਵਿਨੀਤ ਐਂਡ ਐਸੋਸਿਏਟਸ, ਚਾਰਟਰਡ ਅਕਾਉਂਟੈਟਸ ਵੱਲੋਂ ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਸਾਲਾਨਾ ਲੇਖੇ (ਅਨੁਲੱਗ-1) ਤਿਆਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਹਸਤਾਖਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ। ਇਹਨ ਲੇਖਿਆਂ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Income & Expenditure

Rs. in Crores

Particulars	Year Ended	
	31st March 21	31st March 22
Receipts		
-Sale of Properties	963.48	1008.92
-Instalments (Interest)	164.84	120.97
-Sewerage & Water Charges	17.47	14.99
-Transfer Fee	8.52	24.91
-Extension Fee	26.59	26.90
-Cess PR-4 and PR-7	2.70	12.54
-Miscellaneous Income	52.05	62.76
Total	**1235.65**	**1271.99**
Expenditure		
-Cost of Plots	845.69	738.64
-Expenditure on land/infrastructure	12.94	21.05
-Maintenance of Urban Estate	54.38	56.30
-Maintenance of Office Building	6.06	4.97
-Administration and other expenditure	354.39	307.48
Total	**1273.46**	**1128.44**
Profit/(Loss)	**(37.81)**	**143.55**

Assets and Liabilities

Rs. in Crores

Particulars	As on 31st March 2021	As on 31st March 2022
Assets		
-Work in Progress		
-Undeveloped Land	9.46	150.47
-Other works in progress	16.69	69.00
-Closing Stock	4572.66	4911.11
-Cash & Bank Balances	58.27	66.30
-Income Tax	296.07	326.94
-Recoverables	22.77	38.02
-Other Current Assets	18.25	87.81
-Loans& Advances	19.34	65.11
-Fixed Assets and Investment	30.26	29.46
Total	**5043.77**	**5744.22**
Liabilities		
-Capital Reserves	606.76	750.32
-Secured Loans from Banks	3746.76	4146.78
-Unsecured Loans -from PIDB	100.88	100.88
-Deposits with GMADA (Earnest Money And Capital Receipts)	348.18	500.46
-Licence Fee	11.79	43.32
-Urban Development Fund	1.39	1.78
-Social Infrastructure Fund	11.11	16.26
-Regularisation Fee	13.58	13.93
-Security Building Fee	43.93	54.15
-Bank Guarantee	12.43	12.39
-Creditors & Work Payables	0.39	84.79
-EWS Funds	13.99	17.28
-Other Liabilities	132.58	1.88
Total	**5043.77**	**5744.22**

ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਨੂੰ ਬਜਟ ਅਤੇ ਲੇਖਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ ਮਿਤੀ 03.01.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 30.03 ਅਤੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 30.15 ਰਾਹੀਂ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਦਰਸਾਈ ਆਬਜਰਵੇਸ਼ਨ ਤੇ ਦਿੱਤੀ ਗਈ ਹੈ-

"ਕਮੇਟੀ ਵੱਲੋਂ ਨੋਟਿਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਇਕ ਪਾਸੇ ਐਫ.ਡੀ.ਆਰ. ਦੇ ਵਿਆਜ ਦੇ ਰੂਪ ਵਿੱਚ Profit ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਅਤੇ ਦੂਸਰੇ ਪਾਸੇ loan ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਜੋ ਕਿ ਗਲਤ ਪ੍ਰਥਾ ਹੈ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਜਿਨਾਂ ਲੇਖਾ ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਅਜਿਹਾ ਕੀਤਾ ਗਿਆ ਹੈ ਉਨਾਂ ਨੂੰ ਕਾਰਨ ਦੱਸੋ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਕੀਤੇ ਗਏ। "

2

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਲਗਾਈ ਆਬਜਰਵੇਸ਼ਨ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ ਦੀ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਲੇਖਿਆਂ ਵਿੱਚ 2.88 ਕਰੋੜ ਰੁਪਏ ਦੀ ਐਫ.ਡੀ.ਆਰ. ਦਿਖਾਈ ਹੋਈ ਹੈ। ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਐਫ.ਡੀ.ਆਰ. ਪੀ.ਐਸ.ਪੀ.ਸੀ.ਐਲ. ਨੂੰ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੇ ਕੰਮਾਂ ਲਈ ਦਿੱਤੀ ਬੈਂਕ ਗਰੰਟੀ ਦੇ ਵਿਰੁੱਧ ਬਣਾਈ ਗਈ ਸੀ। ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਲੇਖਿਆਂ ਵਿੱਚ 8.77 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਬੈਂਕਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਵਿਆਜ ਅਧੀਨ ਦਿਖਾਈ ਹੋਈ ਹੈ। ਇਸ ਰਕਮ ਵਿੱਚ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਦਫਤਰ ਤੋਂ 5.85 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਸ਼ਾਮਲ ਹੈ ਜੋ ਕਿ ਉਹਨਾਂ ਦੇ ਦਫਤਰ ਵਲੋਂ ਪਿਛਲੇ ਕੁਝ ਸਾਲਾਂ ਦੋਰਾਨ ਬਤੋਰ ਵਿਆਜ ਕਮਾਈ ਗਈ ਹੈ। ਮਿਲਖ ਦਫਤਰ ਪਲਾਟਸ ਅਤੇ ਹਾਊਸਿੰਗ ਵੱਲੋਂ 2.48 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਬਤੋਰ ਵਿਆਜ ਕਮਾਈ ਗਈ ਹੈ ਜੋ ਕਿ ਅਲਾਟੀਆਂ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀ ਰਕਮ ਮੁੱਖ ਦਫਤਰ ਨੂੰ 1-2 ਦਿਨਾਂ ਬਾਅਦ ਤਬਦੀਲ ਕਰਨ ਕਾਰਣ, ਮੁੱਖ ਦਫਤਰ ਤੋਂ ਪ੍ਰਾਪਤ ਰਕਮ ਅਲਾਟੀਆਂ ਨੂੰ ਅਦਾਇਗੀ ਕਰਨ ਤੋਂ ਬਾਅਦ ਚੈਕ ਕੁਝ ਸਮੇਂ ਬਾਅਦ ਕਲੀਅਰ ਹੋਣ ਕਾਰਨ ਅਤੇ ਗਮਾਡਾ ਵੱਲੋਂ ਈ.ਆਕਸ਼ਨ ਰਾਹੀਂ ਵੇਚੀਆਂ ਸਾਈਟਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀ ਰਕਮ ਤੇ ਵਿਆਜ ਵਜੋਂ ਕਮਾਈ ਗਈ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬਾਕੀ 0.44 ਕਰੋੜ ਦੀ ਬੈਂਕ ਵਿਆਜ ਦੀ ਰਕਮ ਪੀ.ਐਸ.ਪੀ.ਸੀ.ਐਲ. ਨੂੰ ਦਿੱਤੀ ਐਫ.ਡੀ.ਆਰ. ਤੇ ਪ੍ਰਾਪਤ ਹੋਏ ਵਿਆਜ ਅਤੇ ਗਮਾਡਾ ਦੇ ਸਾਰੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਠੇਕੇਦਾਰਾਂ ਨੂੰ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਦੇ ਚੈਕ ਕਲੀਅਰਿੰਗ ਵਿੱਚ ਲਗੇ ਸਮੇ ਕਰਕੇ ਕਮਾਈ ਗਈ ਹੈ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਵਿੱਤੀ ਸਾਲ 2021-22 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਸਬੰਧੀ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

Khurana Vineet & Associates
Chartered Accountants

S.C.O. 63, IInd Level, Sector 20 - C
Chandigarh - 160 020
Tel No. 0172 - 5111 111, 222, 333
E-mail : khuranavineet.ca@gmail.com

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

AUDITOR'S REPORT FOR THE YEAR ENDING 31st MARCH, 2022

We have audited the attached Balance Sheet of **GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR as at 31st March, 2022 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, 2022 and
   ii) In the case of Income and Expenditure account, of the profit of the Authority for the year ended on that date.

For **Khurana Vineet &Associates**
Chartered Accountants
Reg No. 011964N

(CA Amit Gandhi)
Partner-FCA
M. NO. 097997
UDIN-22097997ATJMLZ2188

Place : Chandigarh
Date : 20.09.2022

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

BALANCE SHEET AS ON 31.03.2022

Previous Year As On 31.03.2021 Amount (Rs.)	Liabilities	S	Current Year As On 31.03.2022 Amount (Rs.)	Previous Year As On 31.03.2021 Amount (Rs.)	Assets	S	Current Year As On 31.03.2022 Amount (Rs.)
6,067,660,873	Capital Reserves	A	7,503,151,329	117,239,779	Fixed Assets	F	109,320,354
37,467,604,656	Secured Loans	B	41,467,758,332	261,531,221	Works Executed	G	2,194,683,302
1,008,757,527	Unsecured Loans	C	1,008,757,527	49,873,696,278	Current Assets, Loans & Advances	H	54,952,950,327
3,481,757,028	Deposits with GMADA	D	5,004,552,463	185,251,050	Investment in Shares of Unlisted Company (At Cost)		185,251,050
2,411,938,248	Current Liabilities & Provisions	E	2,457,985,381				
50,437,718,331			**57,442,205,032**	**50,437,718,331**			**57,442,205,032**

Notes to Accounts and Significant Accounting Policies forming part of Balance Sheet- 1

ADDL. CHIEF ADMINISTRATOR(F&A) **CHIEF ADMINISTRATOR** **VICE CHAIRMAN**

Date: 20.09.2022
Place: S.A.S Nagar

As per report of even date attached
for Khurana Vineet &Associates
Chartered Accountants
Reg No. 011964N

(CA Amit Gandhi)
Partner/FCA
M. NO. 097997
UDIN-22097997ATJMLX2188

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

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2022

Previous Year As On 31.03.2021 Amount (Rs.)	Expenditure	Annexure	Current Year As On 31.03.2022 Amount (Rs.)	Previous Year As On 31.03.2021 Amount (Rs.)	Incomes	Annexure	Current Year As On 31.03.2022 Amount (Rs.)
8,456,944,823	To Cost of Plots/Houses/Flats		7,386,396,285	9,634,765,925	By Sale of Plots/Houses/Flats		10,089,250,571
129,432,559	To Expenditure on land/ Infrastructure/Grid Road		210,493,311	199,461,051	By Interest from Banks		87,689,264
543,827,854	To Maintenance of Urban Estates		562,969,425	1,648,367,848	By Instalments (Interest)		1,209,740,889
3,529,916,580	To Administration and Other Expenses	II	3,061,558,454	7,658,126	By Interest (Others)		2,965,983
8,973,435	To Depreciation (As per Schedule-F)		8,246,405	158,183,806	By Miscellaneous Incomes	III	282,999,997
5,000,000	To CM Relief Fund		5,000,000	41,477,822	By Rent/Lease Received		46,032,753
60,572,994	To Maintenance of Office Building		49,731,509	174,653,733	By Sewerage & Water Charges		149,866,183
				85,217,686	By Transfer fee		249,129,665
				265,942,840	By Extention fee		268,966,566
				31,456,658	By Processing Fees		40,686,739
				76,676,769	By Scrutiny Fees		89,078,895
				5,688,109	By Forfeiture		6,828,016
(378,159,373)	**To Profit /(Loss) for the year**		1,435,490,455	26,958,500	By Cess PR-4 and PR-7		125,395,792
				-	By Divident Received From CHAIL		71,254,530
12,356,508,872			**12,719,885,844**	**12,356,508,872**			**12,719,885,844**
-	To Prior Period items		-	(378,159,373)	By Profit/(Loss) brought down		1,435,490,455
(378,159,373)	**To Net profit/(Loss) transferred to Reserves**		1,435,490,455				
(378,159,373)			**1,435,490,455**	**(378,159,373)**			**1,435,490,455**

ADDL CHIEF ADMINISTRATOR(F&A)

CHIEF ADMINISTRATOR

VICE CHAIRMAN

As per report of even date attached
for Khurana Vineet &Associates
Chartered Accountants
Reg No. 011964N

(CA Amit Gandhi)
Partner/FCA
M. NO. 097997

Date: 20.09.2022
Place: S.A.S Nagar

UDIN - 22097997ATJMLZ2188

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

Schedule of Capital and General Reserve

Schedule-A

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
1,620,230,878	1	Capital Reserve (Urban Estate)	1,620,230,878
4,810,718,862	2	Profit & Loss Account (Accumulated Profit)-Opening Balance	4,447,429,996
14,870,506		Liquidated Damages F.Y. 2019-20 (Prior Period Income)	-
(378,159,373)	3	Add : Profit/(Loss) for the current year	1,435,490,455
6,067,660,873		**Total**	**7,503,151,329**

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

Schedule of Secured Loans

Schedule-B

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
12,211,034	1	Term Loan from Punjab National Bank	-
1,989,684,295	2	Term Loan from HDFC Bank (Against Mortgage)	1,750,000,000
-	3	Term Loan-Bank of Maharashtra(500 Crore)	1,267,846,877
-	4	Term Loan-Canara Bank	12,223,892,315
-	5	Term Loan-Indian Bank	3,807,146,158
-	6	Term Loan-SBI Sector 17B	157,413,631
2,479,670,108	7	Bank Overdarft -Allahabad Bank (Against Mortgage)	(9,354,708)
(17,680)	8	Bank Overdarft -Andhara Bank (Against Mortgage)	-
2,473,770,990	9	Bank Overdarft -Corporation Bank (Against Mortgage)	(36,316,840)
8,965,228,359	10	Bank Overdarft -Canara Bank Overdraft (Against Mortgage)	4,999,968,325
11,461,461,906	11	Bank Overdarft -Indian Bank (Against Mortgage)	5,495,364,826
10,085,595,643	12	Bank Overdarft -Vijaya Bank (Against Mortgage)	8,129,549,906
-	13	Bank Overdraft-HDFC (125 Crore)	610,867,741
-	14	Bank Overdraft-PNB	3,071,380,101
37,467,604,656		**Total**	**41,467,758,332**

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

Schedule of Unsecured Loans

Schedule-C

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
1,008,757,527	1	Loan from Punjab Infrastructure Development Board	1,008,757,527
1,008,757,527		**Total**	**1,008,757,527**

KHURANA, VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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

Schedule of Deposit with GMADA

Schedule-D

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
1,014,182,116	1	EM/Security Deposit/Mobilisation advances from Contractors/BKOS & Suppliers	693,018,274
	2	Earnest Money from applicants	
265,946	i)	Earnest Money for Houses & Plots for Demand Survey (2002-03)	265,946
50,267,521	ii)	Earnest Money for Houses from Prospective Buyers	39,177,521
471,750,000	iii)	Earnest Money Ecocity	405,184,325
4,299,500	iv)	Earnest Money (Oustees)	4,299,500
205,150,091	v)	Earnest Money (IT City)	203,500,091
2,285,415	vi)	Earnest Money Residential	2,285,415
52,018,486	3	Other Securities and deposits	52,380,029
140,061,062	4	Advance aganist Purab Premium Apartments/Houses	249,816
(239,453,842)		Less : Service Tax/GST	(236,636,688)
	5	Capital Receipts including advances	152,207,180
1,779,425,053	(i)	Capital Receipt -Institutional	2,028,023,240
907,465	(ii)	Capital Receipts (commercial)	254,945,032
-	(iii)	Capital Receipt -Residential plots	1,405,054,566
598,215	(iv)	Old scheme-Residential Plots	598,215
3,481,757,028		**Total**	**5,004,552,463**

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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

Schedule of Current Liabilities and Provisions

Schedule-E

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
	A	**Current Liabilities :**	
	1	**Creditors & Payables:**	
(349,244)	(i)	Other Creditors for Supplies	34,383,686
2,326,991	(ii)	Payable to Staff	2,568,181
227,944	(iii)	Provident Fund Deductions	411,453
1,702,189	(iv)	Works Payable	810,586,627
	B	**Others Liabilities**	
1,050,540,087	1	EDC (From Land Developers)	-
37,014,203	2	EDC Under PAPRA ACT, 1995	-
117,893,187	3	Licence Fee	433,191,124
13,856,606	4	Urban Development Fund	17,847,606
111,111,959	5	Social Infrasturcutre Fund	162,624,481
135,837,665	6	Regularisation fund for Unauthorized Colonies	139,343,196
439,286,828	7	Security Building Plan	541,483,767
112,017,169	8	Statutory Dues	11,189,676
717,892	9	Loan recovered from allottees of earst wise urban estate	717,892
124,303,257	10	Bank Guarantee	123,868,167
9,699,299	11	Payable to Allottees(Cheques issued but not presented for payment)	9,699,299
139,948,968	12	EWS Fund	172,834,978
27,642,917	13	Other Payables	1,432,960
(1,603,800)	14	Funds received form PIDB for Deposit Work	(1,603,800)
89,757,659	15	Corpus Fund for Purab Premium Appartments	(2,593,911)
6,673	16	Development Tax	-
(202)	17	Differences in Interdivision Accounts	-
2,411,938,248		**Total**	**2,457,985,381**

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

SCHEDULE OF FIXED ASSETS AS ON 31.03.2022

Schedule-F

	Gross Block				Depreciation				Net Block	
Particulars	As On 01.04.2021	Additions	Sales	As On 31.03.2022	As On 01.04.2021	During The Year	Adjustment	As On 31.03.2022	As On 31.03.2022	As On 01.04.2021
Furniture & Fixture	33,827,850	342,222		34,170,073	27,971,873	1,092,077	-	29,063,950	5,106,123	5,855,977
Vehicles	27,276,760		197,800	27,078,960	22,720,716	1,204,880	-	23,925,596	3,153,364	4,556,044
Office Equipment	2,523,108			2,523,108	2,045,908	66,379	-	2,112,287	410,821	477,200
Typewriters	13,000			13,000	11,401	222	-	11,623	1,377	1,599
Photostate Machine	513,375			513,375	402,415	15,423	-	417,838	95,537	110,960
Machinery (including AC)	5,050,804			5,050,804	3,353,234	235,962	-	3,589,196	1,461,608	1,697,570
Library Books	23,083	37,476		60,559	13,472	4,709	-	18,181	42,378	9,611
Water Coolers	63,500			63,500	55,687	1,086	-	56,773	6,727	7,813
Truck (including water tanker)	2,026,568			2,026,568	2,010,890	4,703	-	2,015,593	10,975	15,678
Computers	27,277,664	145,082		27,422,746	26,909,410	157,392	-	27,066,802	355,944	368,254
Fax Machine	7,100			7,100	6,227	121	-	6,348	752	873
Buildings/ Booths	44,759,511			44,759,511	23,471,417	1,064,405	-	24,535,822	20,223,689	21,288,094
Building - Habitat Centre	19,527,037			19,527,037	7,753,929	588,655	-	8,342,584	11,184,453	11,773,108
Community Centre	59,114,692			59,114,692	30,285,936	1,441,438	-	31,727,374	27,387,318	28,828,756
Community Centre-Sec-55 Mohali	22,296,854			22,296,854	4,278,618	900,912	-	5,179,530	17,117,324	18,018,236
Community Centre-Sec-69 Mohali	23,701,391			23,701,391	4,727,669	948,686	-	5,676,355	18,025,036	18,973,722
Swimming Pools	4,937,117			4,937,117	2,393,975	127,157	-	2,521,132	2,415,985	2,543,142
Batten Factory	2,751			2,751	2,413	47	-	2,460	291	338
Tools & Plants [S.A.S Nagar (PH)]	149,000			149,000	130,697	2,546	-	133,243	15,757	18,303
Tools & Other Euipments	3,242,250			3,242,250	1,885,884	188,671	-	2,074,555	1,167,695	1,356,366
EP Bax System	199,661			199,661	145,462	7,539	-	153,001	46,660	54,199
Sewage Jetting machine	807,720			807,720	397,427	57,072	-	454,499	353,221	410,293
Stores	3,437,120			3,437,120	2,775,400	92,045	-	2,867,445	569,675	661,720
Telephone	31,059			31,059	20,038	1,533	-	21,571	9,488	11,021
Bio Metric Attendance Machine	288,331			288,331	197,371	18,192	-	215,563	72,768	90,960
CCTV Camera	159,246			159,246	84,801	10,355	-	95,156	64,090	74,445
Website/ Softwares	456,485	-	-	456,485	420,989	14,198	-	435,187	21,298	35,496
Total	**281,713,037**	**524,780**	**197,800**	**282,040,018**	**164,473,259**	**8,246,405**	**-**	**172,719,664**	**109,320,354.00**	**117,239,779**

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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

Schedule of work excuted by GMADA

Schedule-G

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
	A	GMADA HOUSING SCHEMES	
122,709,618		Works in progress	636,738,097
	B	URBAN ESTATES WORKS	
34,998,055		Works in progress	41,003,117
94,639,970	**C**	Land Account (Urban Estate Schemes) (As per Annexure - I)	1,504,723,069
	D	DEPOSIT WORKS :	
9,183,579		Works completed & in Progress	12,219,019
261,531,221		**Total**	**2,194,683,302**

KHURANA KHEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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

Schedule of Current Assets and Loans & Advances

Schedule-H

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
	A	**Current Assets :**	
	1	Closing stock (as valued and verified by Mgt)	
7,656,891	(i)	Building Material	8,122,452
1,982,487,725	(ii)	Stock in trade (Plots)	1,921,603,003
6,401,410,961	(iii)	Closing Stock Aerocity, Mohali	5,626,357,445
22,341,088,552	(iv)	Closing Stock IT City, Industrial	24,486,400,664
3,197,073,284	(v)	Closing Stock Medicity	3,197,073,284
6,116,811,539	(vi)	Closing Stock Eco City	8,560,519,199
4,044,823,517	(vii)	Closing Stock Purab Appartment	4,044,823,517
1,635,285,556	(viii)	Closing Stock 88-89	1,266,225,008
7,999,861	2	Cash and Bank Balances	-
169	(i)	Cash in hand	169
574,745,188	(ii)	Deposit with Banks	634,239,101
-	(iii)	FDR with UBI Phase 10 for Bank Guarantee	28,801,290
1,106,818	3	Income Tax (F.Y. 2007-2008)	1,106,818
175,128,496	4	Income Tax (F.Y. 2008-2009)	175,128,496
51,024,750	5	Income Tax (F.Y. 2009-2010)	51,024,750
111,335,750	6	Income Tax (F.Y. 2010-2011)	111,335,750
39,835,180	7	Income Tax (F.Y. 2011-2012)	39,835,180
220,289,841	8	Income Tax (F.Y. 2012-2013)	220,289,841
147,580,648	9	Income Tax (F.Y. 2013-2014)	147,580,648
139,272,130	10	Income Tax (F.Y. 2014-2015)	139,272,130
348,993,528	11	Income Tax (F.Y. 2015-2016)	348,993,528
563,117,305	12	Income Tax (F.Y. 2016-2017)	563,117,305
364,801,517	13	Income Tax ((F.Y. 2017-2018)	364,801,517
406,903,347	14	Income Tax ((F.Y. 2018-2019)	406,903,347
233,100,788	15	Income Tax ((F.Y. 2019-2020)	233,100,788
-	16	Income Tax ((F.Y. 2020-2021)	157,958,127
158,217,016	17	Advance Tax and Tax Deducted at Source (Current Year)	308,949,141
	18	Recoverables	
(7,345,418)	i)	Recoverable from PUDA	141,215,341

KHURANA VINOD & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
15,144,811	ii)	Recoverable from Govt Of Punjab	15,144,811
216,470,394	(iii)	Punjab Municipal Infrastructure Development Corporation (PMIDC)	216,470,394
2,087,050	(iv)	Recoverable from PIDB	2,087,050
1,315,920	(v)	Recoverable (others)	5,265,920
	19	Punjab Govt. EDC Account	695,483,431
182,405,413	20	Service Tax (including CENVAT credit builtup booths)	182,405,413
81,111	21	Advance Cultural Cess	187,815
49,680,249,637		**Sub Total`A'**	**54,301,822,674**
	B	**Loans and advances :**	
184,173,540	1	Advance to LAC for acquisition/compensation of Land	642,041,670
	2	Advances recoverable in cash or in kind	
-	(i)	Advances to Staff : For Construction	-
8,221,682		For other purpose	1,158,410
90,393	(ii)	Other Advances	6,966,546
	3	Security Deposits:	
1,120,513	(i)	With Punjab Government	1,120,513
(159,486)	(ii)	With Others	(159,486)
193,446,642		**Sub Total `B'**	**651,127,653**
49,873,696,278		**Total**	**54,952,950,327**

KHURANA VASEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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

Land Account (Urban Estate Scheme)

Annexure-I

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
26,589,864	1	Land - Sector 90	46,283,769.00
962,319	2	Anjuman Falahe E-Darian Maszid, Sector-65, Mohali	962,319.00
1,418,601	3	Baba Jevan Singh Memorial Charitable Trust, Sector-53, Mohali	1,418,600.55
1,342,799	4	Chawla Filling Station, Sector-61, Mohali	1,342,799.28
962,320	5	Gurdwara Bagat Nam Dev Bhawan, Sector-65, Mohali	962,320.00
2,680,585	6	Gurdwara Guru Singh Sabha, Sector-70, Mohali	2,680,585.00
1,157,511	7	Kuka Shaid Memorial Trust, Sector-61, Mohali	1,157,511.00
1,174,006	8	Mata Tej Kaur Jit Sabha Gurudwara, Sector-68, Mohali	1,174,006.00
1,113,102	9	Parchin Shiv Mandir, Sector-69, Mohali	1,113,102.00
6,702,209	10	Petrol Pump, Sector-63, Mohali	6,702,209.00
42,479,860	11	Regional Rehabilitation Centre, Sector-79, Mohali	42,479,860.00
2,958,759	12	Shashi Model School, Sector-55, Phase-I, Mohali	2,958,758.77
3,568,154	13	Guru Ravi Dass Mandir, Sector-71, Mohali	3,568,154.00
1,429,861	14	The Pent Costal Mission, Sector-53, Phase- IIIA, Mohali	1,429,860.95
100,020	15	Land-Aerotropolis	1,390,489,214.00
94,639,970		**Total**	**1,504,723,069**



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

Administration & Other Expenses

Annexure-II

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
	A	**ADMINISTRATIVE EXPENSES**	
251,705,362	1	Salary & Wages	268,611,720
7,469,393	2	Leave Salary & Pension Contribution	11,229,221
3,949,706	3	Ex-Gratia/Bonus	4,303,090
212,129	4	Liveries & Uniforms	314,676
863,387	5	Medical Reimbursement	1,121,677
3,591,780	6	Conveyance Reimbursement	4,737,916
180,347	7	Travelling & Conveyance	396,518
21,979,589	8	Contribution towards C.P.F	24,355,320
-	9	Contribution towards EPF	(17,992)
-	10	Contribution towards NPS	730,949
11,827,657	11	Contribution towards Gratuity	14,108,163
108,389	12	Leave Encashment	640,616
(2,553)	13	Leave Travel Concession	717,633
-	14	Superannuation Scheme Contribution	469,736
-	15	House Rent (Govt)Employer Share	99,002
301,885,186		**Sub-Total `A'**	**331,818,245**
	B	**OTHER EXPENSES**	
916,851	1	Printing & Stationery	4,620,693.00
133,935	2	Telephone & Internet Expenses	116,104.00
491,582	3	Postage & Telegrams	268,587.00
302,722	4	Entertainment	579,408.00

KHURANA VINEET & ASSOCIATES * CHANDIGARH * REGISTERED ACCOUNTANTS

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
5,386,080	5	Office Expenses	1,505,784.25
34,208	6	Newspaper & Periodicals	15,073.00
(4,692,818)	7	Bank Charges (Net of reversal of processing charges)	1,565,199.94
7,313,439	8	Running & Maintenance of Vehicles	10,304,209.00
40,872,141	9	Legal and Professional Charges	41,720,801.00
129,800	10	Auditors Remuneration	129,800.00
428,830	11	Repair & Maintenance	417,017.00
16,881,801	12	Advertisement	20,048,758.00
3,148,656,030	13	Interest on Overdraft from Bank	2,615,697,411.84
3,630,662	14	Litigation and Compensation Charges	540,387.00
-	15	Property Tax	-
5,987,054	16	Interest paid to Allotees	28,172,945.00
106,117	17	Insurance Expenses .	58,825.00
-	18	Registration Expenses RERA	2,015,952.00
1,444,560	19	GST payment including interest	-
8,400	20	Appeal Fees	10,000.00
-	21	Interest on Earnest money	52,529.00
-	22	Website Expenses	100,805.00
-	23	Sponsorsip Fees	1,000,000.00
-	24	Planning Charges	630,000.00
-	25	Rent account	169,920.00
			-
3,228,031,394		**Sub-Total `B'**	**2,729,740,209**
3,529,916,580		**Total (A+B)**	**3,061,558,454**

VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Annexure-III

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

Details of Misc. Incomes

Previous Year As On 31.03.2021 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2022 Amount (Rs.)
720,000	1	Enlistment fee	740,000.00
37,113	2	Right To Information Act Fees	51,070.00
1,200	3	Auction of Tree	182,597.00
284,240	4	Sale of Plants	382,390.00
1,308,614	5	Sale of Application/Tender form	1,135,285.00
455	6	Appeal Fees	10,495.00
396,800	7	Road Cut charges	1,477,139.00
(124,850)	8	Stock Storage Income	(64,595.63)
54,514,938	9	Compounding Fee	73,769,900.00
1,695	10	Misc. Receipt	324,088.00
376,054	11	License Fee	367,985.00
486,356	12	Consultancy fee	773,209.00
97,086,584	13	Penal Interest	160,925,906.00
-	14	Penalty income	194,452.00
63,100	15	PG Charges	24,467.00
9,690	16	Additional Covered Area	39,934,387.00
1,907,353	17	Administrative Charges on Labour Cess Collection	1,414,248.00
1,011,866	18	Tower Installation Charges	968,480.00
102,599	19	Map fee	353,042.00
-	20	Conversion Charges	14,267.00
-	21	Compensation Received	21,186.00
			-
158,183,806		**Total**	**282,999,997**

Schedule for Urban Estate Expenses for the Year 2021-22

Particulars	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	TRANSFER	Closing Balance
AEROCITY, MOHALI												
Mtc of Storm Drain Scheme 300' Airport Road				402886								402886
Mtc of W/S Aerocity (LHS)				163962								163962
Sweeping of Road of A. city LHS and RHS				6501124								6501124
Sweeping of Roads & Disposal of Garbage Aerocity Rd				2701322							1484670	1216652
Development of Aerocity(LHS)								541575				541575
Development of Aerocity(RHS)								108780				108780
Mtc of STP at Aerocity				1287836								1287836
Mtc of W/S Aerocity (LHS)				13080705							3072872	10007833
Mtc of W/S Scheme Aerocity (RHS)				5287154								5287154
Maint of S/L in Aerocity--LHS								328430				328430
Maint of S/L in Aerocity--RHS								59420				59420
Maint of S/L on Airport Chwk to Kharar Banur Road								209600				209600
Maint of S/L on Airport Road to Aerocity								399278				399278
Maint. of S/L in Aerocity, S.A.S. Nagar	9330195							8885198			693680	17521713
200 wide road NH 64 to village Chhat						259138						259138
M/O H/W on 200 Aerocity road						49560						49560
Dev. Of PHS in Aerocity Right side.				12944								12944
Annual mtc of SL/GL SAS Nagar(2016-17)								461413				461413
Annual mtc of S/L 01.04.21 to 31.3.2022								1319397				1319397
Urban Estate Development	16316490											16316490
Annual maintainence of road in industrial area focal point Rajpura		402118										402118
Annual mtc of urban estate Anandpur Sahib		199789										199789
ANANDPUR SAHIB U/E												
Anandpur Sahib U/E					9920							9920
Construction of pump chamber at U/E Anandpur Sahib					162211							162211
Mtc. Of W/S at Anandpur Sahib					874867							874867
CHAPPARCHIRI WORKS												
R/M OF BBSBWM, Chapparchiri		1554237										1554237
Maint Charges - BBSBWM Chpr					2609025			707767			534750	2782042
Mtc of general light and S/L at BBSBWM, Chapparchiri								292947				292947
Prov P.H services at BBSBWM					389873							389873
Mtc of S/I at BBSBWM, Chapparchiri												0
CHATT ROAD AND PATIALA ROAD												
Maint of S/L on Chatt Road and Patiala Road Junc								318790				318790
DIVIDING ROAD												
Sanitation of Wk on Rd Dividing 86/87...103/104				1473462								1473462
ECOCITY												
Mtc of Horticulture work on 200 ft Mullanpur-Siswan						1745489						1745489
Maintenance of S/L in Ecocity								0			32650	-32650
Prov. Elec. Services (HT/L/S/L) at Ecocity								37798				37798
ECOCITY PH-I												
Dev of one year mtc of H/W in special parks Ecocity						56301						56301
Ecocity ph 1 six monthly report					49800							49800
Dev. Of Ecocity Ph I								56070				56070

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	TRANSFER	Closing Balance
Mtc of Ecocity Ph-1					1478013							1478013
Annual mtc of service road along with 200 wide road		1349914										1349914
Mtc of W/s Ecocity Ph-1					5209830							5209830
Traffic Signals in New Chd. Under GMADA Area	10815360							1053694			32949	11836105
ECOCITY PH-2												
Mtc of W/s Ecocity Ph-2					1156088							1156088
Dev and 3 year mtc of H/W in Ecocity PH 2 Mullanpur						113354						113354
Development of Ecocity-2, New Chd								156918				156918
NEW CHANDIGARH												
Dev and mtc of horticulture works on entry point no 1(opposite Ecocity) to Meedicity						171540						171540
Dev of Horticulture works on 190 ft and 92 ft road						1550415						1550415
Maintenance of S/L on 200' Rd., Mullanpur								0			43012	-43012
Maintenance of S/L on PR-4 Togan-1								29690				29690
Maintenance of S/L on PR-4 Togan-4								0			23060	-23060
M/O S/L on Kurali Siswan S1 Siswan T. Junction								36780				36780
MTC Horticulture work at Airport entry point to Z Purentr						1020489						1020489
EDC WORKS												
Prov/ Plant trees and Shrubs on PR-9 Road						4343107						4343107
Erradication of Parthanim of Aerocity Eft Hand Site												0
Erradication of Wild Growth As Well As Cong Gross						7661742						7661742
Errad Wild Growth As Will Cong Grass in Eco City Ph						7022225						7022225
Lecco Fogging Sprayi Purab Premimu Aarts Aerocity E						1193346						1193346
License Fee Works												
AUGM.OF W/S SCHEME KAJAULI					9188238						6760086	2428152
Mtc of Sports Complexes 61,65,69,71					1195150	135660						1330810
Mtc of Sports Complex Sec 59,61,65,71					1465446							1465446
Maintenance of various sports stadiums at SAS Nagar								31320				31320
Mtc of Sports Stadium Sec , 65					3580	0		137340			80963	59957
Mtc. Of W/S Sports stadium Ph-6					201863							201863
Sports Stadium Ph-7					33942			134090			135494	32538
Sports Stadium Phase-5					5995			226330			4062280	-3829955
Sports Stadium Sec 59,61,71,65					1209814							1209814
Sports Stadium Sector 59					22190						7840	14350
20 MGD at WTP at Sinhpura					8758140						73300	8684840
AM of Storm Drain 200' Wd D (PR-9)				820456								820456
Maintenance of S/L onPR-9 Road, Aerocity								532350			19540	512810
Const of Road Gully Chambers on Slip Road PR-7				388708								388708
Dev and mtc H/W IAS/PCS Colony						230060					113997	116063
Maint of S/L of Aerocity at PR 07.								64860			410231	-345371
prov of LED on road jnc 88-96-87-97 to 84-100-83-101								94844				94844
Prov. LED on Jn Sector 76-77-88-89 to Jn 80-81-84-85								19730				19730
M/O Sports Stadium Sec.61								0			24000	-24000

RANA MEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	TRANSFER	Closing Balance
M/O Horticulture work at Baba Banda Singh Bhadur						1191058						1191058
P/P Palm trees premises of BB Singh Bahadur Mem						150594						150594
Maintenance of S/L at Omaxe Road Rani Majra H. Point								94938				94938
INFRASTRUCTURE ROADS												
Prov/fix trees and shrubs with 3years mtc 200 TDI road						3253728					763498	2490230
100 wide road Sec. Jn. 97/106, 107 to 98/99/105								22000				22000
Prov. And Instt. of 4 portable STP at Aerocity, IT, Eco				433444								433444
ELECTRICAL CHARGES												
Maintenance - Electricity Charges									9248359		1397583	7850776
FLOOD PUMPS												
Mtc. Of storm water at TDI Road				96306								96306
GMADA AREA												
Sanitation of roads under GMADA				6406066								6406066
Maint. of Traffic Signals Under GMADA Area, Mohali								1612430				1612430
Maint of S/L Under Jurisdiction of GMADA	*989*							17765569			68841	17697717
Mtc of S/L in New Chd under GMADA Area	*1749*							8822693			1570600	7253842
M/O Street light on 300 wide Airport road								181876				181876
Mtc of S/L Under GMADA Area of SAS NAgar								7222064			1482600	5739464
Mtc/ of S/L of NH-22, Mohali											5390	-5390
INFRASTRUCTURE WORKS												
Sanitation work at New Chandigarh					854804							854804
Mtc of TDI Sec 73/74 to NH21				218450								218450
C/O 200' "Wide Road From S/L Chatt. Road to NH 64								302480				302480
Prov. S/L on 200'wide RoadNH 64 to Chatt Vill								465560				465560
200 wide road from PR-7 from NH-22 towards Sukhna				39825								39825
IT CITY												
Maint of S/L in IT City								153444				153444
Mtc of IT City, Mohali	*989*											989
Mtc of W/S at IT City, Mohali				7140821							**200000**	6940821
Development of IT City				99400				365599				464999
LICENSE FEE WORKS												
Mtc. Of 1.5 MLD STP at Lallru				1375377								1375377
Mtc. Of 4 MLD STP at Derabassi				198804								198804
MTC of storm water drainage Mullanpur,Kurali-Siswan					384124							384124
M/o Prov Fecility Managementat Chapper Chirri		95590										95590
Maintenance of BBSB Gate, Fategarh Sahib								3190				3190
Maintenance of S/L in Mohali area								167940				167940
MAINTENANCE OF SEWAGE JETTING MACHINE												
Mtc of Sewer Jetting Machine	*11739828*			304860								12044688
MTC. OF SEWER CLEANING MACHINE												
Mtc. Of sewer cleaning machine				86478								86478
MEDICITY	*1960*											1960
Maint of Medicity New Chd								624409			**1039**	623370

KHURMI MINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	TRANSFER	Closing Balance
Annual Maintance of Medicity Road Mullanpur		1409274										1409274
Internal repair of RCC pipes at 200 wide road chd-Kurali					482254							482254
Mtc of entry point No 1 & 2 at Medicity, Mullanpur						591290						591290
Mtc. Of Medicity PH-1 & 2					71030							71030
Mtc of Hort work on 200 wide road Central VE						2052380						2052380
Mtc of Horticulture work on 300 wide Airport Road SAS						8923513						8923513
Mtc of nursery 63						5690						5690
PR-4												
PR-4 Road											**96370**	-96370
PR 9												
Annual mtc of Kerbs and Channels on 200 wide PR-9 road			31633									31633
Maintenance Charges - Purab									6648882		**13962239**	-7313357
PH 4												
Store PH 4						560						560
SECTOR-65 U												
Mtc of W/S, Sewer, Storm BMM, Sec 66-69				4432911							**1**	4432910
Dev. Of motor market, Sector-65								8884				8884
Mtc of W/S in BMM, Sec 65					775							775
SECTOR 55 MOHALI												
Add work SCO 5-12 dac complex puda sector 55 Mohali			17700									17700
SECTOR-62												
Annual Maint of Road at Food Court SEc-62		19513										19513
Sector-63												
Nursery Sec 63						1357333						1357333
SECTOR-69 U												
Prov. And laying HT cable WW Sector-69				153277								153277
SECTOR-70 U												
Mtc of W/s in Meritorious School				41770								41770
Mtc of W/S Sector 70				196150							**10910**	185240
Prov. Road gullies jubilee square Sector-70				451787								451787
SECTOR-76 TO 80												
M/O Parks from Sector-76 to 80						1219115						1219115
Mtc of W/S Sector 76-80				6602146							**1000**	6601146
Maint of S/L Sector 76-80								367409			**42330**	325079
Dev of comm pocket sector 78,79,80 Bal work								997				997
Am of S/I system under GMADA								2239382				2239382
Prov street lightening in GMADA area								1299				1299
C/O 150 wide road Jn 76/77, 88/89 to 80/81								3864				3864
SECTOR-77 U												
Mtc of Sewer Sector-77				184839								184839
SECTOR-78 U												
Estate water supply Sector-78				466180								466180
Main. Of S/L in comm. Area, Sector-78								21580				21580
SECTOR-79 TO 80												
Mtc of W/S Sec 79				46533								46533
Sector-80 U												

Particulars	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	TRANSFER	Closing Balance
Eradication of CG Grass in sector 76-80 SAS Nagar						492365						492365
Eradicarion Parth . Sector 48-65 and 70 and 71						3469659						3469659
SECTOR-83												
Mtc of STP Sec 83				12970903							5959	12964944
Sector 85												
Clearance and barbed wire fencing of comm sites sector			1947642									1947642
SECTOR-88 TO 89												
Dev. Of Sector-88 to 89								25380				25380
Mtc of Flood Pump at TDS Road				313240								313240
Mtc. Of portable STPs in GMADA jurisdiction				209360								209360
Purab Apartment 1620 No					573441							573441
Prov Security Staff at Purab Premium Sec 88					1397582							1397582
Mtc of W/S Sector 88-89				1825680								1825680
Sweeping of road Sector-88-89				3431600								3431600
Road side plantation sector 89						926101						926101
MULLANPUR												
Dev qand mtc of 3 year Horticulture work 20 wide road Mullanpur						513472						513472
Annual Maint of Horticulture work Along with 200 Wide Road							891015					891015
URBAN ESTATE												
Maintenance - Urban Estates										303937000		303937000
Annual Mtc of 100 wide road Sector 92A/93 to 91/93		171492										171492
TOTAL	48207560	5201927	1996975	79846766	37787995	49699284	891015	56717396	15897241	303937000	37213734	562969425

Schedule of GMADA Housing Scheme (Work in Progress) for Year ending 31.03.2022						
Particulars	Opening Balance as on 01.04.2021	C-2	PH-2	Electrical	Transfer	Closing Balance as on 31.03.2022
Housing Schemes						
Balance work of 480 no Appartments in Eight Tower	0	469408229				469408229
C/o Internal Roads in 156 LIG Sector 65	***6,37,476***				***6,37,476***	-
Mohali H	3,19,89,182				3,19,89,182	-
Purab Appartments Sec 88-89	9,85,71,549	7,58,70,579				174442128
Mohali H	34,94,180		14,50,125			4944305
C/O 144/156 LIG HOUSES B/M MARKET S 65	***21,36,661***				***21,36,661***	-
PR. HT LINE & T/FIN PROCKET 144/156 HOUSES IN S 65	***5,55,908***				***5,55,908***	-
PR.L.T. LINES & S/I IN 144/156LIGs 65	***3,32,905***				***3,32,905***	-
Purab Premium Apartments	- 1,68,24,127			29,51,679		-13872448
Prov. Housekeeping staff at Purab Apartments	18,15,883					1815883
Grand Total	12,27,09,618	54,52,78,808	14,50,125	29,51,679	3,56,52,133	63,67,38,097

Schedule of Urban Estates (Assets) as on 31.03.2022

Particulars	Opening Balance as on 31.03.2021	C-1	C-2	C-3	PH -1	PH 2	HORTICUL-TURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2022
Aerocity	-										-
Aerocity, Mohali									9362	9362	
Development of Aerocity(LHS & RHS) Under Stage Cons	-	84,49,213								84,49,213	-
Earth Filling in GreenBuffer Zone Aerocity	-	25,77,157								25,77,157	-
Internal Road Aerocity(RHS)	-	1,35,09,882					29,39,556			1,64,49,438	-
Development of Aerocity (LHS)	-								10,257	10,257	-
Development of Aerocity (RHS)	-								89,880	89,880	-
Construction of Retaining wall in Block H1 Aerocity	-	2,57,900								2,57,900	-
Development of Balance Parks in Aerocity (LHS) SAS Nagar	-	3,09,012								3,09,012	-
C/O 60 ft wide road in aerocity Block F	-	8,59,942								8,59,942	-
Providing DWC Pipes and G/L at Aerocity (LHS)	-								5,35,799	5,35,799	-
Providing DWC Pipes and G/L at Aerocity (RHS)	-								18,39,566	18,39,566	-
Development of parks in Block G(pocket G)Aerocity	-	10,53,805								10,53,805	-
Development of roads in Aerotropolis City SAS Nagar	-	10,15,801								10,15,801	-
P & F height restriction barrier Aerocity	-	41,65,266								41,65,266	-
P& F missing SS House indication board in Aerocity	-	21,92,020								21,92,020	-
Repair and Refixing of Unipoles near Airport Chowk	-	11,58,809								11,58,809	-
Development of City Parks Sector 97 Mohali	-	12,074								-	12074.00
C/O Rectangular RCC channel BLK E & G A City	-				20,80,764					20,80,764	-
C/O trenches in green belt and crossing 11 KV Line	-	3,65,29,999								3,65,29,999	-
Design & C/o 15 MLD MPS 10 MLD STP	-				8,27,43,340					8,27,43,340	-
Dev. Of PHS in Aerocity Left Side	-				51,081					51,081	-
Crossing of RCC box type storm water Chd. / Kharar	-				22,10,215					-	2210215.00
Development of PHS in Aerotropolis city	-				1,80,293					-	180293.00
Development of Aerotropolis city	-				20,06,911					-	2006911.00
200 Wide Road NH-64 to Vill. Chhat	-						28,26,067			28,26,067	-
Dev. Of Hort. Work in Aerocity (Left hand side)	-						23,18,303			23,18,303	-
Dev. Of Hort. Work in Aerocity (Right hand side)	-						22,28,234			22,28,234	-
Dev. Of Hort. Works in Green Belts of Aerocity	-						1,52,08,820			1,52,08,820	-
Provisionfix Multiplay systemplay equipments in parks	-						40,20,906			40,20,906	-
Prov. Hedge and fencing around the Boudolieg Green Be	-						20,26,320			20,26,320	-
Dev. With Mtc of Hort. Work on 300' Approach Road	-						46,37,154			46,37,154	-
Dev. Of Sector-88											
Shifting of 66KV line Sector-80 to 68 crossing above hoste	-								39,825	39,825	-
Dev of Eco Tourism Hub Mullan Pur											
Dev of Eco Tourism Hub Mullan Pur	3,02,98,720			-						-	30298720.00
Dev of It Cityknowledge City As Nagar											
Dev of Parks in IT City SAS Nagar	-	7,56,39,513								7,56,39,513	-
Dev of It Cityknowledge City SAS Nagar	-								13,92,483	13,92,483	-
Development of Commercial Pocket I7 City SAS Nagar	-	2,76,09,408								2,76,09,408	-
IT City New Block D, G, H SAS Nagar	-	2,76,82,035								2,76,82,035	-
Ecocity											
Dev. And 3 year maintainence of HW in Ecocity PH II Mullanpur	-						46,04,009			46,04,009	-
Ecocity 2	-										
Ecocity 2	-								1,00,00,000	1,00,00,000	-
Development of Ecocity-2, New Chd	-								3,88,70,047	3,88,70,047	-
Development & Maintenance of Horticulture work of Ecocity-II,	-							35,34,001		35,34,001	-
Erect of 11 KV feeder for electrical connection 4000KVA to Eco. 2	-								18,84,656	18,84,656	-
Ecocity Ph I											
Dev of Ecocity Ph - I	-		1,60,480				35,99,495		9,66,51,272	10,05,11,247	-

Particulars	Opening Balance as on 31.03.2021	C-1	C-2	C-3	PH -1	PH 2	HORTICUL-TURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2022
Dismantling and Reconstruction of Toe Wall at Park	-		3,28,167							3,28,167	-
P & L W/S , Sewer ,Storm in ecocity 1	-					46,99,212				46,99,212	-
Dev of horticulture works on 190 Ft 92 Ft road	-						23,70,058			23,70,058	-
Dev. and Maintainence 3 year H/W 20 wide road Mullanpur	-						5,81,922			5,81,922	-
Dev. And Maintenance H/W on 200 ft wide road, Mullanpur	-						20,76,927			20,76,927	-
Dev. One year main of H/W in Special Park Ecocity P.	-						5,94,263			5,94,263	-
Ecocity Ph-II											
Development of Ecocity PH-2	-		3,02,27,046			2,40,29,932				5,42,56,978	-
Construction of 2 Nos V Wire Based rain water harvesting	-					10,23,359				10,23,359	-
Development of Parks at Ecocity, Ph-II, New Chd.	-		1,64,97,715							1,64,97,715	-
New Chandigarh											
Dev. and MTC of Horticulture work on 200 FT wide Mullanpur to Siswan Road	-						82,12,638			82,12,638	-
Dev and MTC of Horticulture work on entry point no 1 (Opposite Eccocity) to Medicity	-						1,29,454			1,29,454	-
Dev. of H/w with one year MTC E/P-2	-						1,64,042			1,64,042	-
Mullanpur Urban Estate											
Development of Ecocity PH 2 Extension Mullanpur	-		3,08,607							-	308607.00
EDC Works											
Widening and upgradation of road from JLPL 82 to Nh 64	-	3,23,320								3,23,320	-
200' Wide RoadJn.87-88/96-97to 84/100 to Rly Line	-										-
P&F of interlocking Paver on 300 Ft wide Road	-	14,99,730								14,99,730	-
Const of 200" road (PR-7) from NH-21 to PR-4 (Sunny Enclave)	-	56,53,70,193								56,53,70,193	-
200' Wide Road Aerocity/ Airport Pr 9 SAS Nagar	-			2,45,80,849						2,45,80,849	-
Prov S/l of 100 feet Wide Road Sector 97/106-98/105	-								30,68,470	30,68,470	-
Improvement of Junctions on PR-7 Road SAS Nagar	-	8,70,025								8,70,025	-
Approach Road to IAS/PCS Officer's HBS Mullanpur	-		10,478							10,478	-
Repair of lights in Sports Cmplex 56, 59, 61, 63 & 65 Group-A	-								27,65,161	27,65,161	-
Construction of 20 MGD WTP at Sighnpura(VEOLIA)	-					75,54,83,321				75,54,83,321	-
Rising Main 45 MGD at Sinhpur(SPUNPIPE)	-					19,23,57,754				19,23,57,754	-
Improvement S Curve on PR 7 (200 Ft Road)	-	5,37,041								5,37,041	-
Upgradation of 3200 Wide Road in HR 2 from Mullanpur	-		4,02,79,657							4,02,79,657	-
150 Wide Sector dividing road sector 81/84	-			32,72,470	13,29,303					32,72,470	1329303.00
Bridge on 100 Wide road sector 80-81	-			1,86,20,000						1,86,20,000	-
Road sector junction 89/96,87/97 to jn 84/100,83/101 SAS Nagar	-			4,79,62,092						4,79,62,092	-
STR of road from sector 67/68,79/80 upto Kharar,Banur	-			7,40,42,806						7,40,42,806	-
Special Repair of Sports Complex Sector 59,61,65,56,71	-			3,11,42,554		1,43,61,490				4,55,04,044	-
Supplying lying Testing and Comm. Rising of 10 M (Tirupta)	-					8,33,22,323				8,33,22,323	-
Provision PHS on 200 airport road from JLPL to PR-7	-				6,47,04,078					6,47,04,078	-
Dev. & Maintenance H/w IAS/PCS Colony	-						2,69,290			2,69,290	-
Prov. LED on Rd Junc 89/96/87/97 to 84/100/83/101	-								63,99,902	63,99,902	-
Infrastructure Works											
Reallignment and Channelisation of choe fall in IT City	-	7,53,134								7,53,134	-
100 Wide Road Village Parol to PR 6 Road Mullanpur	-		1,13,58,742							1,13,58,742	-
200' Wide Road Mullanpur	-		56,640							56,640	-
Development of Green Pocket Ins Focal Point, Rajpura	-		9,87,605							9,87,605	-
Development of Parking in Comm. Pocket at Rajpura	-		40,57,653							40,57,653	-
150' Wide Road Sec. Jn. 77/76, 88/89 to Sec. Jn. 80/81, 84	-			7,91,69,426						7,91,69,426	-
Crossing of water supply pipeline of 1400 MM	-					11,36,679				11,36,679	-
Engineering , design , solar system sefor 59, 63 ,71,78	-					26,12,882				26,12,882	-
Outfall storm sewer for disposal of rainwater 83 - 89	-				4,92,91,345					4,92,91,345	-
200 wide road from ISSER to Gurudwara Singh Shaheedan	-						5,72,087			5,72,087	-

CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	Opening Balance as on 31.03.2021	C-1	C-2	C-3	PH -1	PH 2	HORTICUL-TURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2022
Dev. Of H/w on 200' wide Aerocity Road	-						88,087			88,087	-
Prov./Fix Trees & Shrubs with 3 years Mtc. 200' TDI Road	-						31,00,551			31,00,551	-
Construction of parking in comm. Pocket at Rajpura Focal Point	-								15,85,282	15,85,282	-
100 wide road sector Jn 97/106,107 to 98/99/105	-								2,802	2,802	-
200 wide road PR-7 from NH-22 towards Sukhna Choe	-								7,29,139	7,29,139	-
Additional 20 MVA 66 KV transformer at 66KV grid	-								3,18,00,000	3,18,00,000	-
LED/ Lon Bal. Portion of 100 ft. wide road 104/105	-								1,21,444	1,21,444	-
Prov. Additional 20 MVA 66KV transformer at 66KV	-								38,41,163	38,41,163	-
Prov./L with LED fitting on 200 wide road 78/79 upto Kharar Landran	-								3,071	3,071	-
SETC of LED lights in place of HPSV lights in GMADA area.	-								1,28,75,996	1,28,75,996	-
IT City											
Development of IT City	-				940				26,52,738	26,53,678	-
Development of IT City (PH Works)	-				4,86,69,226					4,86,69,226	-
Development of IT City Block D,G,F and H	-						30,35,930		1,46,63,107	1,76,99,037	-
Development of horticulture work on road 9 , near AMITY University in IT City	-						22,79,279			22,79,279	-
Electrical Connection to 2 No. Water Works in IT 66B, 83	-								44,306	44,306	-
License Fee Works											
Paint, clean & repair of BBSB Gate Shahidi Mela at Fatehgarh Sahib	-		3,51,107							3,51,107	-
Repair and str of Phrni Road vill ,Kambala	-			21,07,232						21,07,232	-
Painting of stage and other work Govt. College Ph-6	-			46,446						46,446	-
Prov. Online UPS system lift at BBSBWM, Chapparchiri	-								5,89,263	5,89,263	-
Medicity											
Dev. & Maintenance of H/w for 3 year main in Medicity New Chd.	-						33,44,778			33,44,778	-
Dev. & Maintenance of Horticulture work in Medicity, New Chd.	-							56,07,929		56,07,929	-
PROV. EXTERNAL PH SERV. IN 156 LIG B/M											
PROV. EXTERNAL PH SERV. IN 156 LIG B/M	6,53,332					-				6,53,332	-
Errad. Parth. Sector-48-65 & 70&71	-						5,000			5,000	-
Sector 48 U											
Approach road to Gurudwara sector 48C Mohali	-			10,67,349						10,67,349	-
Providing & Laying of Trunk Swg. Lines Grid Rd. N. Chd.											
Providing & Laying of Trunk Swg. Lines Grid Rd. N. Chd.	-					88,500				88,500	-
Sec 62 to 65											
Widening of shopping street road sector 62-65 SAS Nagar	-			35,395						35,395	-
Sec 65 U											
Road in Motor Market sector 65 Sas Nagar	-			1,88,68,167						1,88,68,167	-
Prov. PHS in Motor Market Sector-65	-					22,36,108				22,36,108	-
156 LIG (PH WORK) INB/M	28,60,203					-				28,60,203	-
Sector 57 U											
Repaire of Sector Divl. Road Sec,57to Balongi From	-	4,21,731								4,21,731	-
Sector 65 U											
Development of Motor Market Sec 65 Sas Nagar	-								1,75,71,235	1,75,71,235	-
Sector 69 U											
evelopment of commercial pocket sector 69	-			13,205						13,205	-
Sector 70 U											
Service road near homelands heights sector 70	-			36,98,269						36,98,269	-
P & L 80mm I/d RCC storms/sewer Sector-70 to 200ft Airport	-				25,82,745					25,82,745	-
Sector-76 U											
Balance storm water drainage Sector-76/77	-				6,57,344					6,57,344	-
C/o 2 Nos. V-wire based rainwater harvesting 76 to 80	-				9,04,405					9,04,405	-

KHURANA, VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	Opening Balance as on 31.03.2021	C-1	C-2	C-3	PH -1	PH 2	HORTICUL-TURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2022
Sector 77											
Prov. LED onJunc Sector-76/77/78/89 to Junc. 80/81/84/85	-								87,44,865	87,44,865	-
Prov.SL near Sanatam Dharam Mandir Sector-48-C	-								1,14,973	1,14,973	-
Dev. of Sector-77 Mohali	-			*14,160*						14,160	-
Dev. Of Remain Internal Roads and Patch Sector-77	-	*24,75,760*								24,75,760	-
C/O New bus stand sector 77 SAS Nagar	-			*98,326*						98,326	-
Dev. With One year Main. Of H/w in Park Sector-77	-						22,50,221			22,50,221	-
Dev. Of parks in Sector-77, Mohali	-								3,864	3,864	-
Sector 78											
Dev. of Parks Sec.78, Mohali	-	*66,487*					6,17,937			6,84,424	-
Spl Repair of Sector Dividing Road Sec 78/79	-	*5,04,287*								5,04,287	-
Sector 78 U											
Balance work of PHS in Sector-78	-				43,72,521					43,72,521	-
Development of commercial pocket in Sector 78	-				8,27,274					8,27,274	-
Sector 79 U											
Balance work of PHS in Sector-79	-				12,33,288					12,33,288	-
Prov. Balance Elec. Sector-79 Mohali	-								24,84,959	24,84,959	-
Prov. DG set main control panel & ailing at W/W Sector-79	-								5,02,989	5,02,989	-
Prov. G/L in Various Parks of Sector-79, Mohali	-								61,158	61,158	-
Dev. & Mtc. Of Horti./Landscaping in Parks Sec.-79	-						30,23,688			30,23,688	-
Sector 80 U											
Development of New Sectors 76 to 80, Mohali	-								2,01,38,694	2,01,38,694	-
Development of Parks Sector-80, SAS Nagar	-						8,76,970			8,76,970	-
Prov. And Fix SS Indicator Board and Board in Sector 76-80	-	*9,92,184*								9,92,184	-
Bal. works electric. Sector-80	-								4,248	4,248	-
Balance Work of Electrification in Resi., Sector-80	-								3,79,909	3,79,909	-
Development of Horticulture work in park, Sector-80	-						4,81,121			4,81,121	-
Sector-83											
Drawing and consultancy upgradation of STP Sector-83	-				12,63,345					-	1263345.00
Upgradation of STP, Sector-83	-				500					-	500.00
Sector 88-89											
Dev. of Civil Work Sec.88-89 SAS Nagar	-		*20,85,048*							20,85,048	-
Dev of Commercial Pocket Sec 88/89,95/96	-								10,68,462	-	1068462.00
Development of Commercial Pocket SEc 88-89	-		*11,210*						2,49,38,576	2,49,49,786	-
Development of Sector 88-89	-				1,04,49,122				1,21,05,881	2,25,55,003	-
Development of Parks in Various Pockets, Sector 88-89	-		*39,11,492*						75,75,033	*1,14,86,525*	-
Roadside Plantation Sector-88	-						1,31,62,575			*1,31,62,575*	-
Roadside Plantation Sector-89	-						91,87,960			*91,87,960*	-
Sector 90-91											
Dev of New Sctor Sec 90-91	*11,27,744*				*69,128*				1,248	-	1198120.00
Sector 66 U											-
Construction of Service Road infront of NCB Sector-66, Mohali	-	*1,090*								1,090	-
Development of Sector-90 SAS Nagar	*58,056*			9,42,664						-	1000720.00
Sector 77 U	-										
Balance work of sewer scheme in Sector-77	-				4,064					4,064	-
Balance work of W/S Sector-77	-				4,84,007					4,84,007	-
Boring and Instt. Of 2 T/W in Sector-77	-				2,53,914					2,53,914	-
Supply and Comm. 2 Submarsible pumping Sector-77	-				4,37,702					4,37,702	-
Bal. work of prov. Elec. HT LT residential area Sector-77	-								2,66,224	2,66,224	-
200 Wide road peripherial road sec 88-89	-	*1,84,16,495*								1,84,16,495	-

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

Particulars	Opening Balance as on 31.03.2021	C-1	C-2	C-3	PH -1	PH 2	HORTICUL-TURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2022
Sector 76-80											
Sector-76-80	-								1,322	1,322	-
Prov. General lights in parks Sector-80	-								6,03,736	6,03,736	-
Prov. General lights in parks Sector-77	-								1,26,271	1,26,271	-
Prov. General lights in parks Sector-78	-								4,36,866	4,36,866	-
Sector 76 to 80 U											
Special repair of sector dividing road 78/79	-			47,93,027						47,93,027	-
Sector 109 to 81											
Development of sector 109 to 81 Vill Chill	-			1,25,847						-	125847.00
Sector 67-68											
P & F Barbed wire fencing in sector 67-68	-	-	-	3,37,881	-	-	-	-	-	3,37,881	-
Provision and instt. Of 4 portable STT at Aerocity, IT, Eco	-				13,73,271					13,73,271	-
Total	3,49,98,055	79,52,53,313	11,06,31,647	31,09,38,165	27,81,80,126	1,08,13,51,560	10,09,33,642	91,41,930	32,95,95,504	3,01,00,20,825	4,10,03,117

KHURANA SINGLA & ASSOCIATES * CHARTERED ACCOUNTANTS * CHANDIGARH

Deposit works Scheme as on 31.03.2022						
Particulars	Opening Balance as on 01.04.2021	C 1	PH 1	Electrical	Transfer	Closing Balance as on 31.03.2022
Deposit Works						
Martial Arts Acadmey Anandpur Sahib.	-36077					-36077
Progressive Summit-2019	29,17,923					29,17,923
90" I/d Brick Circular Storm Water Drain	9,48,394					9,48,394
Desilting/cleaning & Rpr of Road Gull...	21,79,699					21,79,699
Progressive Summit-2019	31,73,640					31,73,640
Mohali U						
Construction of Additional Lab Block at Meritoruous School	-					-
Modif and repair of double road gully chambers sector 48 c	-		30,35,440			30,35,440
Grand Total	**91,83,579**	**-**	**30,35,440**	**-**	**-**	**1,22,19,019**

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

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, 2022

1. **DISCLOSURE OF ACCOUNTING POLICIES**

The Authority is maintaining books of accounts on cash basis system of accounting. During the Financial Year 2021-22, 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 by the authority. 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 of 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 31.03.2021	Balance as on 31.03.2022
24.5% Share in Chandigarh Airport	18,52,51,050	18,52,51,050

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

During the year under consideration, as per the books of accounts provided to us, no income has been received on the investments.

7. **BORROWING COSTS**

During the Financial Year 2021-22, 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	10,85,09,502/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft from Indian bank	40,91,72,692.45/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on overdraft from Punjab National Bank	7,69,55,696/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft from Allahabad Bank	15,08,86,202.59/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft from Canara Bank	32,03,45,949/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft from Vijaya Bank	38,41,75,455.49/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on HDFC STL A/c 50 Cr	3,82,27,886.95/-	As per the Books of accounts of the Authority, the interest on STL is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on HDFC STL A/c 75 Cr	4,49,92,514.34/-	As per the Books of accounts of the Authority, the interest on STL is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on HDFC STL A/c 50 Cr(NEW)	1,52,64,383.56/-	As per the Books of accounts of the Authority, the interest on STL is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft Limit	4,47,61,281.46/-	As per the Books of accounts of the Authority, the

KHURANA VINEET & ASSOCIATES CHARTERED ACCOUNTANTS CHANDIGARH

from HDFC Bank 125Cr		interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on loan from Canara Bank (500cr)	24,71,22,622/-	As per the Books of accounts of the Authority, the interest on loan is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on term loan from Indian Bank (500cr)	30,43,49,926/-	As per the Books of accounts of the Authority, the interest on term-loan is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Loan from Bank of Maharashtra	1,91,16,516/-	As per the Books of accounts of the Authority, the interest on loan is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Loan to Canara Bank Sec 17 CHD	2,47,79,212/-	As per the Books of accounts of the Authority, the interest on loan is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on loan to Canara Bank(1000 CR)	34,40,18,399/-	As per the Books of accounts of the Authority, the interest on loan is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on Overdraft from Punjab National Bank 262.5 CR	8,24,76,237/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Profit and Loss Account for the year ending 31st March, 2022.
Interest on loan to SBI	5,42,936/-	As per the Books of accounts of the Authority, the interest on loan is charged to Profit and Loss Account for the year ending 31st March, 2022.

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.



NOTES TO ACCOUNTS

1) The Bank accounts/creditors/stock/debtors/contractors/allottees/Overdrafts (Debit/Credit balances) as on 31.03.2022 are subject to reconciliation /confirmation.

2) The internal audit of the divisions and Head Office of the Authority was not conducted during the Financial Year 2021-22.

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 2021-22 needs to be reconciled subject to the GST audit of the financial year 2021-22. Decision of Advance Ruling filed by the Authority on the incomes regarding Forfeiture Income, Compounding fee and Extension Fee 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 Chairperson**

AUDITORS REPORT
Separate report of even date attached
for **KHURANA VINEET & ASSOCIATES**
Chartered Accountants
Regn. No. 011964N

(CA AMIT GANDHI)
Partner-FCA
M.NO. 097997
UDIN-22097997ATJML2188

Place: SAS NAGAR
Date: 20.09.2022

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:33.13

(ਲੇਖਾ ਸਾਖਾ)

ਵਿਸ਼ਾ: ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਮੈਸ. ਖੁਰਾਨਾ ਵਿਨੀਤ ਐਂਡ ਐਸੋਸਿਏਟਸ, ਚਾਰਟਰਡ ਅਕਾਉਂਟੈਂਟਸ ਵੱਲੋਂ ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਸਾਲਾਨਾ ਲੇਖੇ (ਅਨੁਲੱਗ-1) ਤਿਆਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਹਸਤਾਖਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ। ਇਹਨਾਂ ਲੇਖਿਆਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Income & Expenditure

Rs. in Crores

Particulars	Year Ended	
	31st March 2022	31st March 2023
Receipts		
-Sale of Properties	1008.92	1055.76
-Installments (Interest)	120.97	120.25
-Sewerage & Water Charges	14.99	20.79
-Transfer Fee	24.91	27.83
-Extension Fee	26.90	30.69
-Cess PR-4 and PR-7	12.54	23.08
-Miscellaneous Income	62.76	130.91
Total	**1271.99**	**1409.31**
Expenditure		
-Cost of Plots	738.64	331.16
-Expenditure on land/infrastructure	21.05	266.04
-Maintenance of Urban Estate	56.30	48.67

-Maintenance of Office Building	4.97	2.60
-Administration and other expenditure	307.48	345.58
-Repair & Maintenance of Purab Premium Apartments	-	115.07
-Payment for trees and structure-Aerotropolis	-	155.18
Total	**1128.44**	**1264.30**
Profit/ (Loss)	**143.55**	**145.01**

Assets and Liabilities

Rs. in Crores

Particulars	As on 31st March 2022	As on 31st March 2023
Assets		
-Work in Progress		
-Undeveloped Land	150.47	13.78
-Other works in progress	69.00	3.64
-Closing Stock	4911.11	4691.62
-Cash & Bank Balances	66.30	55.42
-Income Tax	326.94	390.48
-Recoverables	38.02	47.62
-Other Current Assets	87.81	27.95
-Loans & Advances	65.11	25.47
-Fixed Assets and Investment	29.46	29.08
Total	**5744.22**	**5285.06**
Liabilities		
-Capital Reserves	750.32	895.32
-Secured Loans from banks	4146.78	3570.93
-Unsecured Loans – from PIDB	100.88	100.88
-Deposits with GMADA (Earnest Money and Capital Receipts)	500.46	494.32
-Licence Fee	43.32	97.27
-Urban Development Fund	1.78	0.00

-Social Infrastructure Fund	16.26	5.94
-Regularisation Fee	13.93	14.34
-Security Building Fee	54.15	63.43
-Bank Guarantee	12.39	12.57
-Creditors & Work Payables	84.79	4.65
-EWS Funds	17.28	20.91
-Other Liabilities	1.88	4.50
Total	**5744.22**	**5285.06**

ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਨੂੰ ਬਜਟ ਅਤੇ ਲੇਖਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ ਮਿਤੀ 03.01.2024 ਨੂੰ ਹੋਈ 30ਵੀ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 30.05 ਅਤੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 30.16 ਰਾਹੀਂ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਦਰਸਾਈ ਆਬਜਰਵੇਸ਼ਨ ਤੇ ਦਿੱਤੀ ਗਈ ਹੈ-

"ਕਮੇਟੀ ਵੱਲੋਂ ਨੋਟਿਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਇਕ ਪਾਸੇ ਐਫ.ਡੀ.ਆਰ. ਦੇ ਵਿਆਜ ਦੇ ਰੂਪ ਵਿੱਚ Profit ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਅਤੇ ਦੂਸਰੇ ਪਾਸੇ loan ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਜੋ ਕਿ ਗਲਤ ਪ੍ਰਥਾ ਹੈ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਜਿਨਾਂ ਲੇਖਾ ਕਰਮਚਾਰੀਆਂ ਵੱਲੋਂ ਅਜਿਹਾ ਕੀਤਾ ਗਿਆ ਹੈ ਉਨਾਂ ਨੂੰ ਕਾਰਨ ਦੱਸੋ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਕੀਤੇ ਗਏ। "

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਲਗਾਈ ਆਬਜਰਵੇਸ਼ਨ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ ਦੀ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਲੇਖਿਆਂ ਵਿੱਚ 8.83 ਕਰੋੜ ਰੁਪਏ ਦੀ ਐਫ.ਡੀ.ਆਰ. ਦਿਖਾਈ ਹੋਈ ਹੈ। ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਐਫ.ਡੀ.ਆਰ. ਪੀ.ਐਸ.ਪੀ.ਸੀ.ਐਲ. ਨੂੰ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੇ ਕੰਮਾਂ ਲਈ ਦਿੱਤੀ ਬੈਂਕ ਗਰੰਟੀ ਦੇ ਵਿਰੁੱਧ ਬਣਾਈ ਗਈ ਸੀ। ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਲੇਖਿਆਂ ਵਿੱਚ 2.24 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਬੈਂਕਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਵਿਆਜ ਅਧੀਨ ਦਿਖਾਈ ਹੋਈ ਹੈ। ਇਸ ਰਕਮ ਵਿੱਚ ਮਿਲਖ ਦਫਤਰ ਪਲਾਟਸ ਅਤੇ ਹਾਊਸਿੰਗ ਵੱਲੋਂ 1.24 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਬਤੋਰ ਵਿਆਜ ਕਮਾਈ ਗਈ ਹੈ ਜੋ ਕਿ ਅਲਾਟੀਆਂ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀ ਰਕਮ ਮੁੱਖ ਦਫਤਰ ਨੂੰ 1-2 ਦਿਨਾਂ ਬਾਅਦ ਤਬਦੀਲ ਕਰਨ ਕਾਰਣ, ਮੁੱਖ ਦਫਤਰ ਤੋਂ

ਪ੍ਰਾਪਤ ਰਕਮ ਅਲਾਟੀਆਂ ਨੂੰ ਅਦਾਇਗੀ ਕਰਨ ਤੋਂ ਬਾਅਦ ਚੈਕ ਕੁਝ ਸਮੇਂ ਬਾਅਦ ਕਲੀਅਰ ਹੋਣ ਕਾਰਨ ਅਤੇ ਗਮਾਡਾ ਵੱਲੋਂ ਈ.ਆਕਸ਼ਨ ਰਾਹੀਂ ਵੇਚੀਆਂ ਸਾਈਟਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀ ਰਕਮ ਤੇ ਵਿਆਜ ਵਜੋਂ ਕਮਾਈ ਗਈ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬਾਕੀ 1.00 ਕਰੋੜ ਦੀ ਬੈਂਕ ਵਿਆਜ ਦੀ ਰਕਮ ਪੀ.ਐਸ.ਪੀ.ਸੀ.ਐਲ. ਨੂੰ ਦਿੱਤੀ ਐਫ.ਡੀ.ਆਰ. ਤੇ ਪ੍ਰਾਪਤ ਹੋਏ ਵਿਆਜ ਅਤੇ ਗਮਾਡਾ ਦੇ ਸਾਰੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਦੇ ਦਫਤਰਾਂ ਵੱਲੋਂ ਠੇਕੇਦਾਰਾਂ ਨੂੰ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਦੇ ਚੈਕ ਕਲੀਅਰਿੰਗ ਵਿੱਚ ਲਗੇ ਸਮੇ ਕਰਕੇ ਕਮਾਈ ਗਈ ਹੈ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਸਬੰਧੀ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਸਾਹਮਣੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

Khurana Vineet & Associates
Chartered Accountants

S.C.O. 63, IInd Level, Sector 20 – C
Chandigarh – 160 020
Tel No. 0172 - 5111111, 222, 333
E-mail : khuranavineet.ca@gmail.com

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

AUDITOR'S REPORT FOR THE YEAR ENDING 31st MARCH, 2023

We have audited the attached Balance Sheet of **GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR as at 31st March, 2023 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, 2023 and
   ii) In the case of Income and Expenditure account, of the surplus of the Authority for the year ended on that date.

For **Khurana Vineet &Associates**
Chartered Accountants
Reg No. 011964N

Place : Chandigarh
Date : 29.09.2023

(CA Amit Gandhi)
Partner-FCA
M. NO. 097997
UDIN- 23097997BGWGFI9602

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

BALANCE SHEET AS ON 31.03.2023

Previous Year As On 31.03.2022 Amount (Rs.)	Liabilities	S	Current Year As On 31.03.2023 Amount (Rs.)	Previous Year As On 31.03.2022 Amount (Rs.)	Assets	S	Current Year As On 31.03.2023 Amount (Rs.)
7,503,151,329	Capital Reserves	A	8,953,239,163	109,320,355	Fixed Assets	F	105,523,078
41,467,758,332	Secured Loans	B	35,709,350,459	2,194,683,302	Works Executed	G	174,185,368
1,008,757,527	Unsecured Loans	C	1,008,757,527	54,952,950,327	Current Assets, Loans & Advances	H	52,385,685,230
5,004,552,463	Deposits with GMADA	D	4,943,169,535	185,251,050	Investment in Shares of Unlisted Company (At Cost)		185,251,050
2,457,985,381	Current Liabilities & Provisions	E	2,236,128,041				
57,442,205,032			**52,850,644,725**	**57,442,205,036**			**52,850,644,725**

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 Khurana Vineet &Associates
Chartered Accountants
Reg No. 011964N

(CA Amit Gandhi)
Partner/FCA
M. NO. 097997
UDIN- 23097997BGWGFI9602

Date: 29.09.2023
Place: S.A.S Nagar

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

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2023

Previous Year As On 31.03.2022 Amount (Rs.)	Expenditure	Annexure	Current Year As On 31.03.2023 Amount (Rs.)	Previous Year As On 31.03.2022 Amount (Rs.)	Incomes	Annexure	Current Year As On 31.03.2023 Amount (Rs.)
7,386,396,285	To Cost of Plots/Houses/Flats		3,311,577,275	10,089,250,571	By Sale of Plots/Houses/Flats		10,557,652,922
210,493,311	To Expenditure on land/ Infrastructure/Grid Road		2,660,441,252	87,689,264	By Interest from Banks		22,382,275
562,969,425	To Maintenance of Urban Estates		486,740,922	1,209,740,889	By Instalments (Interest)		1,202,534,875
3,061,558,454	To Administration and Other Expenses	II	3,448,251,016	2,965,983	By Interest (Others)		(4,171,593)
8,246,405	To Depreciation (As per Schedule-F)		7,532,302	48,304,191	By Miscellaneous Incomes	III	23,413,953
5,000,000	To CM Relief Fund		-	46,032,753	By Rent/Lease Received		98,399,323
49,731,509	To Maintenance of Office Building		26,050,225	149,866,183	By Sewerage & Water Charges		207,892,335
-	To Repair and Maintenance of Purab Premium Appartments		1,150,662,568	249,129,665	By Transfer fee		278,295,715
-	To Payment for Trees and Structure- Acrotropolis		1,551,798,860	268,966,566	By Extention fee		306,913,565
				40,686,739	By Processing Fees		43,911,342
				89,078,895	By Scrutiny Fees		102,653,718
				73,769,900	By Compunding Fees		157,450,343
				160,925,906	By Penal Interest		862,134,675
				6,828,016	By Forfeiture		2,876,465
1,435,490,455	**To Surplus/(Deficit) for the year**		1,450,087,833	125,395,792	By Cess PR-4 and PR-7		230,802,341
				71,254,530	By Divident Received From CHAIL		-
12,719,885,844			**14,093,142,252**	**12,719,885,844**			**14,093,142,252**
-	To Prior Period items		-	1,435,490,455	By Surplus/(Deficit) brought down		1,450,087,833
1,435,490,455	**To Surplus/(Deficit) transferred to Reserves**		1,450,087,833				
1,435,490,455			**1,450,087,833**	**1,435,490,455**			**1,450,087,833**

ADDL.CHIEF ADMINISTRATOR(F&A) | CHIEF ADMINISTRATOR | VICE CHAIRMAN

As per report of even date attached
for Khurana Vineet &Associates
Chartered Accountants
Reg.No. 011964N

(CA Amit Gandhi)
Partner/FCA
M. NO. 097997
UDIN- 23097997BGWGFI9602

Date: 29.09.2023
Place: S.A.S Nagar

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

Schedule-A

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
1,620,230,878	1	Capital Reserve (Urban Estate)	1,620,230,878
4,447,429,996	2	Income and Expenditure Account (Accumulated Profit)-Opening Bala	5,882,920,451
-		Liquidated Damages F.Y. 2019-20 (Prior Period Income)	-
1,435,490,455	3	Add : Surplus/(Deficit) for the current year	1,450,087,833
7,503,151,329		**Total**	**8,953,239,163**

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

Schedule of Secured Loans (Against Mortgage)

Schedule-B

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
-	1	Term Loan from Punjab National Bank	-
1,750,000,000	2	Term Loan from HDFC Bank	-
1,267,846,877	3	Term Loan-Bank of Maharashtra	1,432,177,145
12,223,892,315	4	Term Loan-Canara Bank	9,219,250,322
3,807,146,158	5	Term Loan-Indian Bank	3,088,296,432
157,413,631	6	Term Loan-SBI Sector 17B	63,699,000
(9,354,708)	7	Bank Overdarft -Allahabad Bank	(9,354,708)
-	8	Bank Overdarft -Andhara Bank	-
(36,316,840)	9	Bank Overdarft -Corporation Bank	(34,578,585)
4,999,968,325	10	Bank Overdarft -Canara Bank Overdraft	4,979,044,984
5,495,364,826	11	Bank Overdarft -Indian Bank	8,863,201,740
8,129,549,906	12	Bank Overdarft -Vijaya Bank	4,630,372,018
610,867,741	13	Bank Overdraft-HDFC	3,477,121,161
3,071,380,101	14	Bank Overdraft-PNB	120,948
-			-
41,467,758,332		**Total**	**35,709,350,459**

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

Schedule of Unsecured Loans

Schedule-C

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
1,008,757,527	1	Loan from Punjab Infrastructure Development Board	1,008,757,527
1,008,757,527		**Total**	**1,008,757,527**

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

Schedule-D

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
693,018,274	1	EM/Security Deposit/Mobilisation advances from Contractors/BKOS & Suppliers	2,404,579,537
	2	Earnest Money from applicants	-
265,946	i)	Earnest Money for Houses & Plots for Demand Survey (2002-03)	-
39,177,521	ii)	Earnest Money for Houses from Prospective Buyers	39,177,521
405,184,325	iii)	Earnest Money Ecocity	-
4,299,500	iv)	Earnest Money (Oustees)	-
203,500,091	v)	Earnest Money (IT City)	-
2,285,415	vi)	Earnest Money Residential	-
			-
52,380,029	3	Other Securities and deposits	3,699,979
			-
249,816	4	Advance aganist Purab Premium Apartments/Houses	-
(236,636,688)		Less : Service Tax/GST	-
			-
152,207,180	5	Capital Receipts including advances	40,271,839
2,028,023,240	(i)	Capital Receipt -Institutional	338,088,747
254,945,032	(ii)	Capital Receipts (commercial)	323,464,298
1,405,054,566	(iii)	Capital Receipt -Residential plots	1,793,289,399
598,215	(iv)	Old scheme-Residential Plots	598,215
5,004,552,463		**Total**	**4,943,169,535**

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

Schedule of Current Liabilities and Provisions

Schedule-E

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
	A	**Current Liabilities :**	
	I	**Creditors & Payables:**	
34,383,686	(i)	Other Creditors for Supplies	39,915,772
2,568,181	(ii)	Payable to Staff	2,316,405
411,453	(iii)	Provident Fund Deductions	2,557,606
810,586,627	(iv)	Works Payable	1,702,189
-	**B**	**Others Liabilities**	-
433,191,124	1	Licence Fee	972,764,039
17,847,606	2	Urban Development Fund	-
162,624,481	3	Social Infrasturcutre Fund	59,397,000
139,343,196	4	Regularisation fund for Unauthorized Colonies	143,361,778
541,483,767	5	Security Building Plan	634,298,029
11,189,676	6	Statutory Dues	24,236,582
717,892	7	Loan recovered from allottees of earst wise urban estate	717,892
123,868,167	8	Bank Guarantee	125,716,320
9,699,299	9	Payable to Allottees	9,699,299
172,834,978	10	EWS Fund	209,141,978
1,432,960	11	Other Payables	1,828,214
(1,603,800)	12	Funds received form PIDB for Deposit Work	-
(2,593,911)	13	Corpus Fund for Purab Premium Appartments	-
	14	PB Sand and Gravel Mining	8,474,939
-	15	Development Tax	-
(0)	16	Differences in Interdivision Accounts	(0)
			-
			-
2,457,985,381		**Total**	**2,236,128,041**

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

SCHEDULE OF FIXED ASSETS AS ON 31.03.2023

Schedule-F

	Gross Block				Depreciation				Net Block	
Particulars	As On 01.04.2022	Additions	Sales	As On 31.03.2023	As On 01.04.2022	During The Year	Adjustment	As On 31.03.2023	As On 31.03.2023	As On 01.04.2022
Furniture & Fixture	34,170,073.00	621,548.00		34,791,622.00	29,063,950.00	1,018,662.00	-	30,082,612.00	4,709,010.00	5,106,123.00
Vehicles	27,078,960.00	2,834,708.00		29,913,668.00	23,925,596.00	826,882.00	-	24,752,478.00	5,161,190.00	3,153,364.00
Office Equipment	2,523,108.00			2,523,108.00	2,112,287.00	57,145.00	-	2,169,432.00	353,676.00	410,821.00
Typewriters	13,000.00			13,000.00	11,623.00	191.00	-	11,814.00	1,186.00	1,377.00
Photostate Machine	513,375.00			513,375.00	417,838.00	13,280.00	-	431,118.00	82,257.00	95,537.00
Machinery (including AC)	5,050,804.00			5,050,804.00	3,589,196.00	203,164.00	-	3,792,360.00	1,258,444.00	1,461,608.00
Library Books	60,559.11			60,559.11	18,181.00	4,238.00	-	22,419.00	38,140.00	42,378.00
Water Coolers	63,500.00			63,500.00	56,773.00	935.00	-	57,708.00	5,792.00	6,727.00
Truck (including water tanker)	2,026,568.00			2,026,568.00	2,015,593.00	3,293.00	-	2,018,886.00	7,682.00	10,975.00
Computers	27,422,746.00	278,770.00		27,701,516.00	27,066,802.00	253,886.00	-	27,320,688.00	380,828.00	355,944.00
Fax Machine	7,100.00			7,100.00	6,348.00	105.00	-	6,453.00	647.00	752.00
Buildings/ Booths	44,759,511.10			44,759,511.10	24,535,822.00	1,011,184.00	-	25,547,006.00	19,212,505.00	20,223,689.00
Building - Habitat Centre	19,527,036.51			19,527,036.51	8,342,584.00	559,223.00	-	8,901,807.00	10,625,230.00	11,184,453.00
Community Centre	59,114,692.41			59,114,692.41	31,727,374.00	1,369,366.00	-	33,096,740.00	26,017,952.00	27,387,318.00
Community Centre-Sec-55 Mohali	22,296,854.00			22,296,854.00	5,179,530.00	855,866.00	-	6,035,396.00	16,261,458.00	17,117,324.00
Community Centre-Sec-69 Mohali	23,701,391.00			23,701,391.00	5,676,355.00	901,252.00	-	6,577,607.00	17,123,784.00	18,025,036.00
Swimming Pools	4,937,117.21			4,937,117.21	2,521,132.00	120,799.00	-	2,641,931.00	2,295,186.00	2,415,985.00
Batten Factory	2,751.16			2,751.16	2,460.00	40.00	-	2,500.00	251.00	291.00
Tools & Plants [S.A.S Nagar (PH)]	148,999.52			148,999.52	133,243.00	2,192.00	-	135,435.00	13,565.00	15,757.00
Tools & Other Equipments	3,242,250.00			3,242,250.00	2,074,555.00	162,426.00	-	2,236,981.00	1,005,269.00	1,167,695.00
EP Bax System	199,661.00			199,661.00	153,001.00	6,490.00	-	159,491.00	40,170.00	46,660.00
Sewage Jetting machine	807,720.00			807,720.00	454,499.00	49,133.00	-	503,632.00	304,088.00	353,221.00
Stores	3,437,120.00			3,437,120.00	2,867,445.00	79,242.00	-	2,946,687.00	490,433.00	569,675.00
Telephone	31,059.00			31,059.00	21,571.00	1,320.00	-	22,891.00	8,168.00	9,488.00
Bio Metric Attendance Machine	288,331.00			288,331.00	215,563.00	14,554.00	-	230,117.00	58,214.00	72,768.00
CCTV Camera	159,246.00			159,246.00	95,156.00	8,915.00	-	104,071.00	55,175.00	64,090.00
Website/ Softwares	456,485.00			456,485.00	435,187.00	8,519.00	-	443,706.00	12,779.00	21,298.00
Total	**282,040,018.02**	**3,735,026.00**	-	**285,775,045.02**	**172,719,664.00**	**7,532,302.00**	-	**180,251,966.00**	**105,523,079.00**	**109,320,355.28**

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

Schedule-G

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
	A	GMADA HOUSING SCHEMES	
636,738,097		Works in progress	-
	B	URBAN ESTATES WORKS	
41,003,117		Works in progress	24,176,139
1,504,723,069	**C**	Land Account (Urban Estate Schemes) (As per Annexure - I)	137,776,910
	D	DEPOSIT WORKS :	
12,219,019		Works completed & in Progress	12,232,319
2,194,683,302		**Total**	**174,185,368**

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

Schedule-H

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
	A	**Current Assets :**	
	1	Closing stock (as valued and verified by Mgt)	
8,122,452	(i)	Building Material	7,981,527
1,921,603,003	(ii)	Stock in trade (Plots)	1,920,412,581
5,626,357,445	(iii)	Closing Stock Aerocity, Mohali	5,514,549,292
24,486,400,664	(iv)	Closing Stock IT City, Industrial	22,619,422,318
3,197,073,284	(v)	Closing Stock Medicity	3,019,230,561
8,560,519,199	(vi)	Closing Stock Eco City	8,523,525,481
4,044,823,517	(vii)	Closing Stock Purab Appartment	4,044,823,517
1,266,225,008	(viii)	Closing Stock 88-89	1,266,225,008
-	2	Cash and Bank Balances	-
169	(i)	Cash in hand	169
634,239,101	(ii)	Deposit with Banks	465,888,461
28,801,290	(iii)	FDR with UBI Phase 10 for Bank Guarantee	88,300,821
1,106,818	3	Income Tax (F.Y. 2007-2008)	1,106,818
175,128,496	4	Income Tax (F.Y. 2008-2009)	175,128,496
51,024,750	5	Income Tax (F.Y. 2009-2010)	51,024,750
111,335,750	6	Income Tax (F.Y. 2010-2011)	111,335,750
39,835,180	7	Income Tax (F.Y. 2011-2012)	39,835,180
220,289,841	8	Income Tax (F.Y. 2012-2013)	220,289,841
147,580,648	9	Income Tax (F.Y. 2013-2014)	147,580,648
139,272,130	10	Income Tax (F.Y. 2014-2015)	139,272,130
348,993,528	11	Income Tax (F.Y. 2015-2016)	348,993,528
563,117,305	12	Income Tax (F.Y. 2016-2017)	563,117,305
364,801,517	13	Income Tax ((F.Y. 2017-2018)	364,801,517
406,903,347	14	Income Tax ((F.Y. 2018-2019)	406,903,347
233,100,788	15	Income Tax ((F.Y. 2019-2020)	238,490,293
157,958,127	16	Income Tax ((F.Y. 2020-2021)	157,958,127
	17	Income Tax ((F.Y. 2021-2022)	370,404,010

308,949,141	18	Advance Tax and Tax Deducted at Source (Current Year)	568,621,478
-	19	Recoverables	-
141,215,341	i)	Recoverable from PUDA	243,301,570
15,144,811	ii)	Recoverable from Govt Of Punjab	15,144,811
216,470,394	(iii)	Punjab Municipal Infrastructure Development Corporation (PMIDC)	216,470,394
2,087,050	(iv)	Recoverable from PIDB	-
5,265,920	(v)	Recoverable (others)	1,315,920
695,483,431	20	Punjab Govt. EDC Account	115,016,028
182,405,413	21	Service Tax (including CENVAT credit builtup booths)	164,289,336
187,815	22	Advance Cultural Cess	187,815
54,301,822,674		**Sub Total`A'**	**52,130,948,827**
	B	**Loans and advances :**	
642,041,670	1	Advance to LAC for acquisition/compensation of Land	247,792,651
	2	Advances recoverable in cash or in kind	
-	(i)	Advances to Staff : For Construction	-
1,158,410		For other purpose	1,567,974
6,966,546	(ii)	Other Advances	4,414,751
	3	Security Deposits:	
1,120,513	(i)	With Punjab Government	1,120,513
(159,486)	(ii)	With Others	(159,486)
-			
651,127,653		**Sub Total `B'**	**254,736,403**
54,952,950,327		**Total**	**52,385,685,230**

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

Annexure-I

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
46,283,769	1	Land - Sector 90	46,358,987.00
962,319	2	Anjuman Falahe E-Darian Maszid, Sector-65, Mohali	962,319.00
1,418,601	3	Baba Jevan Singh Memorial Charitable Trust, Sector-53, M	1,418,600.55
1,342,799	4	Chawla Filling Station, Sector-61, Mohali	1,342,799.28
962,320	5	Gurdwara Bagat Nam Dev Bhawan, Sector-65, Mohali	962,320.00
2,680,585	6	Gurdwara Guru Singh Sabha, Sector-70, Mohali	2,680,585.00
1,157,511	7	Kuka Shaid Memorial Trust, Sector-61, Mohali	1,157,511.00
1,174,006	8	Mata Tej Kaur Jit Sabha Gurudwara, Sector-68, Mohali	1,174,006.00
1,113,102	9	Parchin Shiv Mandir, Sector-69, Mohali	1,113,102.00
6,702,209	10	Petrol Pump, Sector-63, Mohali	6,702,209.00
42,479,860	11	Regional Rehabilitation Centre, Sector-79, Mohali	42,479,860.00
2,958,759	12	Shashi Model School, Sector-55, Phase-I, Mohali	2,958,758.77
3,568,154	13	Guru Ravi Dass Mandir, Sector-71, Mohali	3,568,154.00
1,429,861	14	The Pent Costal Mission, Sector-53, Phase- IIIA, Mohali	1,429,860.95
1,390,489,214	15	Land-Aerotropolis	23,467,837.00
1,504,723,069		**Total**	**137,776,910**

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

Annexure-II

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
	A	**ADMINISTRATIVE EXPENSES**	
268,611,720	1	Salary & Wages	367,251,229
11,229,221	2	Leave Salary & Pension Contribution	9,664,058
4,303,090	3	Ex-Gratia/Bonus	2,230,357
314,676	4	Liveries & Uniforms	33,695
1,121,677	5	Medical Reimbursement	2,159,458
4,737,916	6	Conveyance Reimbursement	4,490,151
396,518	7	Travelling & Conveyance	1,084,349
24,355,320	8	Contribution towards C.P.F	29,582,928
(17,992)	9	Contribution towards EPF	-
730,949	10	Contribution towards NPS	959,815
14,108,163	11	Contribution towards Gratuity	15,291,924
640,616	12	Leave Encashment	27,526
717,633	13	Leave Travel Concession	1,747,614
469,736	14	Superannuation Scheme Contribution	-
99,002	15	House Rent (Govt)Employer Share	98,979
331,818,245		**Sub-Total `A'**	**434,622,083**
	B	**OTHER EXPENSES**	
4,620,693	1	Printing & Stationery	706,855.00
116,104	2	Telephone & Internet Expenses	124,729.00
268,587	3	Postage & Telegrams	50,903.00
579,408	4	Entertainment	438,720.00

1,505,784	5	Office Expenses	2,342,848.00
15,073	6	Newspaper & Periodicals	9,548.00
1,565,200	7	Bank Charges (Net of reversal of processing charges)	20,079,825.58
10,304,209	8	Running & Maintenance of Vehicles	9,685,500.00
41,720,801	9	Legal and Professional Charges	44,452,091.00
129,800	10	Auditors Remuneration	-
417,017	11	Repair & Maintenance	715,757.00
20,048,758	12	Advertisement	3,356,586.00
2,615,697,412	13	Interest on Term Loan/Overdraft from Bank	2,606,152,429.85
540,387	14	Litigation and Compensation Charges	1,272,587.00
-	15	Property Tax	16,828,222.00
28,172,945	16	Interest paid to Allotees	(3,469,712.00)
58,825	17	Insurance Expenses .	102,596.00
2,015,952	18	Registration Expenses RERA	13,109,995.00
-	19	GST payment including interest	377,190.00
10,000	20	Appeal Fees	184,446.00
52,529	21	Interest on Earnest money	-
100,805	22	Website Expenses	118,444.00
1,000,000	23	Sponsorsip Fees	1,500,000.00
630,000	24	Planning Charges	53,606,621.00
169,920	25	Rent account	191,126.00
	26	Rates and Taxes	241,573,625.08
	27	EWS Houses Model Expenses	118,000.00
2,729,740,209		**Sub-Total `B'**	**3,013,628,933**
3,061,558,454		**Total (A+B)**	**3,448,251,016**

Annexure-III

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

Details of Misc. Incomes

Previous Year As On 31.03.2022 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2023 Amount (Rs.)
740,000	1	Enlistment fee	270,000.00
51,070	2	Right To Information Act Fees	185,101.00
182,597	3	Auction of Tree	-
382,390	4	Sale of Plants	174,265.00
1,135,285	5	Sale of Application/Tender form	37,000.00
10,495	6	Appeal Fees	(339,736.00)
1,477,139	7	Road Cut charges	125,440.00
(64,596)	8	Stock Storage Income	(38,423.40)
324,088	10	Misc. Receipt	1,416,121.00
367,985	11	License Fee	501,428.00
773,209	12	Consultancy fee	548,460.00
194,452	14	Penalty income	562,241.00
24,467	15	PG Charges	41,945.00
39,934,387	16	Additional Covered Area	3,557,267.00
1,414,248	17	Administrative Charges on Labour Cess Collection	1,976,519.00
968,480	18	Tower Installation Charges	-
	20	Possession Charges	7,146,977.00
	21	Prime Location Charges	815,500.00
353,042	22	Map fee	283,231.00
14,267	23	Conversion Charges	6,150,617.00
21,186	24	Compensation Received	-
-			-
48,304,191		**Total**	**23,413,953**

Sr No - A

Schedule of GMADA Housing Scheme (Work in Progress) for Year ending 31.03.2023

Particulars	Opening Balance as on 01.04.2022	C-2	C-3	PH-2	Electrical	Transfer	Closing Balance as on 31.03.2023
Housing Schemes							
Balance work of 480 no Appartments in Eight Tower	46,94,08,229	24,04,15,294				70,98,23,523	-
EWS Housing at SAS Nagar	-		1,18,000			1,18,000	-
C/o Internal Roads in 156 LIG Sector 65	-					-	-
Mohali H	49,44,305			10,28,98,327		10,78,42,632	-
Prov Housekeeping Staff at Purab Premium	18,15,883					18,15,883	-
Purab Appartments Sec 88-89	17,44,42,128	28,05,643				17,72,47,771	-
Shifting of Material & Machinery from temporary store	-	19,92,904				19,92,904	-
C/O 144/156 LIG HOUSES B/M MARKET S 65	-						-
PR. HT LINE & T/FIN PROCKET 144/156 HOUSES IN S 65	-						-
PR.L.T. LINES & S/I IN 144/156LIGs 65	-						-
Purab Premium Apartments	- 1,38,72,448				16,45,05,812	15,06,33,364	-
Grand Total	**63,67,38,097**	**24,52,13,841**	**1,18,000**	**10,28,98,327**	**16,45,05,812**	**1,14,94,74,077**	-

Schedule of Urban Estates (Assets) as on 31.03.2023

Particulars	Opening Balance as on 31.03.2022	HEAD OFFICE	C-1	C-2	C-3	PH -1	PH 2	HORTICULTURE	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2023
Aerocity												
Aerocity, Mohali	-		-	-	-	-	-	-	-	-	-	-
Boundary Wall behind Block I,Aerocity	-		11,28,691	-	-	-	-	-	-	-	11,28,691	-
C/o Entry Exit From Service Road to 300ft Wide Airp	-		-	-	-	-	-	-	-	-	-	-
C/o Slip Road From PR-7(200` Road Areocity Both Sid	-		-	-	-	-	-	-	-	-	-	-
Development of Aerocity(LHS & RHS) Under Stage Cons	-		1,25,26,246	-	-	-	-	-	-	-	1,25,26,246	-
Earth Filling in GreenBuffer Zone Aerocity	-		-	-	-	-	-	-	-	-	-	-
Internal Road Aerocity(RHS)	-		-	-	-	-	-	-	-	-	-	-
Internal Road Aerocity(LHS)	-		-	-	-	-	-	-	-	-	-	-
Development of Aerocity (LHS)	-		-	-	-	-	-	-	-	2,05,828	2,05,828	-
Development of Aerocity (RHS)	-		-	-	-	-	-	-	-	-	-	-
Prov. S/L Arrangement on 300" Road to Int Airport	-		-	-	-	-	-	-	-	-	-	-
Prov. S/L Arrangement on Remaining Part of Airport Junction	-		-	-	-	-	-	-	-	-	-	-
Shift of HT/LT Passing Plots in Aerocity (Ali/zoo)	-		-	-	-	-	-	-	-	-	-	-
Balance Work of Road G-Pocked Aerocity RHS	-		-	-	-	-	-	-	-	-	-	-
Construcion of entry exits between main and seri road aerocity (LHS & RHS)	-		-	-	-	-	-	-	-	-	-	-
Construction of entry/exits main and service road Aerocity	-		7,32,933	-	-	-	-	-	-	-	7,32,933	-
Construction of Retaining wall in Block H1 Aerocity	-		3,86,274	-	-	-	-	-	-	-	3,86,274	-
Development of Balance Parks in Aerocity (LHS) SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
C/O 60 ft wide road in aerocity Block F	-		17,86,530	-	-	-	-	-	-	-	17,86,530	-
Prov. HT/LT Lines and S/L in Aerocity RHS, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
Providing DWC Pipes and G/L at Aerocity (LHS)	-		-	-	-	-	-	-	-	7,38,385	7,38,385	-
Providing DWC Pipes and G/L at Aerocity (RHS)	-		-	-	-	-	-	-	-	3,58,948	3,58,948	-
Development of parks in Block B(pocket G)Aerocity	-		24,45,290	-	-	-	-	-	-	-	24,45,290	-
Development of roads in Aerotropolis City SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
P & F height restriction barrier Aerocity	-		-	-	-	-	-	-	-	-	-	-
P& F missing SS House indication board in Aerocity	-		10,44,214	-	-	-	-	-	-	-	10,44,214	-
Repair and Refixing of Unipoles near Airport Chowk	-		-	-	-	-	-	-	-	-	-	-
Development of City Parks Sector 97 Mohali	12,074		-	-	-	-	-	-	-	-	-	12,074
C/O Rectangular RCC channel BLK E & G A. City	-		-	-	-	-	-	-	-	-	-	-
C/O trenches in green belt and crossing 11 KV Line	-		7,96,08,425	-	-	-	-	-	-	-	7,96,08,425	-
Const of 15 MPS, 10 MLD STP and 5 MLD at Aerocity	-		-	-	-	5,20,924	-	-	-	-	5,20,924	-
Design & C/o 15 MLD MPS 10 MLD STP	-		-	-	-	4,44,14,974	-	-	-	-	4,44,14,974	-
Design & C/o 1.5 MLD & 4 MLD Cap Pum Stn andSTP	-		-	-	-	3,01,41,031	-	-	-	-	3,01,41,031	-
MTC of STP at Aerocity	-		-	-	-	77,290	-	-	-	-	77,290	-
Dev. Of PHS in Aerocity Left Side	-		-	-	-	-	-	-	-	-	-	-
Crossing of RCC box type storm water Chd. / Kharar	22,10,215		-	-	-	-	-	-	-	-	22,10,215	-
Development of PHS in Aerotropolis city	1,80,293		-	-	-	26,188	-	-	-	-	-	2,06,481
Development of Aerotropolis city	20,06,911		-	-	-	1,936	-	-	-	2,24,200	-	22,33,047
200 Wide Road NH-64 to Vill. Chhat	-		-	-	-	-	-	-	-	-	-	-
Dev. Of Hort. Work in Aerocity (Left hand side)	-		-	-	-	-	-	54,56,808	-	-	54,56,808	-
Dev. Of Hort. Work in Aerocity (Right hand side)	-		-	-	-	-	-	52,11,773	-	-	52,11,773	-
Dev. Of Hort. Works in Green Belts of Aerocity	-		-	-	-	-	-	50,41,024	-	-	50,41,024	-
Provision/fix Multiplay system/play equipments in parks	-		-	-	-	-	-	-	-	-	-	-
Prov. Hedge and fencing around the Boubdiesg Green Be	-		-	-	-	-	-	31,29,820	-	-	31,29,820	-
Development of Commercial Pockets in Aerocity	-		-	-	-	-	-	-	-	5,217	5,217	-
Dev. With Mtc of Hort. Work on 300' Approach Road	-		-	-	-	-	-	-	-	-	-	-
66 KV Sub Station Aerocity 1 Mohali	-		-	-	-	-	-	-	-	1,20,66,000	1,20,66,000	-
Dev. Of Sector-68												
Shifting of 66KV line Sector-80 to 68 crossing above hoste	-		-	-	-	-	-	-	-	-	-	-
Dev of Eco Tourism Hub Mullan Pur												
Dev of Eco Tourism Hub Mullan Pur	3,02,98,720		-	-	-	-	-	-	-	-	3,02,98,720	-
Dev of It City/knowledge City As Nagar												
Dev of Parks in IT City SAS Nagar	-		5,24,43,758	-	-	-	-	-	-	-	5,24,43,758	-
Dev of It City/knowledge City SAS Nagar	-		-	-	-	-	-	-	-	13,92,483	13,92,483	-
Dev. of New BlockD,G,F,H-SASNagar	-		71,70,978	-	-	-	-	-	-	-	71,70,978	-
C/O jn of IT City at PR-9	-		28,15,810	-	-	-	-	-	-	-	28,15,810	-

P&F of Guide Map Sign Board at IT City SAS Ngr	-		-	-	-	-	-	-	-	-	-	-
Development of Commercial Pocket IT City SAS Nagar	-		1,96,30,215	-	-	54,22,796	-	-	-	11,86,90,838	14,37,43,849	-
IT City New Block D, G, H SAS Nagar	-		2,89,65,224	-	-	-	-	-	-	1,90,65,857	4,80,31,081	-
Ecocity												
Ecocity-1	-		-	-	-	-	-	-	-	-	-	-
Dev. And 3 year maintainence of H/W in Ecocity PH II Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Shifting of CTPT Unit to a New Location Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Ecocity 2												
Ecocity 2	-		-	-	-	-	-	-	-	-	-	-
Development of Ecocity-2, New Chd	-		-	-	-	-	-	-	-	19,64,839	19,64,839	-
Development & Maintenance of Horticulture work of Ecocity-II, New Chd.	-		-	-	-	-	-	-	58,33,846	-	58,33,846	-
Prov Gen lights in Parks Ecocity 2	-		-	-	-	-	-	-	-	13,43,596	13,43,596	-
Erect of 11 KV feeder for electrical connection 4000KVA to Eco. 2	-		-	-	-	-	7,37,998	-	-	-	7,37,998	-
Ecocity Ph I												
Service Road Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Dev of Ecocity Ph - I	-		-	-	-	-	-	-	65,18,745	33,73,722	98,92,467	-
Constr of CT PT Room at W/W Ecocity-1	-		-	-	-	-	-	-	-	-	-	-
C/O 2 Nos. Electrical Sub station Ecocity-1	-		-	-	-	-	-	-	-	-	-	-
Dismantling and Reconstruction of Toe Wall at Park	-		-	-	-	-	-	-	-	-	-	-
Plan Design Instal testing 300 KLD STP	-		-	-	-	-	50,16,278	-	-	-	50,16,278	-
P & L W/S , Sewer ,Storm in ecocity 1	-		-	-	-	-	-	-	-	-	-	-
Dev of horticulture works on 190 Ft 92 Ft road	-		-	-	-	-	-	-	-	-	-	-
Dev. and Maintainence 3 year H/W 20 wide road Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Dev. And Maintenance H/W on 200 ft wide road, Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Construction of 3 Nos V Wire Based rain water Ecocity-1	-		-	-	-	-	10,74,070	-	-	-	10,74,070	-
Development of Ecocity Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Recarpenting of Eco city phase 1 road at Mullanpur	-		-	18,64,57,730	-	-	-	-	-	-	18,64,57,730	-
Dev. One year main of H/W in Special Park Ecocity P.	-		-	-	-	-	-	-	1,67,387	-	1,67,387	-
Ecocity Ph-II	-		-	-	-	-	-	-	-	-	-	-
Dev of Ecocity Ph-II	-		-	30,40,803	-	-	3,94,472	-	-	-	34,35,275	-
Ecocity Ph-II	-		-	-	-	-	-	-	-	-	-	-
Ecocity Ph-II	-		-	-	-	-	-	-	-	-	-	-
Development of Ecocity PH-2	-		-	-	-	-	-	-	-	-	-	-
Environment Clearance for Ph-2 Ecocity	-		-	-	-	-	-	-	-	-	-	-
NOC Fees PPCB (Ecocity PH II)	-		-	-	-	-	-	-	-	-	-	-
Construction of 2 Nos V Wire Based rain water harvesting	-		-	-	-	-	-	-	-	-	-	-
Development of Parks at Ecocity, Ph-II, New Chd.	-		-	-	-	-	-	-	-	-	-	-
New Chandigarh												
Electrification of New Chandigarh	-		-	-	-	-	-	-	-	-	-	-
Maintenance of S/L on Kurali Siswan Road T-Junction to Pallanpur	-		-	-	-	-	-	-	-	-	-	-
Traffic Signals in New Chd. Under GMADA Area	-		-	-	-	-	-	-	-	-	-	-
Dev. and MTC of Horticulture work on 200 FT wide Mullanpur to Siswan Road	-		-	-	-	-	-	-	-	-	-	-
Dev and MTC of Horticulture work on entry point no 1 (Opposite Ecocity) to Medicity	-		-	-	-	-	-	-	-	-	-	-
Dev. of H/w with one year MTC E/P-2	-		-	-	-	-	-	-	-	-	-	-
3 No. Traffic Management Systems	-		-	-	-	-	-	-	-	5,89,542	5,89,542	-
Mullanpur Urban Estate	-		-	-	-	-	-	-	-	-	-	-
Development of Ecocity PH 2 Extension Mullanpur	3,08,607		-	-	-	-	-	-	-	-	3,08,607	-
EDC Works	-		-	-	-	-	-	-	-	-	-	-
Widening and upgradation of 200ft PR 7 road from JLPL 82 to Nh 64	-		11,60,76,590	-	-	-	-	-	-	-	11,60,76,590	-
Widening and upgradation of road from JLPL 82 to Nh 64	-		5,95,21,470	-	-	-	-	-	-	-	5,95,21,470	-
200' Wide RoadJn 87-88/96-97to 84/100 to Rly Line	-		-	-	-	-	-	-	-	-	-	-
Annual Mtc Of 300 Ft Wide Airport Road from aerocity	-		62,59,734	-	-	-	-	-	-	-	62,59,734	-
P&F of interlocking Paver on 300 Ft wide Road	-		28,06,282	-	-	-	-	-	-	-	28,06,282	-
Const of 200" road (PR-7) from NH-21 to PR-4 (Sunny Enclave)	-		19,04,66,985	-	-	-	-	-	-	1,20,03,336	20,24,70,321	-
R/O Service Road from IISER Sector 81 to NH05	-		7,93,54,206	-	-	-	-	-	-	-	7,93,54,206	-
HI Bridge Along Railway Line Sec 66a,66b&81/82	-		-	-	-	-	-	-	-	-	-	-
Raising the Height of Net Pole & Const. of B/wall M	-		-	-	-	-	-	-	-	-	-	-
Development of VR-6 Road, NEw Chd	-		-	-	-	-	-	-	-	-	-	-
Special Repair of Sports Comp, Sec-78	-		-	-	-	-	-	-	-	-	-	-
100" Wide Road Vill: Parol to PR-6 Road Mullanpur	-		-	-	-	-	-	-	-	-	-	-
Augmentation of lighting at practice Green of Golf	-		-	-	-	-	-	-	-	85,11,790	85,11,790	-

Maint of Air Conditioners Prov. in Golf Range, S-65	-		-	-	-	-	-	-	-	-	-	-	
Special Repair of Sports Stadium, Sec-78, GMADA	-		-	-	-	-	-	-	-	-	-	-	
AUGM.OF W/S SCHEME KAJAULI	-		-	-	-	-	2,438	-	-	-	2,438	-	
200' Wide Road Sec Div Road Sec 108/109	-		-	-	1,24,29,595	-	-	-	-	-	1,24,29,595	-	
200' Wide Road Aerocity/ Airport Pr 9 SAS Nagar	-		-	-	8,73,04,141	-	-	-	-	-	8,73,04,141	-	
200' Wide Road PR-7 from NH-22 towards Sukhna Choe	-		-	-	-	-	-	-	-	-	-	-	
Construction of 150ft. Wide Sec Dividing Road Sector 81-84 SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Construction of 100' Wide Road Bal Portion (Sector 104-105)	-		18,62,349	-	-	-	-	-	-	-	18,62,349	-	
Prov S/I of 100 feet Wide Road Sector 97/106-98/105	-		22,40,597	-	-	-	-	-	-	45,919	22,86,516	-	
Construction of Jn. Of IT City (Pr 9) SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Construction of Slip Road on PR-7 Meeting NH-22, Zirakpur	-		-	-	-	-	-	-	-	-	-	-	
Improvement of Junctions on PR-7 Road SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Repair of Slip Road on PR-7 Near WTC SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Repair and Painting of Rotary on PR-7 (Aerocity Jn)	-		-	-	-	-	-	-	-	-	-	-	
200 Wide Road Jn Airport Road to Kharar Banur (PR-9)	-		-	-	-	-	-	-	-	-	-	-	
Approach Road to IAS/PCS Officer's HBS Mullanpur	-		-	-	-	-	-	-	-	-	-	-	
Repair of lights in Sports Cmplex 55, 59, 61, 63 & 65 Group-A	-		-	-	-	-	-	-	-	21,57,165	21,57,165	-	
Construction of 20 MGD WTP at Sighnpura(VEOLIA)	-		-	-	-	-	42,96,32,150	-	-	-	42,96,32,150	-	
20 MGD WTP at Sinhpur	-		-	-	-	-	38,56,724	-	-	-	38,56,724	-	
Design of 25 MGD WTP at Sinhpur	-		-	-	-	-	15,34,000	-	-	-	15,34,000	-	
Rising Main 45 MGD at Sinhpur(SPUNPIPE)	-		-	-	-	-	2,45,15,900	-	-	-	2,45,15,900	-	
S/E/T/C of LED Lights on IAS/PCS Society Road	-		-	-	-	-	-	-	-	-	-	-	
Shifting of SL Poles on Road Jn IT City & PR-09	-		-	-	-	-	-	-	-	-	-	-	
Improvement S Curve on PR 7 (200 Ft Road)	-		6,37,074	-	-	-	-	-	-	-	6,37,074	-	
Upgradation of 200 Wide Road in HR 2 from Mullanpur	-		-	20,31,42,418	-	-	-	-	-	-	20,31,42,418	-	
150 Wide Sector dividing road sector 81/84	13,29,303		-	-	-	-	-	-	-	-	13,29,303	-	
Bridge on 100 Wide road sector 80-81	-		-	-	1,95,13,528	-	-	-	-	-	1,95,13,528	-	
Road sector junction 89/96,87/97 to jn 84/100,83/101 SAS Nagar	-		-	-	2,13,86,227	-	-	-	-	57,16,091	2,71,02,318	-	
STR of road from sector 67/68,79/80 upto Kharar,Banur	-		-	-	39,13,989	-	-	-	-	-	39,13,989	-	
Special Repair of Sports Complex Sector 59,61,65,56,71	-		-	-	36,73,308	-	14,29,803	-	-	-	51,03,111	-	
Supplying lying Testing and Comm. Rising of 10 M (Tirupta)	-		-	-	-	-	18,34,91,163	-	-	-	18,34,91,163	-	
Provision PHS on 200 airport road from JLPL to PR-7	-		-	-	-	8,10,68,061	-	-	-	-	8,10,68,061	-	
Providing PHS on 200 PR Road	-		-	-	-	-	2,97,88,724	-	-	-	2,97,88,724	-	
Dev. & Maintenance H/w IAS/PCS Colony	-		-	-	-	-	-	-	-	-	-	-	
Prov. LED on Rd Junc 89/96/87/97 to 84/100/83/101	-		-	-	-	-	-	-	-	-	-	-	
S.E.T/C of 13 passengers 2m/s Spd elevators Chappc	-		-	-	-	-	-	-	-	98,80,000	98,80,000	-	
Wid & upg. 200 wide PR 4 Road Vill togan to B	-		-	8,62,10,881	-	-	-	-	-	-	8,62,10,881	-	
Infrastructure Works	-		-	-	-	-	-	-	-	-	-	-	
Reallignment and Channelisation of choe fall in IT City	-		-	-	-	-	-	-	-	-	-	-	
"W" type metal beam crash barrier on "S" type curve on 200" wide road near Gurudwara Mata Sunder Kaur	-		34,45,968	-	-	-	-	-	-	-	34,45,968	-	
"W" type metal beam crash barrier on centre verge of road from junction 73/74 to NH-21	-		-	-	-	-	-	-	-	-	-	-	
300 Wide Road International Airport Part 11	-		-	-	-	-	-	-	-	-	-	-	
Annual Maint of 200" road from NH-64 to NH-22, SAS Nagar(2019-20)	-		73,48,563	-	-	-	-	-	-	-	73,48,563	-	
Closing Medians Near JLPL Sec.82 SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Const. of Dual Carriage Way HLBon N-Choe Road 80/81	-		-	-	-	-	-	-	-	-	-	-	
Const of slip road on PR-7 meeting NH-22, Zirakpur	-		-	-	-	-	-	-	-	-	-	-	
Painting of ROB near JLPL Sec-82, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
Painting of Curbs from Sec Jn73/74 to RUB Sector-82	-		-	-	-	-	-	-	-	-	-	-	
Paint of railing sec Jn 73/74 to ROB (Near JLPL), SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	
P&F of Cantilever Sign Board at Major Road Jn. Moha	-		-	-	-	-	-	-	-	-	-	-	
P&F of Road Furniture From JLPL Sec.82 to NH-64	-		-	-	-	-	-	-	-	-	-	-	
P&F of Road Furniture From Jn-NH64 to NH22	-		-	-	-	-	-	-	-	-	-	-	
Improvement of Major Jn 150 Wide Road sec JN 77/78	-		-	-	3,39,775	-	-	-	-	-	3,39,775	-	
P&F of Road Furniture FromSec.73/74 to NH-21 Mohali	-		-	-	-	-	-	-	-	-	-	-	
P& F of road furniture on 300" foad Rotary Jn to Int Airport	-		-	-	-	-	-	-	-	-	-	-	
P&F of Road Furniture on 300" wide airport road	-		-	-	-	-	-	-	-	-	-	-	
P&F of Wtype Crash Barrier on 200 Wide Road Nr.Mata	-		-	-	-	-	-	-	-	-	-	-	
P&F road furniture on 200 feet wide road from Sector Junction 73-74 to RUB (Near JLPL)	-		-	-	-	-	-	-	-	-	-	-	
Prov High Impact Dominator Barrier for Airport	-		-	-	-	-	-	-	-	-	-	-	

Repair of patches on 200" road from JLPL Sec-82 to NH-64,SAS Nagar	-			-	-	-	-	-	-	-	-	-	-
Repair of patches on 200" road from NH-64 to NH-22, SAS Nagar	-			-	-	-	-	-	-	-	-	-	-
Repair of railing Sector Jn 73-74 to RUB (Near JLPL), SAS Nagar	-			-	-	-	-	-	-	-	-	-	-
Road From Papri Bridge (Sec.82) to NH-22(Near Mc D	-			-	-	-	-	-	-	-	-	-	-
Topographical Survey of 40"road Jun 100/104 to 101	-			-	-	-	-	-	-	-	-	-	-
Up-Gradation Road From Rly Under BridgeJLPL to 73/7	-			-	-	-	-	-	-	-	-	-	-
100 Wide Road Village Parol to PR 6 Road Mullanpur	-			-	-	-	-	-	-	-	-	-	-
200' Wide Road Mullanpur	-			-	-	-	-	-	-	-	-	-	-
Paint of Gantries on 200" Rd UT to KS T Jn	-			-	-	-	-	-	-	-	-	-	-
Special Repair in Focal Point, Rajpura	-			-	-	-	-	-	-	-	-	-	-
Aug of S/L Arrangement (with LED) on Balongi Road	-			-	-	-	-	-	-	-	-	-	-
Constr of 1 No Tower from 220kv Majra to Mullanpur	-			-	-	-	-	-	-	-	-	-	-
Prov. S/L Arrangement on 200" Rd NH64 to NH22,Zirkpr	-			-	-	-	-	-	-	-	-	-	-
Prov S/L with LED fitting on 200' wide rd 78/79 upto Khr-Landran	-			-	-	-	-	-	-	-	-	-	-
Sply of LED Fixtures at Various Rd in New Chd & SAS	-			-	-	-	-	-	-	-	-	-	-
Arrangement of Temporary Car Parking in ISB SAS Nagar	-			-	-	-	-	-	-	-	-	-	-
Repairing and Painting Sign Board of Various Roads Mohali	-			-	-	-	-	-	-	-	-	-	-
Repair of Civil, PH, Elec. Service at SCO 5,6 and 7, Ph-1, Mohali	-			-	-	-	-	-	-	-	-	-	-
C/O Parking Shopping Centre Focal Point Rajpura-II	-			-	-	-	-	-	-	-	-	-	-
Green Park Urban Forest sector 97	-			-	-	44,781	-	-	-	-	1,995	44,781	1,995
P & F Different Sign Board (Group-A)	-			-	-	-	-	-	-	-	-	-	-
Development of Green Pocket Ins Focal Point, Rajpura	-			-	3,13,115	-	-	-	-	-	-	3,13,115	-
Development of Parking in Comm. Pocket at Rajpura	-			-	15,34,600	-	-	-	-	-	-	15,34,600	-
P & F Stainless Indication Board at Focal Point, Rajpura	-			-	-	-	-	-	-	-	-	-	-
200 Wide Road Sec 78/79 ,68/69,87/86	-			-	-	94,400	-	-	-	-	-	94,400	-
150' Wide Road Sec. Jn. 77/76, 88/89 to Sec. Jn. 80/81, 84	-			-	-	1,25,62,840	-	-	-	-	-	1,25,62,840	-
Sports Complex Sector- 69, 71 and 78	-			-	-	-	-	-	-	-	-	-	-
Comm. Pkt. At Focal Point Rajpura	-			-	-	-	-	-	-	-	-	-	-
Prov. Traffic Management Systems at 3 No. Jun. on 200' Airport Road	-			-	-	-	-	-	-	-	-	-	-
200/100 Wide Road Sec Jn 80/81/84/85 to Jn100/99	-			-	-	-	-	-	-	-	-	-	-
LED/Lon Bal. Portion of 100 ft. Wide Road 104/105	-			-	-	-	-	-	-	-	-	-	-
Prov. S/L with LED fitting on 200' wide road 78/79 upto Kharar/Landran	-			-	-	-	-	-	-	-	-	-	-
Supply of Vehicle Mounted Cable Fault Locator PSPCL	-			-	-	-	-	-	-	-	-	-	-
Crossing of water supply pipeline of 1400 MM	-			-	-	-	-	-	-	-	-	-	-
Engineering , design , solar system setor 59, 63 ,71,78	-			-	-	-	-	-	-	-	-	-	-
Outfall storm sewer for disposal of rainwater 83 - 89	-			-	-	-	-	-	-	-	-	-	-
200 wide road from ISSER to Gurudwara Singh Shaheedan	-			-	-	-	-	-	-	-	-	-	-
Dev. Of H/w on 200' wide Aerocity Road	-			-	-	-	-	-	-	-	-	-	-
Prov./Fix Trees & Shrubs with 3 years Mtc. 200' TDI Road	-			-	-	-	-	-	-	-	-	-	-
Construction of parking in comm. Pocket at Rajpura Focal Point	-			-	-	-	-	-	-	56,94,324	56,94,324	-	
100 wide road sector Jn 97/106,107 to 98/99/105	-			-	-	-	-	-	-	-	-	-	-
200 wide road PR-7 from NH-22 towards Sukhna Choe	-			-	-	-	-	-	-	-	-	-	-
Additional 20 MVA 66 KV transformer at 66KV grid	-			-	-	-	-	-	-	-	-	-	-
LED/ Lon Bal. Portion of 100 ft. wide road 104/105	-			-	-	-	-	-	-	-	-	-	-
Prov. Additional 20 MVA 66KV transformer at 66KV	-			-	-	-	-	-	-	-	-	-	-
Prov./L with LED fitting on 200 wide road 78/79 upto Kharar Landran	-			-	-	-	-	-	-	97,370	97,370	-	
SETC of LED lights in place of HPSV lights in GMADA area.	-			-	-	-	-	-	-	29,45,636	29,45,636	-	
SETC of LED lights in place of HPSV lights at PR 9	-			-	-	-	-	-	-	48,37,472	48,37,472	-	
IT City	-			-	-	-	-	-	-	-	-	-	
Development of IT City	-			-	-	-	-	-	-	3,934	3,934	-	
Development of IT City (PH Works)	-			-	-	-	-	-	-	-	-	-	
Development of IT City Block D,G,F and H	-			-	-	-	-	23,00,874	-	-	23,00,874	-	
Development of horticulture work on road 9 , near AMITY University in IT City	-			-	-	-	-	45,34,571	-	-	45,34,571	-	
Electrical Connection to 2 No. Water Works in IT 66B, 83	-			-	-	-	-	-	-	-	-	-	
Survey Work of IT City 380 Acres Aerotropolis 887 Acr	-		7,88,033	-	-	-	-	-	-	-	-	7,88,033	
License Fee Works	-		-	-	-	-	-	-	-	-	-	-	
Paint, clean & repair of BBSB Gate Shahidi Mela at Fatehgarh Sahib	-		-	2,28,702	-	-	-	-	-	-	2,28,702	-	

P & L 80mm I/d RCC storms/sewer Sector-70 to 200ft Airport	-		-	-	-	-	-	-	-	-	-	-
Dev. of Comm. Pocket Adjacent to Vill. Phirni Mator	-		-	-	-	-	-	-	-	-	-	-
Sector 76	-		-	-	-	-	-	-	-	-	-	-
Const. of Slip Road Near Judicial Complex Sec 76	-		-	-	-	-	-	-	-	-	-	-
Dev of Commercial Pocket Sec 78,79,80 Bal Work, Mai	-		-	-	-	-	-	-	-	-	-	-
Dev. of Parks Sec.76 SaS Nagar	-		-	-	-	-	-	-	-	-	-	-
C/O 150' Wide Road Jn 76/77, 88/89 to 80/81	-		-	-	-	-	-	-	-	702	702	-
Prov. TMS on Sector 76-77-88-89 and Sync with Existing TMS	-		-	-	-	-	-	-	-	-	-	-
Sector-76 U	-		-	-	-	-	-	-	-	-	-	-
Balance storm water drainage Sector-76/77	-		-	-	-	-	-	-	-	-	-	-
C/o 2 Nos. V-wire based rainwater harvesting 76 to 80	-		-	-	-	-	-	-	-	-	-	-
Sector 77	-		-	-	-	-	-	-	-	-	-	-
Prov. LED onJunc Sector-76/77/78/89 to Junc. 80/81/84/85	-		-	-	-	-	-	-	-	10,92,520	10,92,520	-
Prov.SL near Sanatam Dharam Mandir Sector-48-C	-		-	-	-	-	-	-	-	-	-	-
100 Wide Road Div Sec 76/77 Sas Nagar	-		-	-	-	-	-	-	-	-	-	-
Dev. of Sector-77 Mohali	-		-	-	-	-	-	-	-	-	-	-
Spl Repaire & Recarpeting of Internal Roads Sec.77	-		-	-	-	-	-	-	-	-	-	-
Dev. Of Remain Internal Roads and Patch Sector-77	-		-	-	-	-	-	-	-	-	-	-
C/O New bus stand sector 77 SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
Dev. Of Remain Internal Roads and Patch on old roads Sector-77	-		-	-	-	-	-	-	-	-	-	-
Dev. With One year Main. Of H/w in Park Sector-77	-		-	-	-	-	-	-	-	-	-	-
Widening of existing shopping street road Phase 7 T	-		-	-	1,02,62,351	-	-	-	-	-	1,02,62,351	-
Bal work of Prov Elec HT LT Residential pocket in Sector 77	-		-	-	-	-	-	-	-	4,11,304	4,11,304	-
Bal work of commercial pocket in Sector 77	-		-	-	63,91,160	-	-	-	-	-	63,91,160	-
Dev. Of parks in Sector-77, Mohali	-		-	-	-	-	-	-	-	-	-	-
Sector 78	-		-	-	-	-	-	-	-	-	-	-
Development of remaining internal roads, Sector-78, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
Development of remaining parks, Sector-78, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
Dev. of Parks Sec.78, Mohali	-		-	-	-	-	-	-	-	-	-	-
Spl.Repaire & Recarpening of Internal Roads Sec78	-		-	-	-	-	-	-	-	-	-	-
Spl Repair of Sector Dividing Road Sec 78/79	-		-	-	-	-	-	-	-	-	-	-
Patchwork on already constructed road Sector-78	-		-	-	-	-	-	-	-	-	-	-
Balance Electrification Work in Residential Pocket Sector-78	-		-	-	-	-	-	-	-	1,30,870	1,30,870	-
Development of Commercial Pocket Sector-78	-		-	-	-	-	-	-	-	-	-	-
Sector 78 U	-		-	-	-	-	-	-	-	-	-	-
C/o 200road From Jn 78/79,86/97to105/106,108/09upKh	-		-	-	-	-	-	-	-	-	-	-
Balance work of PHS in Sector-78	-		-	-	-	-	-	-	-	-	-	-
Development of commercial pocket in Sector 78	-		-	-	-	-	-	-	-	-	-	-
Prov. Electrification Work in Remaining Area of Sector-78	-		-	-	-	-	-	-	-	-	-	-
Sector 79 U	-		-	-	-	-	-	-	-	-	-	-
Balance work of PHS in Sector-79	-		-	-	-	-	-	-	-	-	-	-
Development of remaining internal roads of Sec-79, SAS Nagar	-		9,66,680	-	-	-	-	-	-	-	9,66,680	-
Development of remaining Parks of Sector-79, SAS Nagar.	-		-	-	-	-	-	-	-	-	-	-
Development of Sector 79, Mohali	-		-	-	-	-	-	-	-	-	-	-
Dev. of Commercial Pocket(Balance Work) Sec.79 Moha	-		-	-	61,32,298	-	-	-	-	-	61,32,298	-
Dev. of Parks Sec.79 (Balance Work)	-		-	-	-	-	-	-	-	-	-	-
Spl. Repaire of Road Sec.79/80 SAS Ngr	-		-	-	-	-	-	-	-	-	-	-
Spl. Repaire & Recarpeting of Internal Roads Sec.79	-		-	-	-	-	-	-	-	-	-	-
Up Gradation of Road JN67/68,79/80 to Kharar Banur	-		-	-	-	-	-	-	-	-	-	-
Development of Sector 79	-		-	-	-	-	-	-	-	-	-	-
Patchwork on already constructed road Sector-79	-		-	-	-	-	-	-	-	-	-	-
Prov. Balance Elec. Sector-79 Mohali	-		-	-	-	-	-	-	-	-	-	-
Prov. DG set main control panel & ailing at W/W Sector-79	-		-	-	-	-	-	-	-	-	-	-
Prov. G/L in Various Parks of Sector-79, Mohali	-		-	-	-	-	-	-	-	-	-	-
Prov. S/L in Commercial Pocket Sector 79-80	-		-	-	-	-	-	-	-	-	-	-
Prov. Traffic Management System at 5 Nos. Jn 79-80, 78-79	-		-	-	-	-	-	-	-	-	-	-
Dev. & Mtc. Of Horti./Landscaping in Parks Sec.-79	-		-	-	-	-	-	-	-	-	-	-
Sector 80 U	-		-	-	-	-	-	-	-	-	-	-
Development of remaining internal roads, Sector-80, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
Earth filling of berm on sector div road 80/81, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-
C/O Road sec 80 Bal Work	-		-	-	7,05,038	-	-	-	-	-	7,05,038	-

Spl.Repaire & Recarpeting of Internal Roads Sec.80	-		-	-	-	-	-	-	-	-	-	-	-
Development of Commercial Pocket Sector 80	-		-	-	1,00,11,331	-	-	-	-	-	-	1,00,11,331	-
Patchwork on 200' wide road dividing Sector 80-81	-		-	-	-	-	-	-	-	-	-	-	-
Development of New Sectors 76 to 80, Mohali	-		-	-	-	-	-	-	-	-	-	-	-
Dev. of Sector 81 Mohali	-		-	-	-	-	-	-	-	-	-	-	-
Dev. of Sector 80 Mohali	-		-	-	-	1,45,153	-	-	-	-	-	1,45,153	-
Development of Parks Sector-80, SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	-
Development of remaining Parks and repair of existing parks Sector-80	-		-	-	-	-	-	-	-	-	-	-	-
Patchwork on already constructed road Sector-80	-		-	-	-	-	-	-	-	-	-	-	-
MTC / SPL Repair of S/L and Erec. Octogonal Pole 80/85	-		-	-	-	-	-	-	-	-	17,659	17,659	-
Prov. And Fix SS Indicator Board and Board in Sector 76-80	-		-	-	-	-	-	-	-	-	-	-	-
Prov. And Fix high inter signboard at variousE.Po	-		-	-	61,38,883	-	-	-	-	-	-	61,38,883	-
Carpeting of Phirni Road Vill Moulivaidwah Sec 80	-		-	-	35,95,026	-	-	-	-	-	-	35,95,026	-
Road Div. Sector 81/84 SAS Nagar	-		-	-	-	-	-	-	-	-	-	-	-
P&F barbed wire fencing In Vacant lannd Sector 80	-		-	-	2,70,253	-	-	-	-	-	-	2,70,253	-
Bal. works electric. Sector-80	-		-	-	-	-	-	-	-	-	-	-	-
Balance Work of Electrification in Resi., Sector-80	-		-	-	-	-	-	-	-	-	2,55,303	2,55,303	-
Prov Elect HTLT Comm pockets of 78,79 and 80	-		-	-	-	-	-	-	-	-	9,75,76,505	9,75,76,505	-
Development of Horticulture work in park, Sector-80	-		-	-	-	-	-	-	-	-	-	-	-
Sector-83	-		-	-	-	-	-	-	-	-	-	-	-
Drawing and consultancy upgradation of STP Sector-83	12,63,345		-	-	-	-	-	-	-	-	-	12,63,345	-
Upgradation of STP, Sector-83	500		-	-	-	46,01,17,626	-	-	-	-	-	46,01,18,126	-
Sector 88-89	-		-	-	-	-	-	-	-	-	-	-	-
Dev. of Civil Work Sec.88-89 SAS Nagar	-		-	2,437	-	-	-	-	-	-	-	2,437	-
Dev of Commercial Pocket Sec 88/89,95/96	10,68,462		-	-	-	83,64,796	-	-	-	-	2,16,092	83,64,796	12,84,554
Development of H/W in Parks With 3 years MTCin Sector 88-89	-		-	-	-	-	-	1,67,99,385	-	-	-	1,67,99,385	-
Development of Commercial Pocket SEc 88-89	-		-	-	-	-	-	-	-	-	-	-	-
Development of Sector 88-89	-		-	-	-	-	-	-	-	-	81,23,535	81,23,535	-
S/I/T/C of LED fixtures Eco 1,2, & comm pocket 88, 89, 95, 96 Mohali	-		-	-	-	-	-	-	-	-	3,93,256	3,93,256	-
Prov S/L Along R/line at Sec 104	-		-	-	-	-	-	-	-	-	-	-	-
Development of Parks in Various Pockets, Sector 88-89	-		-	-	-	-	-	-	-	-	-	-	-
Roadside Plantation Sector-88	-		-	-	-	-	-	1,03,41,847	-	-	-	1,03,41,847	-
Roadside Plantation Sector-89	-		-	-	-	-	-	48,54,970	-	-	-	48,54,970	-
Sector 90-91	-		-	-	-	-	-	-	-	-	-	-	-
Dev of New Sctor Sec 90-91	11,98,120		-	-	-	-	-	-	-	-	-	-	11,98,120
Prov DG Set Main Control Panel & Aling at W/W Sec79	-		-	-	-	-	-	-	-	-	-	-	-
Sector 54 U	-		-	-	-	-	-	-	-	-	-	-	-
Aug of W/S Scheme of Mohali(PH V and VI)	-		-	-	-	-	18,95,08,163	-	-	-	-	18,95,08,163	-
Sector 56 U	-		-	-	-	-	-	-	-	-	-	-	-
P&F Barbed Wire Fencing Sector 56	-		-	-	85,151	-	-	-	-	-	-	85,151	-
Const of 60'Rd Ne Deptt of WS PH-11A	-		-	-	-	28,86,827	-	-	-	-	-	28,86,827	-
Topographical Survey New Medical College Ph-6, Mohali	-		-	-	-	-	-	-	-	-	-	-	-
Sector 66 U	-		-	-	-	-	-	-	-	-	-	-	-
Construction of Service Road infront of NCB Sector-66, Mohali	-		-	-	-	-	-	-	-	-	-	-	-
Development of Sector-90 SAS Nagar	10,00,720		-	-	73,160	-	-	-	-	-	-	-	10,73,880
Sector 51 U	-		-	-	-	-	-	-	-	-	-	-	-
Approach Road and Parking at CHD Horse Riders Club	-		-	-	6,74,706	-	-	-	-	-	-	6,74,706	-
Sector 55 U	-		-	-	-	-	-	-	-	-	-	-	-
60 Wide Road Near Dept of water supply of Phase 1	-		-	-	40,90,633	-	-	-	-	-	-	40,90,633	-
Repair and Fixing of 2 Nos Unipoles on Rotary	-		4,55,427	-	-	-	-	-	-	-	-	4,55,427	-
Electrical Mtce. Of SCO 1-12, Sector 55	-		-	-	-	-	-	-	-	-	-	-	-
Sector 77 U	-		-	-	-	-	-	-	-	-	-	-	-
Balance work of sewer scheme in Sector-77	-		-	-	-	-	-	-	-	-	-	-	-
Constr of W/W Sector 77	-		-	-	-	-	1,51,36,556	-	-	-	-	1,51,36,556	-
Balance work of W/S Sector-77	-		-	-	-	-	-	-	-	-	-	-	-
Boring and Instt. Of 2 T/W in Sector-77	-		-	-	-	-	-	-	-	-	-	-	-
Supply and Comm. 2 Submarsible pumping Sector-77	-		-	-	-	-	-	-	-	-	-	-	-
Electrification Work in Residential Sector-77,78,79,80	-		-	-	-	-	-	-	-	-	-	-	-
Bal. work of prov. Elec. HT LT residential area Sector-77	-		-	-	-	-	-	-	-	-	-	-	-
Clearence and Barbed wire fencing	-		-	-	2,34,675	-	-	-	-	-	-	-	2,34,675
Sector 88/89 U	-		-	-	-	-	-	-	-	-	-	-	-
Prov Exhaust Fans in 1620 Flats in PPA Sector-88	-		-	-	-	-	-	-	-	-	-	-	-
200 Wide road peripherial road sec 88-89	-		-	-	-	-	-	-	-	-	-	-	-
Sector 76-80	-		-	-	-	-	-	-	-	-	-	-	-

P&F of GlassEncl.Aroudlift BBSB-Chapparchiri	-		-	-	-	-	-	-	-	-	-	-	-
ESTATE SEWER KURALI	-		-	-	-	-	-	-	-	-	-	-	-
Mtc of STP Kurali	-		-	-	-	-	-	-	-	-	-	-	-
STP at Derabassi	-		-	-	-	-	-	-	-	-	-	-	-
MTC of 4 MLD STP at Derabassi	-		-	-	-	21,600	-	-	-	-	-	21,600	-
MTCof 1.5 MLD STP at Lalru	-		-	-	-	25,40,054	-	-	-	-	-	25,40,054	-
Augm of S/I Panel on App road BBSBWM Chapp	-		-	-	-	10,91,566	-	-	-	-	-	10,91,566	-
Prov Civil -and Elec Works in lift shafts in BBSBWM	-		-	-	-	-	-	-	-	1,90,546	-	1,90,546	-
Annual Mtc. M.R. Singh AFPI Sector-77	-		-	-	-	-	-	-	-	7,07,896	-	7,07,896	-
Repair and str of Phmi Road vill ,Kambala	-		-	-	-	-	-	-	-	-	-	-	-
Painting of stage and other work Govt. College Ph-6	-		-	-	-	-	-	-	-	-	-	-	-
Prov Instt & Comm of Online Monitoring system for P	-		-	-	-	-	-	-	-	-	-	-	-
Prov. Online UPS system lift at BBSBWM, Chapparchiri	-		-	-	-	34,68,000	-	-	-	-	-	34,68,000	-
P/f Acoustic Door Chappar chiri	-		-	-	-	-	-	-	-	-	-	-	-
Medicity	-		-	93,715	-	-	-	-	-	-	-	93,715	-
Prov ElecConnect Medicity PH 1 & 2	-		-	-	-	-	-	-	-	-	-	-	-
Dev of Medicity Ph - 1 & 2	-		-	-	-	-	-	-	-	6,42,575	-	6,42,575	-
Flyover & Dev of Medicity on 120 Wide Road in Mulla	-		-	-	-	-	19,75,804	-	-	-	-	19,75,804	-
Medicity 45mtr ISVR/7 & HR1 Road	-		-	-	-	-	-	-	6,73,155	-	-	6,73,155	-
Medicity Mullanpur	-		-	-	-	-	-	-	-	-	-	-	-
Dev. & Maintenance of H/w for 3 year main in Medicity New Chd.	-		-	-	-	-	-	-	-	-	-	-	-
Dev. & Maintenance of Horticulture work in Medicity, New Chd.	-		-	-	-	-	-	-	1,07,96,724	-	-	1,07,96,724	-
P/F of Directional Board in Medicity	-		-	2,12,989	-	-	-	-	-	-	-	2,12,989	-
PR 4 ROAD	-		-	-	-	-	-	-	-	-	-	-	-
Prov S/L (Except Fixtures) 200' PR-4 Rd	-		-	-	-	-	-	-	-	-	-	-	-
Shifting &Dismantling HT/LT Line 200'rd PR-4	-		-	-	-	-	-	-	-	-	-	-	-
PROV. EXTERNAL PH SERV. IN 156 LIG B/M	-		-	-	-	-	-	-	-	-	-	-	-
PROV. EXTERNAL PH SERV. IN 156 LIG B/M	-		-	-	-	-	-	-	-	-	-	-	-
Errad. Parth. Sector-48-65 & 70&71	-		-	-	-	-	-	-	-	-	-	-	-
Sector 48 U	-		-	-	-	-	-	-	-	-	-	-	-
Approach road to Gurudwara sector 48C Mohali	-		-	-	-	-	-	-	-	-	-	-	-
Providing & Laying of Trunk Swg. Lines Grid Rd. N. Chd.	-		-	-	-	-	-	-	-	-	-	-	-
Providing & Laying of Trunk Swg. Lines Grid Rd. N. Chd.	-		-	-	-	-	-	-	-	-	-	-	-
Providing & Laying of Trunk Swg. Lines Grid Rd.-OCR	-		-	-	-	-	7,08,84,466	-	-	-	-	7,08,84,466	-
Sec 62 to 65	-		-	-	-	-	-	-	-	-	-	-	-
Widening of shopping street road sector 62-65 SAS Nagar	-		-	-	-	3,30,65,232	-	-	-	-	-	3,30,65,232	-
Sector-62 U	-		-	-	-	-	-	-	-	-	-	-	-
Sec 65 U	-		-	-	-	-	-	-	-	-	-	-	-
Road in Motor Market sector 65 Sas Nagar	-		-	-	-	-	-	-	-	-	-	-	-
Prov. PHS in Motor Market Sector-65	-		-	-	-	-	-	-	-	-	-	-	-
Shifting of pipeline in LIG MIG Flats PH-11	-		-	-	-	1,20,63,000	-	-	-	-	-	1,20,63,000	-
156 LIG (PH WORK) INB/M	-		-	-	-	-	-	-	-	-	-	-	-
Sec 88 H	-		-	-	-	-	-	-	-	-	-	-	-
Environmental Consultancy Charges	-		-	-	-	-	-	-	-	-	-	-	-
Sector 57 U	-		-	-	-	-	-	-	-	-	-	-	-
Repaire of Sector Divi. Road Sec,57to Balongi From	-		-	-	-	-	-	-	-	-	-	-	-
Street Light Balongi Road Sec-57	-		-	-	-	-	-	-	-	-	-	-	-
Sector 62 U	-		-	-	-	-	-	-	-	-	-	-	-
C/o Food Court Road Sec 62	-		-	-	-	-	-	-	-	-	-	-	-
Prov S/L on roads around Food court Sector 62	-		-	-	-	-	-	-	-	-	-	-	-
Sector 65 U	-		-	-	-	-	-	-	-	-	-	-	-
Beutfin of Entry Point & P/F of 5 No. Near Golf	-		-	-	-	-	-	-	-	-	-	-	-
P&F of Barbed Wire of Land of R/house BMM Sec.65	-		-	-	1,65,999	-	-	-	-	-	-	1,65,999	-
Community Centre Sector 65	-		-	-	-	-	-	-	-	-	-	-	-
Development of Motor Market Sec 65 Sas Nagar	-		-	-	8,84,377	-	-	-	-	56,18,099	-	65,02,476	-
Shifting of LT Lines Plt NO. 545A	-		-	-	-	-	-	-	-	-	-	-	-
Sector 68 U	-		-	-	-	-	-	-	-	-	-	-	-
Const of boundary wall along city park, Sec-68	-		-	-	-	-	-	-	-	-	-	-	-
C/O Slip Road in Front of SBI Sector 68	-		-	-	-	-	-	-	-	-	-	-	-
C/O Service Road infront of VRS Building Sector-68	-		12,08,558	-	-	-	-	-	-	-	-	12,08,558	-
Sector 69 U	-		-	-	-	-	-	-	-	-	-	-	-
evelopment of commercial pocket sector 69	-		-	-	-	-	-	-	-	-	-	-	-
Sector 70 U	-		-	-	-	-	-	-	-	-	-	-	-
C/o of Service Lane 5.5 Mtr Towards to Sec.70 Mohal	-		-	-	-	-	-	-	-	-	-	-	-
Service road near homelands heights sector 70	-		-	-	-	-	-	-	-	-	-	-	-

Sector-76-80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov. General lights in parks Sector-80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov. General lights in parks Sector-77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov. General lights in parks Sector-78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sector 76 to 80 U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Special repair of sector dividing road 78/79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P&F Cloured Display Board at various sector SAS Nagar	-	-	-	-	-	-	-	-	3,23,084	-	-	-	-	-	-	-	-	-	-	-	-	-	3,23,084	-	-
Sector 109 to 81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development of sector 109 to 81 Vill Chill	1,25,847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,25,847
Sector 67-68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P & F Barbed wire fencing in sector 67-68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dev and 1 Yr MTC of H/W in Park, Sector 67 H2714 to 2726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,23,734	-	-	-	10,23,734	-	-
Provision and Instl. Of 4 portable STP at Aerocity, IT, Eco	-	-	-	-	-	-	-	-	-	52,25,655	-	-	-	-	-	-	-	-	-	-	-	-	52,25,655	-	-
Head Office(Work in progress)	-	-	1,70,17,433	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,70,17,433	1,70,17,433
Total	4,10,03,117	-	1,70,17,433	68,41,23,104	48,12,37,390	21,13,00,709	-	3,23,084	-	52,25,655	69,06,62,709	95,89,78,709	-	10,23,734	-	-	5,86,94,806	2,39,89,857	32,72,91,349	3,47,01,23,044	2,41,76,139				

Schedule for Urban Estate Expenses for the Year 2022-23

Particulars	Sector	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	Transfer	Closing Balance as on 31.03.2023
AEROCITY													
Internal Road Aerocity (LHS)	Aerocity	64,57,419	-	-	-	-	-	-	-	-	-	64,57,419	-
Internal Road Aerocity (RHS)	Aerocity	43,73,186	-	-	-	-	-	-	-	-	-	43,73,186	-
Annual Mtc of 300'wide Airport Road From Aerocity	Aerocity	-	-	-	-	-	-	-	-	-	-	-	-
AEROCITY, MOHALI		-	-	-	-	-	-	-	-	-	-	-	-
Design & C/o 1.5 MLD & 4 MLD Cap Pump Stn & STP	Aerocity, Mohali	-	-	-	41,40,057	-	-	-	-	-	-	41,40,057	-
const of 15 MPS, 10 MLD STP and 5 MLD	Aerocity, Mohali	-	-	-	2,950	-	-	-	-	-	-	2,950	-
Mtc of Storm Drain Scheme 300' Airport Road	Aerocity, Mohali	-	-	-	1,68,305	-	-	-	-	-	-	1,68,305	-
Mtc of W/S Aerocity (LHS)	Aerocity, Mohali	-	-	-	67,01,762	-	-	-	-	-	-	67,01,762	-
Mtc of W/S Scheme Aerocity RHS	Aerocity, Mohali	-	-	-	69,70,267	-	-	-	-	-	-	69,70,267	-
Sweeping of Road of A. city LHS and RHS	Aerocity, Mohali	-	-	-	1,36,59,273	-	-	-	-	-	-	1,36,59,273	-
Sweeping of Roads & Disposal of Garbage Aerocity Rd	Aerocity, Mohali	-	-	-	18,35,647	-	-	-	-	-	-	18,35,647	-
Development of Aerocity(LHS)	Aerocity, Mohali	-	-	-	-	-	-	-	4,41,955	-	-	4,41,955	-
Development of Aerocity(RHS)	Aerocity, Mohali	-	-	-	-	-	-	-	1,39,206	-	-	1,39,206	-
Shifting of existing HT/LT lines	Aerocity, Mohali	-	-	-	-	-	-	-	3,936	-	-	3,936	-
Mtc of STP at Aerocity	Aerocity, Mohali	-	-	-	4,85,010	-	-	-	-	-	-	4,85,010	-
Mtc of W/S Aerocity (LHS)	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Scheme Aerocity (RHS)	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L in Aerocity--LHS	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L in Aerocity--RHS	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L on Airport Chwk to Kharar Banur Road	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L on Airport Road to Aerocity	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Maint. of S/L in Aerocity, S.A.S. Nagar	Aerocity, Mohali	-	-	-	-	-	-	-	79,56,075	-	-	79,56,075	-
200 wide road NH 64 to village Chhat	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Prov PH services in village Naraingarh	Aerocity, Mohali	-	-	-	3,02,188	-	-	-	-	-	-	3,02,188	-
M/O H/W on 200 Aerocity road	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Dev of Urban jungle	sector 97	-	-	-	-	-	-	-	1,260	-	-	1,260	-
Dev. Of PHS in Aerocity Right side.	Aerocity, Mohali	-	-	-	-	-	-	-	-	-	-	-	-
Annual mtc of SL/GL SAS Nagar(2016-17)	Annual mtc of SL/GL SAS	-	-	-	-	-	-	-	-	-	-	-	-
Annual mtc of S/L 01.04.21 to 31.3.2022	Annual mtc of S/L 01.04.21 to 31.3.2022	-	-	-	-	-	-	-	-	-	-	-	-
Urban Estate Development		-	-	-	-	-	-	-	-	-	-	-	-
Annual maintainence of road in industrial area focal point Rajpura	Urban Estate Development	-	-	-	-	-	-	-	-	-	-	-	-
Annual mtc of urban estate Anandpur Sahib	Urban Estate Development	-	-	-	-	-	-	-	-	-	-	-	-
ANANDPUR SAHIB U/E		-	-	-	-	-	-	-	-	-	-	-	-
Anandpur Sahib U/E	Anandpur Sahib U/E	-	-	-	-	-	-	-	-	-	-	-	-
Construction of pump chamber at U/E Anandpur Sahib	Anandpur Sahib U/E	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of W/S at Anandpur Sahib	Anandpur Sahib U/E	-	-	-	-	-	-	-	-	-	-	1,58,153	-1,58,153
Repair Manhole & C/O Tailed on outfall for UE Anand	Anandpur Sahib U/E	-	-	-	-	4,85,085	-	-	-	-	-	4,85,085	-
CHAPPARCHIRI WORKS		-	-	-	-	-	-	-	-	-	-	-	-
R/M OF BBSBWM, Chapparchiri	Chapparchiri Works	-	-	-	-	-	-	-	-	-	-	-	-
Maint Charges - BBSBWM Chpr	Chapparchiri Works	-	-	-	-	-	-	-	30,600	-	-	30,600	-
Mtc of general light and S/L at BBSBWM, Chapparchiri	Chapparchiri Works	-	-	-	-	-	-	-	1,890	-	-	1,890	-
Prov P.H services at BBSBWM	Chapparchiri Works	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of S/l at BBSBWM, Chapparchiri	Chapparchiri Works	-	-	-	-	9,55,670	-	-	-	-	-	9,55,670	-
CHATT ROAD AND PATIALA ROAD		-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L on Chatt Road and Patiala Road Junc	Chatt Road and Patiala Road	-	-	-	-	-	-	-	-	-	-	-	-
DIVIDING ROAD		-	-	-	-	-	-	-	-	-	-	-	-
Sanitation of Wk on Rd Dividing 86/87...103/104	Dividing Road	-	-	-	17,73,407	-	-	-	-	-	-	17,73,407	-
150PH work on sector dividing81/84	Dividing Road	-	-	-	13,29,303	-	-	-	-	-	-	13,29,303	-
ECOCITY		-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Horticulture work on 200 ft Mullanpur-Siswan road	Ecocity	-	-	-	-	-	-	69,90,616	-	-	-	69,90,616	-
Maintenance of S/L in Ecocity	Ecocity	-	-	-	-	-	-	-	2,360	-	-	2,360	-
Prov. Elec. Services (HT/L/S/L) at Ecocity	Ecocity	-	-	-	-	-	-	-	-	-	-	-	-

ECOCITY PH-I		-	-	-	-	-	-	-	-	-	-	-	-	-
Dev of one year mtc of H/W in special parks Ecocity	Ecocity Ph-1	-	-	-	-	-	-	-	-	-	-	-	-	-
Ecocity ph 1 six monthly report	Ecocity Ph-1	-	-	-	-	-	-	-	-	-	-	-	-	-
Dev. Of Ecocity Ph I	Ecocity Ph-1	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Ecocity Ph-1	Ecocity Ph-1	-	-	-	-	16,57,813	-	-	-	-	-	-	21,60,053	-5,02,240
Annual mtc of service road along with 200 wide road	Ecocity Ph-1	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/s Ecocity Ph 1	Ecocity Ph-1	-	-	-	-	6,04,290	-	-	-	-	-	-	49,22,330	-43,18,040
Traffic Signals in New Chd. Under GMADA Area	Ecocity Ph-1	-	-	-	-	-	-	-	18,65,836	-	-	-	18,65,836	-
ECOCITY PH-2		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/s Ecocity Ph-2	Ecocity PH-II	-	-	-	-	1,77,093	-	-	-	-	-	-	21,88,573	-20,11,480
Dev and 3 year mtc of H/W in Ecocity PH 2 Mullanpur	Ecocity PH-II	-	-	-	-	-	-	-	-	-	-	-	-	-
Development of Ecocity-2, New Chd	Ecocity PH-II	-	-	-	-	-	-	-	-	-	-	-	-	-
NEW CHANDIGARH		-	-	-	-	-	-	-	-	-	-	-	-	-
Dev and mtc of horticulture works on entry point no 1(opposite Ecocity) to Meedicity	New Chandigarh	-	-	-	-	-	-	-	-	-	-	-	-	-
Dev of Horticulture works on 190 ft and 92 ft road	New Chandigarh	-	-	-	-	-	-	23,26,577	-	-	-	-	23,26,577	-
Maintenance of S/L on 200' Rd., Mullanpur	New Chandigarh	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance of S/L on PR-4 Togan-1	New Chandigarh	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance of S/L on PR-4 Togan-4	New Chandigarh	-	-	-	-	-	-	-	-	-	-	-	-	-
M/O S/L on Kurali Siswan S1 Siswan T. Junction	New Chandigarh	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewer Scheme New Chd	New Chandigarh	-	-	-	-	3,361	-	-	-	-	-	-	3,361	-
MTC of Hort works in Ecocity 1	New Chandigarh	-	-	-	-	-	-	9,35,911	-	-	-	-	9,35,911	-
MTC Horticulture work at Airport entry point to Z Purentr	MTC Horticulture work at Airport entry point to Z Purentr	-	-	-	-	-	16,41,734	-	-	-	-	-	16,41,734	-
EDC WORKS		-	-	-	-	-	-	-	-	-	-	-	-	-
Prov/ Plant trees and Shrubs on PR-9 Road	EDC Works	-	-	-	-	-	23,97,492	-	-	-	-	-	19,28,719	4,68,773
Erradication of Parthanim of Aerocity Eft Hand Site	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Erradication of Wild Growth As Well As Cong Gross S	EDC Works	-	-	-	-	-	32,870	-	-	-	-	-	32,870	-
Errad Wild Growth As Will Cong Grass in Eco City Ph	EDC Works	-	-	-	-	-	-	25,26,623	-	-	-	-	25,26,623	-
Lecco Fogging Sprayi Purab Premimu Aarts Aerocity E	EDC Works	-	-	-	-	-	6,33,019	-	-	-	-	-	6,33,019	-
License Fee Works	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
AUGM.OF W/S SCHEME KAJAULI	EDC Works	-	-	-	-	90,47,181	-	-	-	-	-	-	90,47,181	-
Mtc of Sports Complexes 61,65,69,71	EDC Works	-	-	-	-	22,08,033	-	-	-	-	-	-	22,08,033	-
Mtc of Sports Complex Sec 59,61,65,71	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance of various sports stadiums at SAS Nagar	EDC Works	-	-	-	-	-	3,57,682	-	-	-	-	-	1,26,208	2,31,474
Mtc of Sports Stadium Sec , 65	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of W/S Sports stadium Ph-6	EDC Works	-	-	-	-	-	-	-	-	-	-	-	1,22,677	-1,22,677
Spcl Repair of sports stadium 56,59,61,65,71	EDC Works	-	-	-	-	14,90,437	-	-	-	-	-	-	14,90,437	-
Sports Stadium Ph-7	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Sports Stadium Phase-5	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Sports Stadium Sec 59,61,71,65	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Sports Stadium Sector 59	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
20 MGD at WTP at Sinhpura	EDC Works	-	-	-	-	2,35,978	-	-	-	-	-	-	2,35,978	-
AM of Storm Drain 200' Wd D (PR-9)	EDC Works	-	-	-	4,06,683	-	-	-	-	-	-	-	4,06,683	-
Maintenance of S/L onPR-9 Road, Aerocity	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Const of Road Gully Chambers on Slip Road PR-7	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair os slip road on PR 7 near WTC SAS Nagar	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
MTC of Hort Works on 300 Wide Airport Road	EDC Works	-	-	-	-	-	62,55,840	-	-	-	-	-	62,55,840	-
200 Wide Road Aerocity/ Airport Pr 9 Sas Nagar	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
M/O Hort works on 200 Aerocity D Rd and Entry P-EDC	EDC Works	-	-	-	-	-	8,70,483	-	-	-	-	-	8,70,483	-
Dev and mtc H/W IAS/PCS Colony	EDC Works	-	-	-	-	-	-	3,91,427	-	-	-	-	3,91,427	-
Approach Road to IAS/PCS Officr's H B S Mullanpur	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Paint of Walls of IAS/PCS Society U/pass 200"	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L of Aerocity at PR 07.	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of Sports Stadium Phase-V	EDC Works	-	-	-	-	-	-	-	1,05,510	-	-	-	1,05,510	-
Maint of Sports Stadium Phase-VI	EDC Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of Sports Stadium Phase-VII	EDC Works	-	-	-	-	-	-	-	21,860	-	-	-	21,860	-
Maint of Sports Stadium Sec.65	EDC Works	-	-	-	-	-	-	-	57,570	-	-	-	57,570	-
Maint of Sports Stadium Sec.63	EDC Works	-	-	-	-	-	-	-	7,980	-	-	-	7,980	-

LICENSE FEE WORKS		-	-	-	-	-	-	-	-	-	-	-	-	-
ESTATE SEWER KURALI.	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
STP at Derabassi	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of 1.5 MLD STP at Laliru	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of 4 MLD STP at Derabassi	License Fee Works	-	-	-	17,29,466	-	-	-	-	-	-	-	17,29,466	-
MTC of storm water drainage Mullanpur,Kurali-Siswan	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
M/o Prov Fecility Managementat Chapper Chirri	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance of BBSB Gate, Fategarh Sahib	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance of S/L in Mohali area	License Fee Works	-	-	-	-	-	-	-	-	-	-	-	-	-
MAINTENANCE OF SEWAGE JETTING MACHINE		-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of Sewage Jetting Machine	Maintenance of Sewage Jetting Machine	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Sewer Jetting Machine	Maintenance of Sewage Jetting Machine	-	-	-	1,07,053	-	-	-	-	-	-	-	1,07,053	-
MTC. OF SEWER CLEANING MACHINE		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of sewer cleaning machine	Mtc. Of sewer cleaning machine	-	-	-	2,48,387	-	-	-	-	-	-	-	2,48,387	-
MEDICITY		-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of Medicity New Chd	Medicity	-	-	-	-	-	-	-	979	4,220	-	-	5,199	-
Annual Maintance of Medicity Road Mullanpur	Medicity	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal repair of RCC pipes at 200 wide road chd-Kurali	Medicity	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of entry point No 1 & 2 at Medicity, Mullanpur	Medicity	-	-	-	-	-	-	-	9,55,381	-	-	-	9,55,381	-
Annual Main of Flyover at Medicity/eco City	Medicity	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. Of Medicity PH-1 & 2	Medicity	-	-	-	-	-	-	-	-	-	-	-	2,07,014	-2,07,014
Repair of painting of Kerbs of road in Front of BAB	Medicity	-	4,15,826	-	-	-	-	-	-	-	-	-	4,15,826	-
Mtc of Hort work on 200 wide road Central VE	Mtc of Hort work on 200 wide road Central VE	-	-	-	-	-	10,62,232	-	-	-	-	-	10,62,232	-
Mtc of Horticulture work on 300 wide Airport Road SAS	Mtc of Horticulture work on 300 wide Airport Road SAS	-	-	-	-	-	11,78,112	-	-	-	-	-	11,78,112	-
Mtc of nursery 63	Mtc of nursery 63	-	-	-	-	-	-	-	-	-	-	-	-	-
PR-4		-	-	-	-	-	-	-	-	-	-	-	-	-
PR-4 Road	PR-4 Road	-	-	-	-	-	-	-	-	-	-	-	-	-
App Road for Petrol Pump PR-4, Togan to Booth	PR-4 Road	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Maint of 200" Wide PR-4 Road	PR-4 Road	-	-	-	-	-	-	-	-	-	-	-	-	-
PR-6		-	-	-	-	-	-	-	-	-	-	-	-	-
Prov Electy Works Govt College Ph-6	PH-6	-	-	-	-	-	-	-	-	-	-	-	-	-
Transplantation of Big Trees with one year	PH-7 to 11	-	-	-	-	-	24,31,800	-	-	-	-	-	24,31,800	-
PR 9		-	-	-	-	-	-	-	-	-	-	-	-	-
Annual mtc of Kerbs and Channels on 200 wide PR 9 road	PR 9	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Charges - Purab	PR 9	-	-	-	-	-	-	-	-	-	-	-	-	-
Purab Premium Apartments	PR 9	-	-	-	-	-	-	-	-	30,536	-	-	30,536	-
PH 4		-	-	-	-	-	-	-	-	-	-	-	-	-
Store PH 4	PH 4	-	-	-	39,866	-	4,740	-	-	-	-	-	44,606	-
SECTOR-65 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of sector 65 U	Sector - 65 U	-	-	-	-	-	-	-	-	42,189	-	-	42,189	-
Mtc of W/S, Sewer, Storm BMM, Sec 66-69	Sector - 65 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Dev. Of motor market, Sector-65	Sector - 65 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S in BMM, Sec 65	Sector-65 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Storm Sewer in Sec 65	Sector-65 U	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR 55 MOHALI		-	-	-	-	-	-	-	-	-	-	-	-	-
Add work SCO 5-12 dac complex puda sector 55 Mohali	Sector-55	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR-66 TO 80		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc.of S/Lin Parks & Comm. Area Sec-66 to 80,Mhl	Sector - 66 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov gen light in exist poles at chilla Road	SAS nagar	-	-	-	-	-	-	-	-	26,16,124	-	-	26,16,124	-
Prov junc box cover octagonal poles installed GMADA	Sector 80	-	-	-	-	-	-	-	-	4,87,216	-	-	4,87,216	-
Prov S/L on Phirni of village- Bakarpur, SAS nagar	SAS Nagar	-	-	-	-	-	-	-	-	6,81,468	-	-	6,81,468	-

SECTOR-48 TO 65 AND 70 TO 71		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of S/L in Parks & Comm. Area, Sec-48- 65& 70-71	Sector-48 to 65 and 70 to 71	-	-	-	-	-	-	-	-	-	-	-	-	-
Cutting of Congress Grass Sector-48 to 71	Sector-48 to 71	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc. of S/L, P/L in Sec-48-71	Sector-48 to 71	-	-	-	-	-	-	-	-	-	-	-	-	-
Errad. Parth. Sec. 48-65 and 70 & 71	Sector-48-65 and 70-71	-	-	-	-	-	55,10,847	-	-	-	-	-	55,10,847	-
SECTOR-62		-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Maint of Road at Food Court SEc-62	Sector-62	-	-	-	-	-	-	-	-	-	-	-	-	-
Sector-63		-	-	-	-	-	-	-	-	-	-	-	-	-
Sector-63 U	Sector-63	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursery Sec 63	Sector-63	-	-	-	-	-	9,99,072	-	-	-	-	-	9,99,072	-
SECTOR-66 TO 69		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Sector 69	Sector-69	-	-	-	19,440	-	-	-	-	-	-	-	19,440	-
Mtc of W/S, Sewer, Storm BMM, Sec 66-69	Sector-66 to 69	-	-	-	3,22,206	-	-	-	-	-	-	-	3,22,206	-
SECTOR-69 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Prov. And laying HT cable WW Sector-69	Sector-69 U	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR-67		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Seehme Sector 67	Sector-67	-	-	-	-	-	-	-	800	-	-	-	800	-
SECTOR-70 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/s in Meritorious School	Sector-70 U	-	-	-	45,784	-	-	-	-	-	-	-	45,784	-
Mtc of W/S Sector 70	Sector-70 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov. Road gullies jubilee square Sector-70	Sector-70 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Reno, repair of pump and DI pipe Meritorius school	Sector-70 U	-	-	-	1,60,697	-	-	-	-	-	-	-	1,60,697	-
SECTOR-76 TO 80		-	-	-	-	-	-	-	-	-	-	-	-	-
M/O Parks from Sector-76 to 80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
P&F Mssing Broken RCC Rd Gully Sec 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehabilitation of 6 Nos sick tubewell in Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint S/L Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Dev of comm pocket sector 78,79,80 Bal work	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Maint of S/L Sector 76-80	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Am of S/I system under GMADA	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
Prov street lightening in GMADA area	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
C/O 150 wide road Jn 76/77, 88/89 to 80/81	Sector-76 to 80	-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR-77 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Sewer Sector-77	Sector-77 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair of manhole N road gullies sector 77/88, 78/87	Sector-77 U	-	-	-	26,92,046	-	-	-	-	-	-	-	26,92,046	-
SECTOR-78		-	-	-	-	-	-	-	-	-	-	-	-	-
Dev of Commercial Pocket Sec 78	Sector-78	-	-	-	-	-	-	-	7,290	-	-	-	7,290	-
SECTOR-78 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Estate water supply Sector-78	Sector-78 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Main. Of S/L in comm. Area, Sector-78		-	-	-	-	-	-	-	-	-	-	-	-	-
SECTOR-79 TO 80		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Sec 79	Sector-79	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair of storm water drainage 150 wide road sector 79/80	Sector-79	-	-	-	42,508	-	-	-	-	-	-	-	42,508	-
Desilting of Road Gully Chamber in Sector 79, 80	Sector-79	-	-	-	-	-	-	-	-	-	-	-	-	-
Sector-80 U		-	-	-	-	-	-	-	-	-	-	-	-	-
Eradication of CG Grass in sector 76-80 SAS Nagar	Sector-80 U	-	-	-	-	-	4,37,109	-	-	-	-	-	4,37,109	-
Eradicarion Parth . Sector 48-65 and 70 and 71	Sector-80 U	-	-	-	-	-	-	-	-	-	-	-	-	-
Sector 81		-	-	-	-	-	-	-	-	-	-	-	-	-
Const and Repait of road gullies and manholes	Sector 81	-	-	-	8,49,981	-	-	-	-	-	-	-	8,49,981	-
Storm drain of 200 PR 7 NH 64 Zpur ptl to sector 82	Sector 82	-	-	-	29,500	-	-	-	-	-	-	-	29,500	-
SECTOR-83		-	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of STP Sec 83	Sector-83	-	-	-	1,41,16,321	-	-	-	-	-	-	-	1,41,16,321	-
Drawing and consultancy upgradation of STP	Sector-83	-	-	-	12,63,345	-	-	-	-	-	-	-	12,63,345	-

Sector 85		-	-	-	-	-	-	-	-	-	-	-	-
Clearance and barbed wire fencing of comm sites sector 85	Sector-85	-	-	-	-	-	-	-	-	-	-	-	-
op and Mtc of storm 85/86, 98/99, 104/105	mohali	-	-	-	4,84,881	-	-	-	-	-	-	4,84,881	-
SECTOR-88 TO 89		-	-	-	-	-	-	-	-	-	-	-	-
Dev. Of Sector-88 to 89	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of Flood Pump at TDi Road	Sector-88	-	-	-	2,73,940	-	-	-	-	-	-	2,73,940	-
Mtc. Of portable STPs in GMADA jurisdiction	Sector-88	-	-	-	7,55,916	-	-	-	-	-	-	7,55,916	-
Mtc of Flood Pumps on 200; Wd R 73/74 to NH-5	Sector-88	-	-	-	3,73,315	-	-	-	-	-	-	3,73,315	-
Purab Apartment 1620 No	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Prov Housekeeping Staff at Purab Premium	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Prov Security Staff at Purab Premium Sec 88	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of PHS in Sector 88-89	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Mtc of W/S Sector 88-89	Sector-88	-	-	-	29,34,312	-	-	-	-	-	-	29,34,312	-
Sweeping of road Sector-88-89	Sector-88	-	-	-	49,65,440	-	-	-	-	-	-	49,65,440	-
Road side plantation sector 89	Sector-88	-	-	-	-	-	-	-	-	-	-	-	-
Development of Approach road to Hero Homes	Sector-88	-	-	-	-	-	2,01,190	-	-	-	-	2,01,190	-
G20 SUMMIT		-	-	-	94,400	-	-	-	-	-	-	94,400	-
SECTOR- 95 TO 96		-	-	-	-	-	-	-	-	-	-	-	-
Commercial Pocket Sector 95-96	Sector-95 to 96	-	-	-	-	-	-	-	-	-	-	-	-
MULLANPUR		-	-	-	-	-	-	-	-	-	-	-	-
Dev qand mtc of 3 year Horticulture work 20 wide road Mullanpur	Service Road, Mullanpur	-	-	-	-	-	-	-	-	-	-	-	-
Annual Maint of Horticulture work Along with 200 Wide Road	Service Road, Mullanpur	-	-	-	-	-	-	7,36,610	-	-	-	7,36,610	-
TDI ROAD, MOHALI		-	-	-	-	-	-	-	-	-	-	-	-
Mtc of TDI Road, Mohali	TDI Road	-	-	-	-	-	-	-	-	-	-	-	-
MTC of storm water	TDI Road	-	-	-	2,37,919	-	-	-	-	-	-	2,37,919	-
URBAN ESTATE		-	-	-	-	-	-	-	-	-	-	-	-
Celebration of 15august & 26 January	Urban Estates	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance - Urban Estates	Urban Estates	-	-	-	-	-	-	-	-	51,94,34,034	2,60,73,755	49,33,60,279	-
Annual Mtc of 200 wide road Sector 92A/93 to 91/93	Urban Estates	-	-	-	-	-	-	-	-	-	-	-	-
Repair of Balongi Bridge to NH 5	Urban Estates	-	-	1,77,319	-	-	-	-	-	-	1,77,319	-	-
Repair of SCO No 2,5,6 and 7 Phase 1 Mohali	Urban Estates	-	-	10,87,435	-	-	-	-	-	-	10,87,435	-	-
Special Repair of LED UT to Siswan T Point	Siswan	-	-	-	-	-	-	-	4,71,109	-	4,71,109	-	-
TOTAL		1,08,30,605	4,15,826	12,64,754	10,03,51,043	2,06,53,222	2,69,75,588	1,48,64,124	5,91,09,571	51,94,34,034	26,71,57,845	48,67,40,922	

Sr No-D

Deposit Works Scheme as on 31.03.2023

Particulars	Opening Balance as on 01.04.2022	C 1	PH 1	Electrical	Transfer	Closing Balance as on 31.03.2023
Deposit Works						
Martial Arts Acadmey Anandpur Sahib.	- 36,077	-	-	-	-	- 36,077
Progressive Summit-2019	29,17,923	-	-	-	-	29,17,923
90" I/d Brick Circular Storm Water Drain	9,48,394	-	-	-	-	9,48,394
Desilting/cleaning & Rpr of Road Gull...	21,79,699	-	-	-	-	21,79,699
Progressive Summit-2019	31,73,640	-	-	-	-	31,73,640
Mohali U						
Construction of Additional Lab Block at Meritoruous School	-	-	-	-	-	-
Modif and repair of double road gully chambers sector 48 c	30,35,440	-	13,300	-	-	30,48,740
Grand Total	**1,22,19,019**	-	**13,300**	-	-	**1,22,32,319**

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, 2023

1. **DISCLOSURE OF ACCOUNTING POLICIES**

The Authority is maintaining books of accounts on cash basis system of accounting. During the Financial Year 2022-23, 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 by the authority. 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 of 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 31.03.2022	Balance as on 31.03.2023
24.5% Share in Chandigarh Airport	18,52,51,050	18,52,51,050

During the year under consideration, as per the books of accounts provided to us, no income has been received on the investments.

7. **BORROWING COSTS**

During the Financial Year 2022-23, 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	60,84,829/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Overdraft from Indian bank	59,63,14,735/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on overdraft from Punjab National Bank	1,67,60,257/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Overdraft from Canara Bank	28,39,31,144/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.

Interest on Overdraft from Vijaya Bank	32,61,04,725/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 50 Cr	1,80,30,274/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 75 Cr	3,59,18,631/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 75 Cr	3,23,80,274/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 50 Cr(NEW)	1,80,30,274/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 100 Cr	1,26,18,357/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on HDFC STL A/c 100 Cr	4,62,20,547/-	As per the Books of accounts of the Authority, the interest on STL is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Overdraft Limit from HDFC Bank 125Cr	18,40,26,427/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on loan from Canara Bank (500cr)	18,50,86,548/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on term loan from Indian Bank (500cr)	25,14,04,045/-	As per the Books of accounts of the Authority, the interest on term-loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Loan from Bank of Maharashtra	8,51,60,705/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Loan from Bank of Maharashtra	1,21,90,061/-	As per the Books of accounts of the Authority, the interest on loan is capitalized as on 31st March, 2023 to Aerotropolis Scheme.
Interest on Loan to Canara Bank Sec 17 CHD	2,06,81,443/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure

		Account for the year ending 31st March, 2023.
Interest on loan to Canara Bank(1000 CR)	60,76,69,371/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on Overdraft from Punjab National Bank 262.5 CR	3,24,42,251/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on loan from SBI	9,50,881/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.
Interest on SBI Term Loan- Aerotropolis 500 CR	1,00,88,839/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31st March, 2023.

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.

NOTES TO ACCOUNTS

1) The Bank accounts/creditors/stock/debtors/contractors/allottees/Overdrafts (Debit/Credit balances) as on 31.03.2023 are subject to reconciliation /confirmation.
2) The internal audit of the divisions and Head Office of the Authority was not conducted during the Financial Year 2022-23.
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 2022-23 needs to be reconciled subject to the GST audit of the financial year 2022-23. Decision of Advance Ruling filed by the Authority on the incomes regarding Forfeiture Income, Compounding fee and Extension Fee 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.
6) The amount of Rs 1,15,06,62,568/- has been charged to Income & Expenditure account on account of repair and maintenance of Purab Premium Apartments, Mohali as profitability of the scheme relating to Purab Premium Apartments has been booked as Sales in the Income & Expenditure account in previous years .
7) The amount of Rs 1,55,17,98,860/- has been charged to Income & Expenditure Account on account of payments made for the Trees and Structures – Aerotropolis as per the assessment made by Land

Acquisition department in the previous and current year/s (Rs 1,00,020/- for trees in financial years 2020-21, Rs. 1,37,76,80,031/- for trees and Rs. 44,94,148/- for structures in financial year 2021-22 and Rs. 16,95,24,661/- for structures in financial year 2022-23.

ACA (F&A) **Chief Administrator** **Vice Chairperson**

AUDITORS REPORT
Separate report of even date attached
for **KHURANA VINEET & ASSOCIATES**
Chartered Accountants
Regn. No. 011964N

(CA AMIT GANDHI)
Partner-FCA
M.NO. 097997
UDIN-23097997BGWGFI9602

Place: SAS NAGAR
Date: 29.09.2023

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.14

(ਲੇਖਾ ਸ਼ਾਖਾ)

Subject:- Agenda for the Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24.

The Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24 of GMADA and EDC, License Fee, SIF, UDF, Regularization Fund, EWS Fund are to be placed before the GMADA Authority as per provision of Section 52 of the Punjab Regional and Town Planning and Development Act 1995. The format of the budget is taken on the pattern prescribed as per provisions of the budget manual of Punjab Government.

The Budget Estimates are attached at **Annexure 'A'**. The brief summary of the budget proposals of GMADA is as under:-

(Figures in Rs./Crore)

Sr. No.	Particulars	Approved Budget for the year 2022-23	Revised Budget Estimates for the year 2022-23.	Budget Estimates for the year 2023-24
1.	Capital Receipt	1533.58	1501.89	2787.36
2.	Receipt from recovery of additional price	250.00	0.00	250.00
3.	Receipt from EDC, License Fee, SIF, UDF Etc	36.61	54.57	65.50
4.	Funds to be transferred from Punjab Government EDC account- For works to be executed out of EDC Funds	339.11	408.67	307.06
5.	Revenue Receipt	208.69	274.99	359.85
	Total Receipt	**2367.99**	**2240.12**	**3769.77**
1.	Capital Expenditure	2144.86	1136.03	2689.56
2.	Expenditure from EDC, License Fee, SIF, UDF Etc	344.42	419.05	322.23
3.	Revenue Expenditure	347.10	388.64	365.86
	Total Expenditure	**2836.38**	**1943.72**	**3377.65**

Total Budget Estimates for the year 2023-24

The details of the capital expenditures are as under:-

(Figures in Rs./Crores)

Sr No	Particulars	Amount
a)	For acquisition of land and enhanced compensation	1290.00
b)	Expenditure on Capital and infrastructure works out of EDC, LF, UDF and SIF	322.23
c)	For Development works (Urban Estates)	342.46
d)	Social Housing (Purab Premium Apartments)	26.20
e)	EWS Housing	302.00
f)	Purchase of Fixed assets like Vehicles, Furniture, computers, etc.	1.50
g)	Repayment of principal loan amount	727.40
	Total	**3011.79**

With respect to the Revenue Receipts, funds to the tune of Rs. 359.85 Crores are expected to be generated through construction fee, transfer fees, compounding fees, rent, penal interest, interest on installments on the sale of Commercial / Residential / Institutional Sites etc.

The Revenue Expenditure is expected to be Rs. 365.86 Crores for the year 2023-24 which includes payment of interest on loans amounting to Rs. 275.00 Crores.

The Revised Budget Estimates for the year 2022-23 and Budget Estimates for the year 2023-24 were approved by the Budget and Finance Scrutiny Committee of GMADA in its 29th meeting held on 04-05-2023, with a remark that the expenditure on purchase of fixed assets be reduced to 1.50 Crores. Accordingly, necessary amendments had been made in the budget proposals. Further, the Budget Estimates for the year has been approved by the Executive Committee of GMADA in its 30th meeting held on 15.04.2025 vide agenda item no 30.08.

The Budget Proposals are placed before the GMADA Authority for its consideration and approval.

Greater Mohali Area Development Authority, SAS Nagar

Budget Estimates for the year 2023-2024 and Revised Budget Estimates for the year 2022-2023

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2022-23	Revised Budget Estimates 2022-23	Budget Estimates 2023-24
	Opening Balance	**-4157.89**	**-4146.78**	**-3850.38**
A	**RECEIPTS DURING THE YEAR**			
1	Capital Receipts	1533.58	1501.89	2787.36
2	Receipt from recovery of Additional Price	250.00	0.00	250.00
3	Receipts from License fee, SIF, UDF etc.	36.61	54.57	65.50
4	Funds to be transferred from Punjab Government EDC account- For works to be executed out of EDC Funds	339.11	408.67	307.06
5	Revenue Receipts	208.69	274.99	359.85
	TOTAL RECEIPTS	**2367.99**	**2240.12**	**3769.77**
B	**EXPENDITURE DURING THE YEAR**			
1	Capital Expenditure	2144.86	1136.03	2689.56
2	Expenditure from EDC, License fee, SIF, UDF etc.	344.42	419.05	322.23
3	Revenue Expenditure	347.10	388.64	365.86
	TOTAL EXPENDITURE	**2836.38**	**1943.72**	**3377.65**
	Surplus/deficit fulfilled by loan	**-468.39**	**296.40**	**392.12**
	Closing Balance	**-4626.28**	**-3850.38**	**-3458.26**

Abstract
1

Annexure-A

Budget Estimates for the year 2023-2024 and Revised Budget Estimates for the year 2022-2023

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2021-22	Budget Estimates 2022-2023	Revised Budget Estimates 2022-2023	Budget Estimates 2023-2024	Remarks
A	**Receipts During the Year**							
1	**Capital Receipt**							
i)	25% / 30% from Applicants for houses	B-1	5	0.00	123.20	0.00	373.00	
ii)	25% / 30% from Applicants for plots	B-2	6	12.97	112.50	0.05	0.00	
iii)	25% / 30% from sale of institutional & other sites	B-3	7	168.46	195.30	133.73	0.00	
iv)	25% from sale of booths & SCO's and City Centre Sector-62	B-4	8	32.29	193.51	31.50	20.00	
v)	25% / 30% Misc receipts of capital nature	B-5	9	0.00	0.00	0.00	0.00	
vi)	Cess PR-4 And PR -7	C	10	12.54	9.61	23.48	28.19	
	Recoveries (Principal)							
i)	Instalments (Principal of Houses)	B-1	5	1.63	369.65	0.26	796.05	
ii)	Instalments (Principal of Plots)	B-2	6	426.84	190.02	171.14	303.84	
iii)	Instalments on Sale of institutional sites	B-3	7	581.56	199.49	537.45	423.00	
iv)	Instalments on Booths & SCO's(Principal)	B-4	8	34.32	140.20	104.03	343.18	
v)	Misc Receipts of capital nature (including refund of amount from LAC)	B-5	9	0.46	0.10	0.25	0.10	
	Loan/Overdraft Limits used during the year			0.00	0.00	500.00	500.00	
	Total			**1271.06**	**1533.58**	**1501.89**	**2787.36**	
2	**Recovery of Additional Price- Sector 76-80**			0.00	250.00	0.00	250.00	
3	**Receipts from License Fee, SIF, UDF etc.**							
i)	Licence fee	C	10	29.12	26.85	42.03	50.44	
ii)	UDF	C	10	0.26	0.28	0.43	0.51	
iii)	SIF	C	10	5.17	4.53	7.04	8.45	
iv)	Penal Interest	C	10	0.17	1.36	2.01	2.42	
v)	EWS Fund	C	10	2.97	3.59	3.06	3.68	
	Total			**37.69**	**36.61**	**54.57**	**65.50**	
4	**Funds to be transferred from Punjab Government EDC account- For works to be executed out of EDC Funds**			0.00	339.11	408.67	307.06	

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2021-22	Budget Estimates 2022-2023	Revised Budget Estimates 2022-2023	Budget Estimates 2023-2024	Remarks
5	**Revenue Receipts**							
i)	**Interest on instalments**							
a	Residential Houses	B-1	5	0.00	0.00	0.00	18.00	
b	Residential Plots	B-2	6	42.21	19.40	17.04	33.76	
c	Institutions Sites	B-3	7	57.52	48.80	52.85	47.00	
d	Booths & SCO's	B-4	8	3.39	39.23	10.10	60.02	
e	Misc receipts of capital nature	B-5	9	0.00	0.10	0.03	0.10	
ii)	Sale of Plants	D	11	0.04	0.02	0.03	0.03	
ii)	Sale of Application	D	11	0.11	0.05	0.01	0.01	
iii)	Enlistment Fee	D	11	0.07	0.08	0.03	0.06	
iv)	Rent Receipt	D	11	4.60	23.46	12.50	11.01	
v)	Water Charges & Sew. Charges	D	11	14.99	7.75	19.92	22.50	
vi)	Penal Interest	D	11	16.09	20.30	80.39	82.20	
vii)	Misc Receipts	D	11	4.68	1.84	2.09	2.13	
viii)	Transfer Fee	D	11	32.29	8.02	22.50	23.50	
ix)	Interest from banks (On FDR etc.)	D	11	8.77	6.85	3.27	3.05	
x)	Compounding Fee	D	11	0.00	0.00	12.90	13.02	
xi)	Processing Fee/Map Fee	D	11	4.07	4.26	3.60	3.67	
xii)	Extension Fee	D	11	26.90	28.44	29.45	30.50	
xiii)	License Fee	D	11	0.04	0.05	0.06	0.06	
xiv)	Road cut charges	D	11	0.15	0.04	0.02	0.03	
xv)	Secrutiny Fee	D	11	8.91	0.00	8.20	9.20	
xvi)	Dividend Received from CHAIL			7.13	0.00	0.00	0.00	
	Total			**231.97**	**208.69**	**274.99**	**359.85**	
	Total Receipts (1+2+3+4+5+6)			**1540.72**	**2367.99**	**2240.12**	**3769.77**	
1	**Capital Expenditure**							
i)	Purchase of Land and enhanced compensation	E	12 to 16	1291.43	1506.50	297.08	1290.00	

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2021-22	Budget Estimates 2022-2023	Revised Budget Estimates 2022-2023	Budget Estimates 2023-2024	Remarks
ii)	Construction of Social Houses (Purab Premium Apartments)	F	17	54.98	77.35	42.75	328.20	
iii)	Purchase of fixed assets like Vehicles,furniture ,Computers etc.			0.05	3.00	0.35	1.50	
iv)	Development of Urban Estates	G	18 to 26	301.60	358.01	130.95	342.46	
v)	Deposit of EDC to Competent Authority			0.00	200.00	0.00	0.00	
vi)	Repayment of Principal Loan Amount			0.00	0.00	664.90	727.40	
	Total			**1648.06**	**2144.86**	**1136.03**	**2689.56**	
2	**Expenditure from EDC, License fee, SIF, UDC etc**							
i)	Funds for Govt works / expenditure from licence fee	H	27	0.38	5.31	2.91	6.21	
ii)	Development works out of EDC	I	28 to 33	311.40	339.11	408.67	307.06	
iii)	Expenditure out of SIF	J	34	0.00	0.00	0.00	0.00	
iv)	Expenditure out of EWS/Regularization Fund			0.00	0.00	0.00	0.00	
v)	SIF amount to be transferred to PUDA				0.00	7.04	8.45	
vi)	UDF amount to be transferred to PUDA			0.00	0.00	0.43	0.51	
	Total			**311.78**	**344.42**	**419.05**	**322.23**	
3	**Revenue Expenditure**							
i)	Pay & Allowances	R	35	30.03	40.52	43.52	52.61	
ii)	Medical Reimbursement	R	35	0.11	0.29	0.19	0.29	
iii)	T.A/L.T.C	R	35	0.07	0.33	0.34	0.48	
iv)	Leave Salary,Pension Constribution & Gratuity	R	35	2.50	1.50	2.60	3.50	
v)	Office Contigencies	R	35	1.21	1.40	1.21	1.52	
vi)	Misc Expenditure	R	35	10.19	13.06	17.35	12.46	
vii)	Interest paid on Loans from various banks including OD			261.57	270.00	272.70	275.00	
viii)	Municipal Corporation SAS Nagar for Sector 76-80 Maintenance Works			30.39	10.00	26.73	20.00	
ix)	Income Tax			9.18	10.00	24.00	0.00	
x)	Contribution towards the CM relief Fund			0.50	0.00	0.00	0.00	
	Total			**345.75**	**347.10**	**388.64**	**365.86**	
	Total Expenditure(1+2+3)			**2305.59**	**2836.38**	**1943.72**	**3377.65**	
	SURPLUS (+) / DEFICIT(-)			**-764.87**	**-468.39**	**296.40**	**392.12**	

Annexure-A
4

Annexure- B-1

SCHEDULE OF CAPITAL RECEIPT OF HOUSES

(Figures in Rs./Crores)

Scheme	Actual for 2021-22				Budget Estimate for 2022-23				Revised Budget Estimates for 2022-2023				Budget Estimate for 2023-24			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Purab Apartments-I		1.63		**1.63**	123.20	369.60	0.00	492.80		0.26	0.00	0.26		0.05	0.00	**0.05**
Riot Victim and old sectors				**0.00**	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.05	0.00	**0.05**
TOTAL	**0.00**	**1.63**	**0.00**	**1.63**	**123.20**	**369.65**	**0.00**	**492.85**	**0.00**	**0.26**	**0.00**	**0.26**	**0.00**	**0.10**	**0.00**	**0.10**

Annexure- B-3

SCHEDULE OF CAPITAL RECEIPT OF INSTITUTIONAL/CHUNK SITES

(Figures in Rs./Crores)

Scheme	Actual for 2021-22				Budget Estimate for 2022-23				Revised Budget Estimates for 2022-2023				Budget Estimate for 2023-24			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Nursing Site	0.00	0.00	0.00	**0.00**	20.00	1.00	0.00	21.00	1.30	10.15	0.95	12.40	0.00	9.00	1.00	**10.00**
School site(including IT City)	0.00	0.00	0.00	**0.00**	10.00	9.60	0.95	20.55		24.45	2.70	27.15	0.00	22.50	2.50	**25.00**
chunk site	74.02	0.00	0.00	**74.02**	100.00	70.77	25.02	195.79	28.15	205.00	15.50	248.65	0.00			**0.00**
UNIVERSITY	0.00	0.00	0.00	**0.00**	0.00	14.00	1.68	15.68		15.50	1.50	17.00	0.00	13.50	1.50	**15.00**
Group Housing	0.37	89.44	8.85	**98.66**	40.00	20.62	4.15	64.77	100.00	85.82	8.45	194.27	0.00	234.00	26.00	**260.00**
Receipt from old & other institutional sites including	93.52	344.59	34.08	**472.19**	25.00	33.50	11.00	69.50	4.28	85.23	12.74	102.25	0.00	72.00	8.00	**80.00**
IT city Industrial Plots	0.55	147.53	14.59	**162.67**	0.30	50.00	6.00	56.30		111.30	11.01	122.31	0.00	72.00	8.00	**80.00**
TOTAL	**168.46**	**581.56**	**57.52**	**807.54**	**195.30**	**199.49**	**48.80**	**443.59**	**133.73**	**537.45**	**52.85**	**724.03**	**0.00**	**423.00**	**47.00**	**470.00**

Annexure- B-2

SCHEDULE OF CAPITAL RECEIPT OF RESIDENTIAL PLOTS

(Figures in Rs./Crores)

Scheme	Actual for 2021-22				Budget Estimate for 2022-23				Revised Budget Estimates for 2022-2023				Budget Estimate for 2023-24			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Aero-city (including oustee)	0.20	49.56	4.90	**54.66**	0.00	7.00	1.20	8.20		2.78	0.33	3.11		9.00	1.00	**10.00**
Eco-City -1 (incl balance 130 plots scheme to be launched)	5.38	12.67	1.25	**19.30**	0.00	5.00	0.50	5.50		4.39	0.48	4.87		18.00	2.00	**20.00**
Eco-City -2 (incl balance plots scheme to be launched)	7.16	116.99	11.57	**135.72**	0.00	75.00	5.00	80.00	0.05	41.44	4.10	45.59		135.00	15.00	**150.00**
I.T. CITY Residential (All)	0.23	52.16	5.16	**57.55**	105.00	52.44	2.50	159.94		53.32	5.28	58.60		63.00	7.00	**70.00**
OLD SEC. Due in current year(48 to 80) and arrears	0.00	195.27	19.31	**214.58**	0.00	50.00	10.00	60.00		69.18	6.85	76.03		72.00	8.00	**80.00**
Anandpur Sahib	0.00	0.19	0.02	**0.21**	0.00	0.58	0.20	0.78		0.03		0.03		0.09	0.01	**0.10**
Anandpur Sahib new scheme for 100 plots to be launched	0.00	0.00	0.00	**0.00**	7.50	0.00	0.00	7.50				0.00		6.75	0.75	**7.50**
TOTAL	**12.97**	**426.84**	**42.21**	**482.02**	**112.50**	**190.02**	**19.40**	**321.92**	**0.05**	**171.14**	**17.04**	**188.23**	**0.00**	**303.84**	**33.76**	**337.60**

Annexure- B-4

SCHEDULE OF CAPITAL RECEIPT OFCOMMERCIAL SITES

(Figures in Rs./Crores)

Scheme	Actual for 2021-22				Budget Estimate for 2022-23				Revised Budget Estimates for 2022-2023				Budget Estimate for 2023-24			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
700 No. Booths (incl. 279 Booths)	0.00	0.10	0.01	**0.11**	0.00	0.20	0.75	0.95		0.07	0.01	0.08	0.00	0.18	0.02	**0.20**
Aerocity and IT city(Commercial/ Group housing sites)	0.00	7.30	0.72	**8.02**	120.00	50.00	10.48	180.48	20.00	84.50	8.40	112.90	0.00	180.00	20.00	**200.00**
Purab Premium Apartments (62 Booths)	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	**0.00**
OLD SEC. Due in current year incl 200 no. booths and arrears incl.	32.29	26.92	2.66	**61.87**	73.51	40.00	3.00	116.51	11.50	17.16	1.69	30.35	20.00	90.00	10.00	**120.00**
World Trade centre	0.00	0.00	0.00	**0.00**	0.00	50.00	25.00	75.00		2.30		2.30	0.00	73.00	30.00	**103.00**
TOTAL	**32.29**	**34.32**	**3.39**	**70.00**	**193.51**	**140.20**	**39.23**	**372.94**	**31.50**	**104.03**	**10.10**	**145.63**	**20.00**	**343.18**	**60.02**	**423.20**

Annexure- B-5

SCHEDULE OF OTHER MISC. RECEIPT OF CAPITAL NATURE-ADDITIONAL PRICE

(Figures in Rs./Crores)

Scheme	Actual for 2021-22				Budget Estimate for 2022-23				Revised Budget Estimates for 2022-2023				Budget Estimate for 2023-24			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Old Sectors		0.46		0.46	0.00	0.10	0.10	0.20		0.25	0.03	0.28		0.10	0.10	0.20
TOTAL	0.00	0.46	0.00	0.46	0.00	0.10	0.10	0.20	0.00	0.25	0.03	0.28	0.00	0.10	0.10	0.20

Annexure- C

Revised Budget Estimate 2022-23 and Budget Estimate for 2023-24 relating to Licence fee / SIF / UDF / Penal Interest etc.

(Figures in Rs./Crores)

Sr No	Receipts under varoius heads	Actual for 2021-2022	Budget Estimate for 2022-2023	Actual Receipt 4/22 to 30/9/22	Actual Receipt 10/22 to 3/23	Revised B.E for 2022-23	Excess	Surrender	Budget Estimate for 2023-24	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	Licence fee	29.12	26.85	18.83	23.20	42.03	15.18	0.00	50.44	
2	UDF	0.26	0.28	0.33	0.10	0.43	0.15	0.00	0.51	
3	SIF	5.17	4.53	3.08	3.96	7.04	2.51	0.00	8.45	
4	Penal Interest	0.17	1.36	1.01	1.00	2.01	0.65	0.00	2.42	
5	EWS Fund	2.97	3.59	1.87	1.19	3.06	0.00	0.53	3.68	
6	Road Cess	10.59	9.61	10.30	13.18	23.48	13.87	0.00	28.19	
	Total	**48.28**	**46.22**	**35.42**	**42.63**	**78.05**	**32.36**	**0.53**	**93.69**	

ANNEXURE-D

DETAIL OF REVENUE RECEIPT

(Figures in Rs./Lacs/Crores)

Sr.	Name of Division	Sale of Plants			Sale of Application			Enlistment Fee			Rent receipts			Water Connection Charges			Penal Interest			Misc. Receipts			Transfer Fee		
		Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24
1	D.E. (C-I)	0.00	0.00	0.00	0.00	0.00	0.00	2.50	0.60	1.00	6.00	135.50	4.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
2	D.E. (PH-I)	0.00	0.00	0.00	0.00	0.10	0.20	1.50	0.40	0.60	0.00	0.00	0.00	600.00	1793.00	2000.00	0.00	0.00	0.00	0.00			0.00		
3	D.E.(Hort.)	2.00	3.00	3.00	0.00	0.02	0.03	1.00	0.05	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.33	0.00				0.00		
4	SAO(HQ)	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	1.04	0.00	0.00	0.00	0.00	0.00	13.73	0.00	2.50			0.00	0.00	0.00
5	E.O. Mohali	0.00	0.00	0.00	0.00	0.00	0.00				2340.00	1084.00	1076.00	0.00			2030.00	8020.00	8220.00	0.00	192.00	193.00	802.00	2250.00	2350.00
6	DE (PH II)	0.00	0.00	0.00	0.05	0.23	0.50	0.00	0.50	1.00	0.00	25.15	20.00	175.00	193.00	250.00	0.00	0.00	0.00						
7	DE(C2)	0.00	0.00	0.00	2.00	0.04	0.05	1.00	0.00	0.00	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00			0.00		
8	DE(C3)	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	1.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00			0.00		
9	LAC SAS NAGAR	0.00	0.00	0.00	0.20	0.15	0.00	2.00	1.50	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	DE(Electrical)	0.00	0.00	0.00	0.20	0.15	0.00	2.00	1.50	2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL in Lacs	2.00	3.00	3.00	5.35	0.54	0.93	8.10	3.09	6.10	2346.00	1250.29	1101.00	775.00	1992.00	2250.00	2030.00	8039.06	8220.00	6.50	209.16	213.00	802.00	2250.00	2350.00
	Total in crores	0.02	0.03	0.03	0.05	0.01	0.01	0.08	0.03	0.06	23.46	12.50	11.01	7.75	19.92	22.50	20.30	80.39	82.20	0.07	2.09	2.13	8.02	22.50	23.50

Sr.	Name of Division	Interest from Banks			Compounding Fee			Processing fee / Fees for			Extension Fee			Licence Fee			Road cut charges			Sanctning Fee			Total		
		Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24
1	D.E. (C-I)	3.00	5.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	1.50	1.00	0.00	0.00	0.00	14.50	142.60	10.00
2	D.E. (PH-I)	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	605.40	1795.60	2000.80
3	D.E.(Hort.)	2.00	1.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.50	9.44	5.53
4	SAO(HQ)	0.00	22.63	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.56	45.00
5	E.O. Mohali	258.00	252.00	252.00	0.00	1290.00	1302.00	426.00	360.00	367.00	2844.00	2945.00	3050.00	5.00	6.00	6.00	0.00	0.00	0.00	820.00	920.00	920.00	8787.00	17219.00	11746.00
6	DE (PH II)	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.85	218.88	271.50
7	DE(C2)	10.00	41.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.10	45.00	5.00
8	DE(C3)	1.00	2.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	5.25	2.64	4.05
9	LAC SAS NAGAR	400.00	0.16	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	406.00	0.16	0.20
10	DE(Electrical)	3.50	2.75	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.60	1.50	0.00	0.00	0.00	7.70	5.00	8.15
	TOTAL in Lacs	685.10	326.54	304.70	0.00	1290.00	1302.00	426.00	360.00	367.00	2844.00	2945.00	3050.00	5.00	6.00	6.00	4.25	2.10	2.50	820.00	920.00	9939.30	19496.78	20096.23
	Total in crores	6.85	3.27	3.05	0.00	12.90	13.02	4.26	3.60	3.67	28.44	29.45	30.50	0.05	0.06	0.06	0.04	0.02	0.03	8.20	9.20	99.39	194.97	200.96	

Annexure-D
11

Annexure- E

Schedule of Revised Budget Estimate for the year 2022-23 and Budget Estimate for the year 2023-24 for Land Acquisition Collector, Mohali

(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2022	B.E. 2022-23	Actual exp. 4/22 to 9/22	Anticipated Exp. 10/22 to 3/23	Revised B.E. 2022-23	Excess	Surrender	Budget Est. 2023-24	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
A	-											
1	Acquisition of remaining land for Mix Land use (Total area 16.4540 acre+46 Acre+771 acres) Aero city	1322.24	188.00	1117.74	0.00			-				
2	Acquisition of Land for New Sec. 88 & 89 (662.91 + 0.87 +6.00 Acre)	1197.44	614.00	154.43	10.00	0.05		0.05		9.95	1.00	
3	Acquisition of land for Sector-90, Mohali (222.14 acre) - Max L P	0.00	0.00	1.97	10.00			0.00		10.00	1.00	
4	Acquisition of land for setting up Urban Estate Phase-2 at Mullanpur - 301.82 acre (Ecocity 2) and Ecocity -2 (Extn) 86.825 Acres	1419.06	156.61	761.57	10.00			0.00		10.00	5.00	
5	Acquisition of land for Setting up of Urban Estate Mullanpur (435 acre Eco-1)	580.93	399.00	44.33	1.00			0.00		1.00	1.00	
6	Creation of Land Bank as Aero City Expansion Part-A - 737.1252 Acre & Part B, C & D-943.996 Acres	500.00	0.00	142.63	200.00		33.97	33.97		166.03	170.00	
7	For other Awards (Lump-Sum)					0.17		0.17	0.17		1.00	
8	Chakota for Various Awards	0.00	0.00		2.00	0.02	0.05	0.07		1.93	2.00	
	Total-A	**5019.67**	**1357.61**	**2222.67**	**233.00**	**0.24**	**34.02**	**34.26**	**0.17**	**198.91**	**181.00**	
B	**Urban Estates- New Schemes**											
1	Acquisition of Missing Khasra Nos. For completion of Aerocity Project. S.A.S. Nagar of village Chatt-5 Acres	10.00	-		5.00	-	-	-		5.00	1.00	

(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2022	B.E. 2022-23	Actual exp. 4/22 to 9/22	Anticipated Exp. 10/22 to 3/23	Revised B.E. 2022-23	Excess	Surrender	Budget Est. 2023-24	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
2	Remaining khasra numbers of sector 76-80 Area Approx 4.1027 Acres	10.00	-		1.00	-	-	-		1.00	1.00	
3	Ecocity-3 Scheme in Village Rasulpur, Salamatpur, Dhode Majra, Takipur, Rajgarh, Majra, Kartarpur, Kansala and Hoshiyarpur in accordance with the approved Master Plan of New Chandigarh (713.3750 Acres)	1,787.50									10.00	
4	Low Density housing and High Density scheme in village Mullanpur Garibdas, in accordance with the approved Master Plan of New Chandigarh (309.3021 acres)	620.00									5.00	
5	Missing Links in 200 Ft. Wide road under Sector 88-89 Residential project 0.275 Acre	1.00									1.00	
	Total-B	**2428.50**	**0.00**	**0.00**	**6.00**	**0.00**	**0.00**	**0.00**	**0.00**	**6.00**	**18.00**	
C	**Enhancements**											
1	Acquisition of land for I.T. City (Area 1686.88 Acre)	0.00	0.00	1365.65	10.00	0.13	20.04	20.17	10.17		30.00	
2	Acquisition of land for new road PR-4-132.4687 Acre)	0.00	0.00	227.68	212.00		1.67	1.67		210.33	268.00	
3	Acquisition of land for setting up Urban Estate Phase-2 at Mullanpur - 301.82 acre (Ecocity 2)	0.00	0.00	345.66	496.00		0.00	0.00		496.00	515.00	
4	For other Awards (Lump-Sum)	0.00	0.00		35.00	17.49	30.89	48.38	13.39		100.00	
	Total-C	**0.00**	**0.00**	**1938.99**	**753.00**	**17.62**	**52.60**	**70.22**	**23.56**	**706.33**	**913.00**	
D	**Infrastructure - Old Schemes**											
1	Acquisition of land for const./up gradation of 200 feet wide road from Shiswan Kurali T-junction to Mullanpur (8 Km) (95.62 acre)	232.04	0.00	205.57	1.00	0.07		0.07		0.93	0.50	

FUND DISBURSED ON BEHALF OF PUNJAB GOVT. / WORKS EXECUTED FROM LICENCE FEE

ANNEXRURE-H

Sr. No.	Name of Scheme	Est. cost	Exp. up to 3/2022	Budget Est. 2022-23	Actual exp. 4/22 to 9/22	Anticipated Exp. 10/22 to 3/23	Total Budget 2022-2023	Excess	Surrender	Budget Est. 2023-24	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
1	Estate Sewer & STP at Kurali and Padiala	68.10	66.30	0.50	0.00	0.00	0.00	0.00	0.50	2.00	PH-2
2	W/S & sewarage work at Dera Bassi & Lalru	20.00	17.55	1.00	0.36	0.18	0.54	0.00	0.46	1.00	Ph-1
	Sub Total	**88.10**	**83.85**	**1.50**	**0.36**	**0.18**	**0.54**	**0.00**	**0.96**	**3.00**	
3	Memorial of Baba Banda Singh Bahadur at vill. Chappar Chirri including maintenence and new work	0.40	0.00	0.45	0.00	0.45	0.45	0.00	0.00	0.45	C-2
		0.50	0.00	0.05	0.02	0.00	0.02	0.00	0.03	0.10	Horti.
		0.40	0.25	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Ph-2
		1.15	0.88	0.25	0.17	0.02	0.19	0.00	0.06	0.15	Elect.
4	Const. of Maharaja Ranjit Singh Armed force Institute Phase-3, Sector-77	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-1/3
		2.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	PH-1
		0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
		0.20		0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort.
5	Recarpeting of Phirni Roads Vill Mauli baidwan, Lahknor,Kambali,Bakarpur,Sohana & Boundry wall etc	5.00	0.00	0.00	0.36	0.20	0.56	0.56	0.00	0.20	C-3
		4.40	0.00	0.60	0.00	0.00	0.00	0.00	0.60	0.40	PH-1
		0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
6	Services Provided of Civil /Elctrical in Govt Collerge Ph-6 for Independence/ Republic day 2020-21	0.05	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.05	Elect.
		0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	PH-1
		0.05	0.00	0.10	0.01	0.00	0.01	0.00	0.09	0.05	Civil
	Sub Total	**16.82**	**2.13**	**1.85**	**0.56**	**0.67**	**1.23**	**0.56**	**1.18**	**2.15**	
7	Dev.of PH services on 60 ft wide proposed road/Electrical services DWSS site of New indle. Site Sec.57	0.66	0.00	0.66	0.00	0.50	0.50	0.00	0.16	0.16	C-3
		0.40	0.00	0.40	0.13	0.51	0.64	0.24	0.00	0.10	PH-1
		1.09	0.00	0.30	0.00	0.00	0.00	0.00	0.30	0.20	Electrical
	Sub Total	**2.15**	**0.00**	**1.36**	**0.13**	**1.01**	**1.14**	**0.24**	**0.46**	**0.46**	
8	Const. of Community Centres in Varous sectors.	12.00	0.00	0.30	0.00	0.00	0.00	0.00	0.30	0.30	C-3
		1.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	PH-1
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
		1.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electrical
	Sub Total	**14.10**	**0.00**	**0.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.60**	**0.60**	
	Grand Total	**121.17**	**85.98**	**5.31**	**1.05**	**1.86**	**2.91**	**0.80**	**3.20**	**6.21**	

Detail of works to be executed out of EDC

Figures in Rs/Crores

Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2022	Budget Estimates 2022-23	Actual exp. 4/22 to 9/23	Anticipated Exp. 10/22 to 3/23	Revised Budget 2022-23	Excess	Surrender	Budget Estimates 2023-24	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Const. of road PR-7 (NH 21 to PR-4)	132.00	93.20	30.00	10.10	11.00	21.10	0.00	8.90	12.00	Civil-1
		6.55	0.07	3.00	0.73	0.05	0.78	0.00	2.22	4.00	Elect.
		30.00	15.95	8.00	6.42	2.69	9.11	1.11	0.00	3.00	PH-1
		3.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	Horti.
	Sub Total	**171.55**	**109.22**	**42.00**	**17.25**	**13.74**	**30.99**	**1.11**	**12.12**	**20.00**	
2	200' wide road jn. Sec. 88-96, 87-97 to 84/100, 83/101 upto railway bypass	16.50	14.20	0.00	2.14	0.00	2.14	2.14	0.00	0.10	Civil-3
		2.50	0.64	0.20	0.10	0.47	0.57	0.37	0.00	0.20	Elect.
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Horti.
	Sub Total	**20.00**	**14.84**	**0.70**	**2.24**	**0.47**	**2.71**	**2.51**	**0.50**	**0.80**	
3	Const. of 100' wide road sector diving 97/106-98/105.	6.50	4.57	0.30	0.23	0.00	0.23	0.00	0.07	0.10	Civil-1
		0.50	0.31	0.05	0.01	0.00	0.01	0.00	0.04	0.05	Elect.
	Sub Total	**7.00**	**4.88**	**0.35**	**0.24**	**0.00**	**0.24**	**0.00**	**0.11**	**0.15**	
4	Const. of 120 ft wide Sector Divi. Road 100/104 & 101/102 SAS Nagar (Durali)	10.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	2.00	Civil-1
		1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	PH-1
		0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.10	Elect.
	Sub Total	**11.50**	**0.00**	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.00**	**2.60**	
5	Balance work & up gradation road 100' wide from Jn. 79/80/85/86 to kharar Banur road Sect. 104/105	7.00	1.11	1.00	0.19	0.00	0.19	0.00	0.81	0.10	Civil-3
		1.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Hort.
	Sub Total	**9.05**	**1.12**	**1.50**	**0.19**	**0.00**	**0.19**	**0.00**	**1.31**	**0.60**	
6	Spl Repaire & maint. of sports stadium sector-59,61,65,71, &56	1.58	1.43	0.25	0.18	0.00	0.18	0.00	0.07	1.50	PH-2
		0.65	0.86	0.02	0.11	0.10	0.21	0.19	0.00	0.20	Elect.
		3.50	3.11	0.30	0.37	0.00	0.37	0.07	0.00	0.40	C-3
		0.50	0.00	0.10	0.02	0.04	0.06	0.00	0.04	0.05	Hort.
	Sub Total	**6.23**	**5.40**	**0.67**	**0.68**	**0.14**	**0.82**	**0.26**	**0.11**	**2.15**	
7	Prov. 66 KV /220 KV Lines & sub stations for Mega Projects of SAS Nagar /New Chandigarhs	60.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.50	Elect.

8	Prov. Sewer scheme on vertical road between jn. 84/85,85-99, 99-100, 100-104, 103-104 sec. 85-86 on landran road upto STP IT City.	13.37	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	PH-1
9	Provid. & laying out fall storm water drainage and sewer line on 200' wide road from Jn. Sector 87-88, 96/97 to railway crossing upto jn. Of sector.	37.71	18.22	1.50	0.00	0.00	0.00	0.00	1.50	0.00	PH-1
10	Provd. PHS at Pr-7 from chatt to MCD Zirakpur Ambala road.	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
11	80 MGD water supply scheme from Kajouli	215.00	197.19	1.00	9.49		9.49	8.49	0.00	1.00	PH-2
12	C/o 20 MGD capcity WTP at village sinhpur and P and L of rising main from WTP village sinhpur to various parts of mohali.	238.00	143.23	16.00	2.65	1.50	4.15	0.00	11.85	12.00	PH-2
	Sub Total	**570.08**	**358.64**	**21.50**	**12.14**	**1.50**	**13.64**	**8.49**	**16.35**	**15.50**	
13	Const of grid roads in New Chandigarh- Mullanpur	50.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Civil-2
				0.10	0.00	1.08	1.08	0.98	0.00	0.10	PH-2
				0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.
				0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	**50.00**	**0.00**	**0.70**	**0.00**	**1.08**	**1.08**	**0.98**	**0.60**	**0.70**	
14	Const. of Balance portion of road IAS/ PCS Soceity	1.00	0.00	0.05	0.00	0.05	0.05	0.00	0.00	0.05	C-2
		0.30	0.27	0.10	0.02	0.05	0.07	0.00	0.03	0.07	Horti
		0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
	Sub Total	**1.33**	**0.27**	**0.15**	**0.02**	**0.10**	**0.12**	**0.00**	**0.03**	**0.12**	
15	Misc. Survey work for new Grid road Mullanpur	0.20	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.10	C-2
16	66KV/220 KV/11KV lines in New Chandigarh	76.67	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	Elect.
17	Laying of 66KV cable in new chd Area (92ft wide road section)	6.67	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.
18	Dev. Of Horticultral Work alonwith Grid Roads SAS Nagar	10.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	Horti
19	Strengthing of Road sec Jn 67/68,79/80 up to Jn 79/80,85/86	8.00	7.40	0.30	0.00	0.40	0.40	0.10	0.00	0.10	C-3
20	Const. of VR-6 Storm scheme New Chandigarh	15.00	0.00	3.00	0.00	0.00	0.00	0.00	3.00	1.00	PH-2
21	Sewarage in New Chandigarh	20.00	0.00	10.00	4.67	1.50	6.17	0.00	3.83	2.00	PH-2
22	Water Supply Scheme in New Chandigarh	44.00	8.33	15.00	13.17	5.00	18.17	3.17	0.00	5.00	PH-2
	Sub Total	**180.54**	**15.73**	**30.00**	**17.84**	**7.00**	**24.84**	**3.27**	**8.43**	**9.30**	
23	Development of Golf Range	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-3
		2.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		3.07	0.00	0.70	0.38	0.47	0.85	0.15	0.00	0.30	Elect

		2.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
	Sub Total	**9.27**	**0.00**	**0.70**	**0.38**	**0.47**	**0.85**	**0.15**	**0.00**	**0.30**	
24	Development of Road 300' wide Airport Road (Part 1&Part-2) and Boom Barrier/Gantry etc.	130.00	120.20	0.50	0.26	0.24	0.50	0.00	0.00	0.20	Civil-1
		13.11	11.37	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
		4.19	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
		7.00	4.51	1.60	0.12	1.32	1.44	0.00	0.16	0.00	Hort.
	Sub Total	**154.30**	**136.08**	**2.30**	**0.38**	**1.56**	**1.94**	**0.00**	**0.36**	**0.30**	
25	Strenghting& Upgradation of 200' wide road(PR-7) from NH-64 to NH-21 & Service road IISER , SECL, recarpeting of roads Sector 73/74 to NH 21 and other allied work etc.	66.00	18.18	5.00	9.66	20.00	29.66	24.66	0.00	20.00	Civil-1
		38.80	0.00	0.80	0.00	0.00	0.00	0.00	0.80	0.40	PH-1
		3.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
		6.20	3.05	0.50	0.00	0.97	0.97	0.47	0.00	3.50	Hort.
	Sub Total	**114.50**	**21.23**	**6.40**	**9.66**	**20.97**	**30.63**	**25.13**	**0.90**	**24.00**	
26	200' wide road from jn 78-79, 86-87 from kharar banur road upto 108-109	44.16	9.34	8.00	0.00	1.50	1.50	0.00	6.50	4.20	Civil-3
		11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	PH-1
		1.05	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.10	Elec
	Sub Total	**56.71**	**9.34**	**8.20**	**0.00**	**1.50**	**1.50**	**0.00**	**6.70**	**9.30**	
27	(a) Road 200' wide Mullanpur - Siswan T junction	109.00	62.96	10.00	15.15	7.35	22.50	12.50	0.00	2.00	C-2
		12.93	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH-2
		8.36	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electical
		5.00	1.50	2.00	0.37	0.71	1.08	0.00	0.92	1.25	Hort.
	Sub Total	**135.29**	**64.46**	**12.30**	**15.52**	**8.06**	**23.58**	**12.50**	**1.22**	**3.35**	
28	200' wide road Airport road to Kharar-Banur road (PR-9)	100.25	68.14	16.00	7.22	5.00	12.22	0.00	3.78	17.00	C-3
		27.00	3.68	0.50	0.00	0.00	0.00	0.00	0.50	0.50	PH-1
		2.98	0.00	0.90	0.00	0.48	0.48	0.00	0.42	0.90	Elect
		10.00	2.96	2.00	0.00	0.00	0.00	0.00	2.00	0.00	Hort.
	Sub Total	**140.23**	**74.78**	**19.40**	**7.22**	**5.48**	**12.70**	**0.00**	**6.70**	**18.40**	
29	Construction of slip road both side aerocity (PR7) SAS Nagar	3.50	2.61	0.10	0.00	0.10	0.10	0.00	0.00	0.00	Civil-1
		0.54	0.00	0.00	0.00	0.05	0.05	0.05	0.00	0.00	PH-1
	Sub Total	**4.04**	**2.61**	**0.10**	**0.00**	**0.15**	**0.15**	**0.05**	**0.00**	**0.00**	
30	C/o one no. Bridge on N-Cheo on 100' wide road sector dividing road 80/81 SAS nagar	12.25	7.20	5.00	1.57	1.00	2.57	0.00	2.43	2.00	Civil-3
		1.20	0.00	0.10	0.13	0.00	0.13	0.03	0.00	0.20	PH-1
	Sub Total	**13.45**	**7.20**	**5.10**	**1.70**	**1.00**	**2.70**	**0.03**	**2.43**	**2.20**	
		6.60	3.54	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Civil-3

31	Development of150 wide road sector 81/84, SAS Nagar	0.80	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	PH-1
		0.00	0.00	0.00	0.50	0.00	0.50	0.50	0.00	0.15	Elect.
	Sub Total	**7.40**	**3.54**	**0.70**	**0.50**	**0.00**	**0.50**	**0.50**	**0.70**	**0.85**	
32	Development of Focal Point Rajpura	2.80	1.45	0.20	0.16	0.04	0.20	0.00	0.00	0.10	Civil-2
		0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.10	PH-2
		1.40	0.16	0.15	0.00	0.07	0.07	0.00	0.08	0.20	Electrical
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Hort.
	Sub Total	**4.90**	**1.61**	**1.05**	**0.16**	**0.11**	**0.27**	**0.00**	**0.78**	**0.60**	
33	100' wide road 66A-66 B,81-82 along with railway line (chilla Bridge) new work	1.50	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	Civil-3
		1.30	0.00	0.60	0.00	0.30	0.30	0.00	0.30	0.90	PH-1
		0.56	0.00	0.30	0.00	0.26	0.26	0.00	0.04	0.00	Electrical
	Sub Total	**3.36**	**0.00**	**1.90**	**0.00**	**0.56**	**0.56**	**0.00**	**1.34**	**1.90**	
34	Providing storm water drainage scheme on sector 117/74A towards 92/92A, Mohali	20.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	PH-1
			0.00	1.00	0.00	0.00	0.00	0.00	1.00	2.00	C-3
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electrical
	Sub Total	**20.00**	**0.00**	**3.10**	**0.00**	**0.00**	**0.00**	**0.00**	**3.10**	**4.10**	
35	New Road PR-4 - 9 kms incuding Bridge	82.00	0.00	40.00	4.03	4.50	8.53	0.00	31.47	50.00	C-2
		30.00	0.00	10.00	0.00	1.18	1.18	0.00	8.82	15.00	PH-2
		0.70	0.00	1.50	0.00	0.00	0.00	0.00	1.50	0.60	Elect
		0.05	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Hort.
	Sub Total	**112.75**	**0.00**	**52.00**	**4.03**	**5.68**	**9.71**	**0.00**	**42.29**	**66.10**	
36	Maintenance of TDI road NH-21 to sec 73-74 chownk	2.00	0.00	0.40	0.00	0.00	0.00	0.00	0.40	2.00	C-1
37	Mtc of 300 wide road from Aerocity Jn to International Airport	2.90	0.00	2.00	1.00	1.10	2.10	0.10	0.00	1.00	C-1
		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	Hort
38	Maintenance of PH services public sanitaionin TDI road including Balomajra	0.50	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.00	PH-1
39	Mtc. Of Island around International Airport/aerocity Jn/Chhat island & other Area GMADA SAS Nagar	0.50	0.00	0.70	0.00	0.00	0.00	0.00	0.70	0.00	Hort.
40	Mtc of 200 wide road (PR-9)	0.20	0.00	0.14	0.04	0.05	0.09	0.00	0.05	0.14	PH-1
		0.60	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	C-2
		0.70	0.00	0.80	0.12	0.37	0.49	0.00	0.31	0.70	Hort.
	Sub Total	**9.40**	**0.00**	**4.39**	**1.16**	**1.52**	**2.68**	**0.10**	**1.81**	**5.84**	
		7.00	0.00	5.00	0.00	0.50	0.00	0.00	5.00	5.00	C-3

41	Dev. Of Urban Forest Sec.97	1.10	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.20	Elect
		4.50	0.00	2.50	0.00	0.00	0.00	0.00	2.50	2.00	PH-1
		14.15	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	Hort.
42	Plantation of Trees in Varous New Roads in U/E	10.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	1.00	Hort.
43	Recarpeting of Approch to BBSB Chapparchiri Sec92A/93 to 91/93	0.80	0.00	0.80	0.00	0.80	0.00	0.00	0.80	0.80	C-2
44	Annual Mtc of street light installed at varoius Location under Gmada Jurisduction SAS nagar (2022-23)--Out of EDC	4.00	0.00	4.00	0.00	0.70	0.70	0.00	3.30	6.00	Elect
45	Const. of 25MGD WTP Ph-2 at Vill Sinhpur	170.00	0.00	5.00	0.15	0.00	0.15	0.00	4.85	0.50	PH-2
	Sub Total	**211.55**	**0.00**	**22.30**	**0.15**	**2.00**	**0.85**	**0.00**	**21.45**	**17.50**	
46	Dev of Dashmesh Canal Land, SAS Nagar	3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	C-3
		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	Hort
		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	PH 1
		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	Elect
47	Upgradation of STP Sec.83	140.00	0.12	0.00	24.07	15.68	39.75	39.75	0.00	50.00	Ph-1
48	Electrical services of road PR 4 New Chandigarh	3.99	0.00	0.60	0.00	0.00	0.00	0.00	0.60	0.00	Elect
	Sub Total	**154.49**	**0.12**	**0.60**	**24.07**	**15.68**	**39.75**	**39.75**	**0.60**	**50.40**	
49	200 ft wide Master Plan (PR-7) part of (PR-6) (Jandpur,	347.00		100.00	2.51	3.16	5.67	-	94.33	50.00	LAC
50	Master Plan 200 feet wide road dividing sector 118-119, (Tole	203.15	0.00	0.00	0.00	200.00	200.00	200.00	0.00	0.00	LAC
	Sub Total	**550.15**	**0.00**	**100.00**	**2.51**	**203.16**	**205.67**	**200.00**	**94.33**	**50.00**	
	GRAND TOTAL	**2729.07**	**831.07**	**339.11**	**118.04**	**291.93**	**408.67**	**294.83**	**225.27**	**307.06**	

ANNEXURE-J

Work wise Break up of Revised Budget Estimate for the year 2022-23 and Budget Estimate for the year 2023-24 for works to be executed out of Social Infrastructure Fund (SIF)

(Figures in Rs./Crores)

Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2022	Budget Estimates 2022-2023	Actual exp. 4/22 to 9/22	Anticipated Exp. 10/22 to 3/23	Revised Budget 2022-2023	Excess	Surrender	Budget Estimates 2023-2024	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Meritorious School Sec 70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-1
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH
	Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

ANNEXURE-R

REVISED BUDGET ESTIMATE FOR THE YEAR 2022-23 AND BUDGET ESTIMATE FOR THE YEAR 2023-24 OF ESTABLISHMENT AND OTHER REVENUE EXPENDITURE

(Figures in Rs./Lacs/Crores)

Sr. No.	Name of Office	Pay & Allowances			Medical Reimbursement			T.A/L.T.C.			Leave Salary & Pension Contribution & Grauity			Office contigencies			Misc. Expenditure			Total		
		Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Budget-2023-24
1	D.E.(C-I), Mohali	8.00	7.00	10.00	1.00	3.00	3.00	1.00	2.50	3.00	0.00	0.00	0.00	6.55	6.15	6.45	22.00	11.50	14.00	38.55	30.15	36.45
2	D.E.(C-II), Mohali	0.00	5.00	6.00	0.00	1.00	1.00	0.00	0.10	1.00	0.00	0.00	0.00	3.69	3.67	3.70	11.40	11.50	13.00	15.09	21.27	24.70
3	D.E. (C-III) Mohali	0.00	0.00	0.00	0.00	0.00	0.50	0.00	1.60	1.00	0.00	0.00	0.00	3.86	2.91	3.41	14.40	12.30	8.50	18.26	16.81	13.41
4	D.E.(Electrical), Mohali		0.00	0.00	0.00	0.80	1.20	0.00	1.50	2.50	0.00	0.00	0.00	6.55	10.30	14.05	13.60	9.80	14.20	20.15	22.40	31.95
5	D.E. (PH-I), Mohali	0.00	0.00	0.00	1.50	5.00	7.00	0.00	5.00	7.00	0.00	0.00	0.00	9.90	20.06	22.16	11.10	4.90	6.00	22.50	34.96	42.16
6	D.E. (PH-II), Mohali	0.00	0.00	0.00	0.00	2.00	3.00	0.00	0.00	1.00	0.00	0.00	0.00	2.30	15.85	18.16	10.65	4.70	7.00	12.95	22.55	29.16
7	D.E. (Hort.), Mohali	44.00	40.00	45.00	2.00	1.70	3.00	2.00	3.60	2.00	0.00	0.00	0.00	5.40	5.05	6.40	20.50	9.50	14.30	73.90	59.85	70.70
8	Estate Office,Mohali	0.00	0.00	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.15	15.07	16.59	149.50	289.63	225.72	172.65	304.70	242.31
9	Land Acquisition Collector Mohali	0.00			0.60			0.05			0.00			4.99	4.05	5.11	12.00	10.98	13.50	17.64	15.03	18.61
10	S.A.O.(HQ), Mohali	4000.00	4300.00	5200.00	20.00	5.00	10.00	30.00	20.00	30.00	150.00	260.00	350.00	77.20	38.20	55.70	1041.00	1369.85	930.00	5318.20	5993.05	6575.70
	Total- In Lacs	4052.00	4352.00	5261.00	29.10	18.50	28.70	33.05	34.30	47.50	150.00	260.00	350.00	139.59	121.31	151.73	1306.15	1734.66	1246.22	5709.89	6520.77	7085.15
	Total- In Crores	40.52	43.52	52.61	0.29	0.19	0.29	0.33	0.34	0.48	1.50	2.60	3.50	1.40	1.21	1.52	13.06	17.35	12.46	57.10	65.21	70.85

Sr. No.	PARTICULARS	Budget-2022-23	R.B.E. 2022-23	SAO(HQ)	Budget-2023-24	R.B.E. 2022-23	DE(C-I)	Budget-2022-23	R.B.E. 2022-23	DE(C-II)	Budget-2022-23	R.B.E. 2022-23	DE(C-III)	Budget-2023-24	R.B.E. 2022-23	DE(Electrical)	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	DE(PH-I)	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	DE(PH-II)	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	DE(Horti.1 & 2)	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	Estate Office	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	LAC	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	DE(Horti.-I)	Budget-2023-24	Budget-2022-23	R.B.E. 2022-23	TOTAL
A	Office Contigentcy																																												
1	Printing and Stationary	52.00	8.00		20.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.20	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		53.35	8.05	29.80
2	Telephone Expenses	1.00	2.00		2.00	0.15		0.15	0.15		0.12	0.12		0.05	0.05		0.15	0.10	0.10		0.05	0.10	0.10		0.10	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		2.38	2.57	2.68
3	Postage and Telegram	1.00	1.00		1.00	0.10		0.10	0.10		0.10	0.10		0.05	0.05		0.10	0.10	0.10		0.05	0.10	0.10		0.10	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		2.38	2.57	2.68
4	Liveries	0.50	0.50		0.50	0.30		0.20	0.20		0.12	0.10		0.05	0.05		0.15	0.10	0.10		0.05	0.10	0.10		0.10	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		6.90	1.84	2.15
5	News Paper	0.20	0.20		0.20	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.20	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		4.90	2.50	4.75
6	Entertainment	5.00	4.00		5.00	0.50		0.20	0.20		0.20	0.20		0.05	0.05		0.20	0.10	0.10		0.05	0.10	0.10		0.10	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		0.05	0.10	0.10		0.30	0.30	0.20
7	Conveyance Reimbursement	12.00	9.50		12.00	5.00		5.00	5.00		3.00	3.00		3.00	2.50		5.00	4.00	4.00		2.00	7.00	7.00		7.50	4.00	4.25		4.25	6.00	6.20		9.65	10.20	2.25		1.65	2.25	2.00		12.41	9.84	10.08
8	Insurance	0.00			0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		44.15	60.23	68.95
9	Office Expenses	5.50	13.00		15.00	0.50		0.80	0.80		0.15	0.15		0.05	0.05		0.30	0.20	0.20		0.05	0.20	0.20		0.20	0.20	0.20		0.05	0.20	0.20		0.05	0.20	0.20		0.05	0.20	0.20		0.30	1.34	1.46
	SUB TOTAL	77.20	38.20		55.70	6.55		6.45	6.45		3.69	3.67		3.70	2.91		6.25	4.55	4.80		2.30	8.50	8.50		8.50	4.80	4.85		4.85	6.70	6.70		9.84	10.20	2.25		1.65	2.25	2.00		15.20	34.99	40.85
B	Misc.Expenditure																																											
1	R & M charges	650.00			4.00	3.00		4.00	8.00		10.00	10.00		4.00	3.00		4.50	6.00	3.00		2.60	3.00	3.50		3.70	5.00	5.00		3.20	4.00	0.00		21.05	20.25	3.50		2.35	3.00	0.00		105.40	138.26	
2	Advertisement exp.	30.00	15.00		30.00	2.00		3.00	3.00		0.50	1.00		5.00	3.00		4.80	7.00	8.00		2.30	3.00	7.00		1.00	2.00	10.00		6.00	8.00	98.50		1.45	1.69	0.00		0.19	0.50	0.00		172.50	36.85	58.69
3	Legal Charges	50.00	80.50		100.00	10.00		2.00	2.00		0.50	1.00		0.50	0.50		0.50	0.80	0.10		0.00	0.00	0.00		0.00	0.00	2.00		0.00	40.00	0.00		38.82	40.20	0.00		0.00	0.00	0.00		103.45	120.31	146.80
4	Sponsorship Fee	0.00	15.00		15.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	15.00	15.00
5	Professional Consultancy	250.00	320.00		400.00	2.00		6.50	5.00		0.00	1.00		5.00	6.00		2.00	0.40	0.20		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
6	Bank Charges	0.00	201.00		50.00	0.00		0.00	5.00		0.00	1.00		8.00	6.00		2.00	0.40	0.20		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
7	Interest paid to Allottees	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
8	Other Misc. Exp if any	25.00	21.85		30.00	0.00		0.00	0.10		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
9	Registration Expenses RERA	25.00	131.00		25.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
10	Planning Charges	0.00	536.00		280.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00		0.00	0.00	0.00
	SUB TOTAL	1041.00	1359.85		936.00	22.00		11.50	14.00		11.50	13.00		14.00	12.50		13.50	14.20	11.10		4.90	11.50	10.50		11.20	11.10	17.25		8.30	14.70	6.20		288.53	230.17	12.00		10.19	13.50	0.00		686.00	105.40	138.28
	GRAND TOTAL A+B	1118.20	1498.05		991.70	28.55		17.95	20.45		15.19	16.67		17.70	15.41		19.75	18.75	15.90		7.20	20.00	19.00		19.70	15.90	22.10		13.15	20.70	6.20		298.37	242.37	14.25		11.84	15.75	2.00		139.59	121.31	151.73

[Figures in Rs./Lacs]

Punjab Government EDC- SAS Nagar

REVISED BUDGET ESTIMATES FOR THE YEAR 2022-23 & BUDGET ESTIMATES FOR THE YEAR 2023-24

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2022-23	Revised Budget Estimates 2022-23	Budget Estimates 2023-24
	Opening Balance	**109.07**	**203.57**	**81.56**
A	**RECEIPTS DURING THE YEAR**			
1	Receipts from EDC	244.65	286.66	344.00
2	EDC on Plots Receipts from GMADA	200.00	0.00	0.00
	TOTAL RECEIPTS	**444.65**	**286.66**	**344.00**
B	**EXPENDITURE DURING THE YEAR**			
2	Expenditure from EDC	339.11	408.67	307.06
	TOTAL EXPENDITURE	**339.11**	**408.67**	**307.06**
	Surplus/deficit fulfilled by loan	**105.54**	**-122.01**	**36.94**
	Closing Balance	**214.61**	**81.56**	**118.50**

Punjab Government EDC- SAS Nagar

Revised Budget Estimate 2022-23 and Budget Estimate for 2023-24 relating to EDC

Sr No	Receipts under varoius heads	Actual for 2021-22	Budget Estimate for 2022-23	Actual Receipt 04/22 to 9/22	Actual Receipt 10/22 to 3/23	Revised B.E for 2022-23	Excess	Surrender	Budget Estimate for 2023-24	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	EDC	0.00	244.65	132.21	154.45	286.66	42.01		344.00	
	Total	**0.00**	**244.65**	**132.21**	**154.45**	**286.66**	**42.01**	**0.00**	**344.00**	

-12-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ: ਗਮਾਡਾ ਦਾ ਸਾਲ 2023-24 ਦੇ ਬਜਟ ਅਨੁਮਾਨ ਅਤੇ ਸਾਲ 2022-23 ਦੇ ਸੋਧੇ ਹੋਏ ਬਜਟ ਅਨੁਮਾਨ ਦਾ ਅਜੰਡਾ ਭੇਜਣ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ ਦੇ ਸਾਲ 2023-24 ਦੇ ਬਜਟ ਅਨੁਮਾਨ ਅਤੇ ਸਾਲ 2022-23 ਦੇ ਸੋਧੇ ਹੋਏ ਬਜਟ ਅਨੁਮਾਨਾਂ ਦਾ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਬਜਟ ਅਤੇ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 04-05-2023 ਨੂੰ ਹੋਈ 29ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰਬਰ 29.03 ਰਾਂਹੀ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਇਸ ਸਬੰਧੀ ਬਜਟ ਅਤੇ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ:

"ਬਜਟ ਅਤੇ ਲੇਖਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ Budget Estimates for the year 2023-24 ਦੇ ਲੜੀ ਨੰ: F ਵਿੱਚ Fixed Assets ਵਿੱਚ ਦਰਸਾਈ ਰਕਮ ਨੂੰ 3.50 ਕਰੋੜ ਰੁਪਏ ਤੋਂ ਘਟਾ ਕੇ 1.50 ਕਰੋੜ ਰੁਪਏ ਕਰਨ ਉਪਰੰਤ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ"

ਬਜਟ ਅਤੇ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੇ ਗਏ ਉਪਰੋਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਬਜਟ ਅਨੁਮਾਨਾਂ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੋਧ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ। ਪ੍ਰਵਾਨਿਤ ਅਜੰਡੇ ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਆਉਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਅਜੰਡਾ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਹੇਠ (ਫ਼ੰਡੀ "ਓ" ਤੇ) ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਵਧੀਕ ਡਾਇਰੈਕਟਰ ਮਕਾਨ ਉਸਾਰੀ ਵਿਭਾਗ, ਗਮਾਡਾ
ਦਫ਼ਤਰ ਮੁੱਖ ਸਕੱਤਰ ਦੇ ਪੱਤਰ ਨੰ. 4886 ਮਿਤੀ 2/6/23
ਵਾਸਤੇ ਮੁੱਖ ਸਕੱਤਰ ਮਿਤੀ: 22/6/2023

Hon'ble VC

Diary No. 515 Dated 16/06/2023

22.06.23

Sr.(P) 16/6/23 SAO

Amitoj 16/6/2023

ACA (F+A) 19.06.23

File is submitted for perusal and approval of 'A' above plan.

CA (GMADA)

w.v.c.

19/6

21/6

22.06.23

ACA (P&A) 21/6.

CAO 22/6/2023

Sr.(P)/IL 22/6/23 Rishu

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.15

(ਲੇਖਾ ਸ਼ਾਖਾ)

Subject:- Agenda for the Revised Budget Estimates for the year 2023-24 and Budget Estimates for the year 2024-25.

The Revised Budget Estimates for the year 2023-24 and Budget Estimates for the year 2024-25 of GMADA and EDC, License Fee, SIF, UDF, Regularization Fund, EWS Fund are to be placed before the GMADA Authority as per provision of Section 52 of the Punjab Regional and Town Planning and Development Act 1995. The format of the budget is taken on the pattern prescribed as per provisions of the budget manual of Punjab Government.

The Budget Estimates are attached at **Annexure 'A'.** The brief summary of the budget proposals of GMADA is as under:-

(Figures in Rs/ Crore)

Sr. No.	Particulars	Approved Budget for the year 2023-24	Revised Budget Estimates for the year 2023-24.	Budget Estimates for the year 2024-25
1.	Capital Receipt	3037.36	1696.03	2822.34
2.	Receipt from EDC, License Fee, SIF, UDF Etc	65.50	70.57	44.23
3.	Funds to be transferred from Punjab Government EDC account- For works to be executed out of EDC Funds	307.06	206.33	321.23
4.	Revenue Receipt	359.85	889.70	529.59
	Total Receipt	**3769.77**	**2862.63**	**3717.39**
1.	Capital Expenditure	2689.56	1860.59	2709.59
2.	Expenditure from EDC, License Fee, SIF, UDF Etc	322.23	217.87	330.26
3.	Other Expenditure	20.00	17.10	21.00
4.	Revenue Expenditure	345.86	304.74	343.88
	Total Expenditure	**3377.65**	**2400.30**	**3404.73**

Total Budget Estimates for the year 2024-25

The details of the major capital expenditures areas under:-

(Figures in Rs./ Crores)

Sr No	Particulars	Amount
a)	For acquisition of land and enhanced compensation	1625.20
b)	Expenditure on Capital and infrastructure works out of EDC, LF, UDF and SIF	321.23
c)	For Development works (Urban Estates)	384.81
d)	Social Housing (Purab Premium Apartments)	22.30
e)	Purchase of Fixed assets like Vehicles, Furniture, computers, etc.	1.50
f)	Repayment of principal loan amount	574.90
g)	Repayment of loan from Punjab Infrastructure Development Board (PIDB)	100.88
	Total	**3030.82**

With respect to the Revenue Receipts, funds to the tune of Rs 529.59 Crores are expected to be generated through construction fee, transfer fees, compounding fees, rent, penal interest, interest on installments on the sale of Commercial / Residential / Institutional Sites etc.

The Revenue Expenditure is expected to be Rs 343.88 Crores for the year 2024- 25 which includes payment of interest on loans amounting to Rs. 274.00 Crores.

Revised Budget Estimates for the year 2023-24 and Budget Estimates for the year 2024-25 has been approved in 30th meeting of Budget and Accounts Scrutiny Committee held on date 03.01.2025 vide agenda item no 30.06 and in 30th meeting of Executive Committee held on date 15.04.2025 vide agenda item no 30.17.

The Budget Proposals are placed before the GMADA Authority for its consideration and approval.

813529/2025/ACC BR(HQ)-GMADA

File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

Greater Mohali Area Development Authority, SAS Nagar

Budget Estimates for the year 2024-2025 and Revised Budget Estimates for the year 2023-2024

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25
	Opening Balance	**-3850.38**	**-3515.52**	**-3053.19**
A	**RECEIPTS DURING THE YEAR**			
1	Capital Receipts	3037.36	1696.03	2822.34
2	Receipts from License fee, SIF, UDF etc.	65.50	70.57	44.23
3	Other Receipts	307.06	206.33	321.23
4	Revenue Receipts	359.85	889.70	529.59
	TOTAL RECEIPTS	**3769.77**	**2862.63**	**3717.39**
B	**EXPENDITURE DURING THE YEAR**			
1	Capital Expenditure	2689.56	1860.59	2709.59
2	Expenditure from EDC, License fee, SIF, UDF etc.	322.23	217.87	330.26
3	Other Expenditure	20.00	17.10	21.00
4	Revenue Expenditure	345.86	304.74	343.88
	TOTAL EXPENDITURE	**3377.65**	**2400.30**	**3404.73**
	Surplus/deficit fulfilled by loan	**392.12**	**462.33**	**312.66**
	Closing Balance	**-3458.26**	**-3053.19**	**-2740.53**

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File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

813529/2025/ACC BR(HQ)-GMADA

Annexure-A

Budget Estimates for the year 2024-2025 and Revised Budget Estimates for the year 2023-2024

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2022-23	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25	Remarks
A	**Receipts During the Year**							
1	**Capital Receipt**							
i)	25% / 30% from Applicants for houses	B-1	6	0.00	373.00	22.82	62.86	
ii)	25% / 30% from Applicants for plots	B-2	7	0.00	0.00	0.00	7.50	
iii)	25% / 30% from sale of institutional & other sites	B-3	8	0.00	0.00	0.73	390.00	
iv)	25% from sale of booths & SCO's and City Centre Sector-62	B-4	9	0.00	20.00	0.00	118.90	
v)	25% / 30% Misc receipts of capital nature	B-5	10	0.00	0.00	0.00	0.00	
vi)	Cess PR-4 And PR -7	C	11	23.08	28.19	23.05	16.16	
	Recoveries (Principal)							
i)	Instalments (Principal of Houses)	B-1	6	0.80	796.05	24.16	17.97	
ii)	Instalments (Principal of Plots)	B-2	7	162.38	303.84	170.02	212.59	
iii)	Instalments on Sale of institutional sites	B-3	8	508.84	423.00	729.29	308.60	
iv)	Instalments on Booths & SCO's(Principal)	B-4	9	118.15	343.18	55.96	142.76	
v)	Misc Receipts of capital nature (including refund of amount from LAC)	B-5	10	0.28	0.10	0.00	0.00	
vi)	Recovery of Additional Price- Sector 76-80			0.00	250.00	0.00	0.00	
	Raising/Recovery of Loans							
i)	Loan/Overdraft Limits used during the year			100.00	500.00	660.00	500.00	
ii)	Reimbursement of Expenses incurred on International Airport from Punjab Government			10.00	0.00	10.00	220.00	
iii)	Recovery of loan given to Punjab Government			0.00	0.00	0.00	800.00	
iv)	Recovery of loan given to PUDA			0.00	0.00	0.00	25.00	
	Total			**923.53**	**3037.36**	**1696.03**	**2822.34**	

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(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2022-23	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25	Remarks
2	**Receipts from License Fee, SIF, UDF etc.**							
i)	Licence fee	C	11	43.56	50.44	56.26	35.00	
ii)	UDF	C	11	0.74	0.51	0.46	0.51	
iii)	SIF	C	11	6.97	8.45	9.41	6.00	
iv)	Penal Interest	C	11	9.20	2.42	1.84	2.02	
v)	EWS Fund	C	11	3.64	3.68	2.60	0.70	
	Total			**64.11**	**65.50**	**70.57**	**44.23**	
3	**Other Receipts**							
i)	Funds to be transferred from Punjab Government EDC account- For works to be executed out of EDC Funds			0.00	307.06	206.33	321.23	
	Total			**0.00**	**307.06**	**206.33**	**321.23**	
4	**Revenue Receipts**							
i)	Interest on instalments							
a	Residential Houses	B-1	6	0.53	18.00	0.23	6.38	
b	Residential Plots	B-2	7	108.25	33.76	101.17	38.51	
c	Institutions Sites	B-3	8	139.72	47.00	502.86	128.46	
d	Booths & SCO's	B-4	9	21.12	60.02	37.25	89.60	
e	Misc receipts of capital nature	B-5	10	0.00	0.10	0.00	0.00	
i)	Sale of Plants	D	12	0.02	0.03	0.03	0.03	
i)	Sale of Application	D	12	0.01	0.01	0.02	0.03	
ii)	Enlistment Fee	D	12	0.03	0.06	0.02	0.04	
iv)	Rent Receipt	D	12	9.84	11.01	1.30	0.50	
v)	Water Charges & Sew. Charges	D	12	20.79	22.50	7.87	8.30	
vi)	Penal Interest	D	12	86.21	82.20	87.40	90.00	
vii)	Misc Receipts	D	12	2.46	2.13	29.32	34.91	
viii)	Transfer Fee	D	12	27.83	23.50	26.82	27.00	
ix)	Interest from banks (On FDR etc.)	D	12	2.24	3.05	6.99	3.05	

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(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2022-23	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25	Remarks
x)	Compounding Fee	D	12	15.75	13.02	14.26	15.00	
xi)	Processing Fee/Map Fee	D	12	4.39	3.67	4.18	3.70	
xii)	Extension Fee	D	12	30.69	30.50	56.57	45.00	
xiii)	License Fee	D	12	0.05	0.06	0.06	0.06	
xiv)	Road cut charges	D	12	0.01	0.03	0.02	0.02	
xv)	Scrutiny Fees	D	12	10.27	9.20	13.33	15.00	
xvi)	Dividend Received from CHAIL			0.00	0.00	0.00	0.00	
xvii)	Recovery of loan given to Punjab Government			0.00	0.00	0.00	24.00	
	Total			**480.21**	**359.85**	**889.70**	**529.59**	
	Total Receipts (1+2+3+4)			**1467.85**	**3769.77**	**2862.63**	**3717.39**	
1	**Capital Expenditure**							
i)	Purchase of Land and enhanced compensation	E	13 to 16	306.84	1290.00	371.94	1625.20	
ii)	Construction of Social Houses (Purab Premium Apartments)	F	17	51.25	328.20	6.69	22.30	
iii)	Purchase of fixed assets like Vehicles,furniture ,Computers etc.			3.74	1.50	1.50	1.50	
iv)	Development of Urban Estates	G	18 to 28	349.32	342.46	99.06	384.81	
v)	Repayment of Principal Loan Amount			715.52	727.40	581.40	574.90	
	Payment/Repayment of Loans							
i)	Repayment of loan from Punjab Infrastructure Development Board (PIDB)			0.00	0.00	0.00	100.88	
ii)	Loan given to Punjab Government			0.00	0.00	800.00	0.00	
	Total			**1426.68**	**2688.56**	**1860.59**	**2709.59**	
2	**Expenditure from EDC, License fee, SIF, UDC etc**							
i)	Funds for Govt works / expenditure from licence fee	H	29	0.38	6.21	2.02	2.52	
ii)	Development works out of EDC	I	30 to 36	438.67	307.06	206.33	321.23	
iii)	Expenditure out of SIF	J	37	0.00	0.00	0.00	0.00	
iv)	Expenditure out of EWS/Regularization Fund			0.00	0.00	0.00	0.00	
v)	SIF amount to be transferred to PUDA			19.43	8.45	9.27	6.00	

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(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2022-23	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25	Remarks
v(i)	UDF amount to be transferred to PUDA			2.03	0.51	0.25	0.51	
	Total			**460.51**	**322.23**	**217.87**	**330.26**	
3	**Other Expenditure**							
i)	Municipal Corporation SAS Nagar for Sector 76-80 Maintenance Works			0.00	20.00	17.10	20.00	
i)	Income Taxi GST			39.58	0.00	0.00	1.00	
ii)	Contribution towards the CM relief Fund			0.00	0.00	0.00	0.00	
	Total			**39.58**	**20.00**	**17.10**	**21.00**	
4	**Revenue Expenditure**							
i)	Pay & Allowances	**R**	38	42.00	52.61	44.11	53.25	
i)	Medical Reimbursement	**R**	38	0.22	0.29	0.24	0.28	
ii)	T.A/L.T.C	**R**	38	0.28	0.48	0.29	0.39	
iv)	Leave Salary,Pension Constribution & Gratuity	**R**	38	0.96	3.50	2.80	3.50	
v)	Office Contigencies	**R**	39	0.82	1.52	0.98	1.29	
vi)	Misc Expenditure	**R**	39	15.76	12.46	6.36	11.17	
vii)	Interest paid on Loans from various banks including OD			260.62	275.00	250.00	274.00	
	Total			**320.66**	**345.86**	**304.74**	**343.88**	
	Total Expenditure(1+2+3+4)			**2247.43**	**3377.65**	**2400.30**	**3404.73**	
	SURPLUS (+) / DEFICIT(-)				**392.12**	**462.33**	**312.66**	

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Annexure- B-1

SCHEDULE OF CAPITAL RECEIPT OF HOUSES

(Figures in Rs./Crores)

Scheme	Actual for 2022-23				Budget Estimates 2023-24				Revised Budget Estimates for 2023-24				Budget Estimates 2024-25			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Purab Apartments-I		0.80	0.53	1.33	123.00	46.00	18.00	187.00	22.82	24.16	0.23	47.21	62.86	17.92	6.38	87.16
Riot Victim and old sectors				0.00	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00		0.05		0.05
9000 Nos EWH SAS nagar	0.00	0.00	0.00	0.00	250.00	750.00	0.00	1000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	**0.00**	**0.80**	**0.53**	**1.33**	**373.00**	**796.05**	**18.00**	**1187.05**	**22.82**	**24.16**	**0.23**	**47.21**	**62.86**	**17.97**	**6.38**	**87.21**

Annexure- B-2

SCHEDULE OF CAPITAL RECEIPT OF RESIDENTIAL PLOTS

(Figures in Rs./Crores)

Scheme	Actual for 2022-23				Budget Estimates 2023-24				Revised Budget Estimates for 2023-24				Budget Estimates 2024-25			
		Instalments				Instalments			15%/25%/30%	Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Aero-city (including oustee)		4.38	2.92	7.30		9.00	1.00	10.00	0.00	4.09	2.57	6.66	-	4.50	2.50	7.00
Eco-City -1 (incl balance 130 plots scheme to be launched)		4.68	3.11	7.79		18.00	2.00	20.00	0.00	1.73	1.16	2.89	-	2.00	1.00	3.00
Eco-City -2 (incl balance plots scheme to be launched)		36.85	24.58	61.43		135.00	15.00	150.00	0.00	39.18	25.62	64.80	-	75.00	5.00	80.00
I.T. CITY Residential (All)		67.52	45.01	112.53		63.00	7.00	70.00	0.00	73.34	37.43	110.77	-	63.00	7.00	70.00
OLD SEC. Due in current year(48 to 80) and Additional Price		48.90	32.59	81.49		72.00	8.00	80.00	0.00	46.80	31.20	78.00	-	60.00	20.00	80.00
Sectors 88 onwards (Except 101 Alpha)									0.00	4.78	3.19	7.97		8.00	3.00	11.00
Anandpur Sahib		0.05	0.04	0.09		0.09	0.01	0.10	0.00	0.10	0.00	0.10	-	0.09	0.01	0.10
Anandpur Sahib new scheme for 100 plots to be launched				0.00		6.75	0.75	7.50	0.00	0.00	0.00	0.00	7.50	-	-	7.50
TOTAL	**0.00**	**162.38**	**108.25**	**270.63**	**0.00**	**303.84**	**33.76**	**337.60**	**0.00**	**170.02**	**101.17**	**271.19**	**7.50**	**212.59**	**38.51**	**258.60**

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Annexure- B-3

SCHEDULE OF CAPITAL RECEIPT OF GROUP HOUSING/ INSTITUTIONAL/CHUNK SITES

(Figures in Rs./Crores)

Scheme	Actual for 2022-23				Budget Estimates 2023-24				Revised Budget Estimates for 2023-24				Budget Estimates 2024-25			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Nursing Site	-	11.05	3.37	14.42	-	5.00	1.00	10.00	-	13.07	8.72	21.79	10.00	27.60	15.76	53.36
School site(including IT City)	-	22.45	2.50	24.95	-	21.50	2.50	25.00	-	10.80	7.20	18.00	-	18.00	7.20	25.20
Chunk site	-	225.41	29.10	254.51	-	-	-	0.00	-	-	-	-	-	-	-	0.00
UNIVERSITY	-	14.50	1.50	16.00	-	13.50	1.50	15.00	-	8.42	5.61	14.03	-	8.00	5.50	13.50
Group Housing	-	77.62	8.75	86.37	-	234.00	26.00	260.00	-	126.27	84.18	210.45	190.00	105.00	70.00	365.00
Receipt from old & other institutional sites including	-	40.79	74.52	115.31	-	72.00	8.00	80.00	0.73	498.73	348.87	848.33	180.00	120.00	10.00	310.00
IT city Industrial Plots	-	117.02	19.98	137.00	-	72.00	8.00	80.00	-	72.00	48.28	120.28	10.00	30.00	20.00	60.00
TOTAL	**0.00**	**508.84**	**139.72**	**648.56**	**0.00**	**423.00**	**47.00**	**470.00**	**0.73**	**729.29**	**502.86**	**1232.88**	**390.00**	**308.60**	**128.46**	**827.06**

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File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

Annexure- B-4

SCHEDULE OF CAPITAL RECEIPT OFCOMMERCIAL SITES

(Figures in Rs./Crores)

Scheme	Actual for 2022-23				Budget Estimates 2023-24				Revised Budget Estimates for 2023-24				Budget Estimates 2024-25			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Old Sector and booths 700 No. Booths (incl. 279 Booths)	-	24.85	7.93	32.78	20.00	90.18	10.02	120.20	-	21.94	14.57	36.51	11.77	14.20	3.89	29.86
Aerocity and IT city(Commercial' Group housing sites)	-	91.00	13.19	104.19	-	180.00	20.00	200.00	-	34.02	22.68	56.70	107.13	128.56	85.71	321.40
Purab Premium Apartments (62 Booths)	-	-	-	0.00	-	-	-	0.00	-	-	-	-	-	-	-	0.00
OLD SEC. Due in current year incl 200 no. booths and arrears incl.	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-	-	-	-	-	-	0.00
World Trade centre	-	2.30	-	2.30	-	71.00	30.00	103.00	-	-	-	-	-	-	-	0.00
TOTAL	**0.00**	**118.15**	**21.12**	**139.27**	**20.00**	**343.18**	**60.02**	**423.20**	**0.00**	**55.96**	**37.25**	**93.21**	**118.90**	**142.76**	**89.60**	**351.26**

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Annexure- B-5

SCHEDULE OF OTHER MISC. RECEIPT OF CAPITAL NATURE-ADDITIONAL PRICE

(Figures in Rs./Crores)

Scheme	Actual for 2022-23				Budget Estimates 2023-24				Revised Budget Estimates for 2023-24				Budget Estimates 2024-25			
		Instalments				Instalments				Instalments				Instalments		
	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total	15%/25%/30%	Principal	Interest	Total
Old Sectors	0.00	0.28	0.00	0.28	0.00	0.10	0.10	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.28	0.00	0.28	0.00	0.10	0.10	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Annexure- C

Revised Budget Estimate 2023-24 and Budget Estimate for 2024-25 relating to Licence fee / SIF / UDF / Penal Interest etc.

(Figures in Rs./Crores)

Sr No	Receipts under varoius heads	Actual for 2022-2023	Budget Estimate for 2023-2024	Actual Receipt 4/23 to 30/9/23	Actual Receipt 10/23 to 3/24	Revised B.E for 2023-24	Excess	Surrender	Budget Estimate for 2024-25	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	Licence fee	43.56	50.44	26.73	29.53	56.26	5.82	0.00	35.00	
2	UDF	0.74	0.51	0.31	0.15	0.46	0.00	0.05	0.51	
3	SIF	6.97	8.45	4.91	4.50	9.41	0.96	0.00	6.00	
4	Penal Interest	9.20	2.42	0.20	1.64	1.84	0.00	0.58	2.02	
5	EWS Fund	3.64	3.68	1.83	0.77	2.60	0.00	1.08	0.70	
6	Road Cess	20.60	28.19	12.22	10.83	23.05	0.00	5.14	16.16	
	Total	**84.71**	**93.69**	**46.20**	**47.42**	**93.62**	**6.78**	**6.85**	**60.39**	

813529/2025/ACC BR(HQ)-GMADA

ANNEXURE-D

DETAIL OF REVENUE RECEIPT

(Figures in Rs./Lacs/Crores)

Sr.	Name of Division	Sale of Plots			Sale of Application			Enlistment Fee			Rent receipts			Water Connection Charges			Penal Interest			Misc. Receipts			Transfer Fee		
		Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25
1	D.E. (C-I)	0.00	0.00	0.00	0.00	1.28	1.00	1.00	0.40	1.00	4.00	28.00	15.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.00	5.00	0.00	0.00	0.00
2	D.E. (PH-I)	0.00	0.00	0.00	0.20	0.03	0.10	0.60	0.20	0.50	0.00	0.00	0.00	2880.00	480.00	510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	D.E.(Hort.-1)	3.00	3.00	3.00	0.03	0.03	0.03	1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.20	0.00	0.00	0.00
4	D.E.(Hort.-2)	0.00	0.00	0.00	0.00	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.05	0.00	0.00	0.00
5	SAD(HQ)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	10.00	15.00	0.00	0.00	0.00
6	E.O, Mohali	0.00	0.00	0.00	0.00	1.00	1.00	0.00	0.00	0.00	1036.00	0.00	0.00	0.00		0.00	8228.00	6240.00	5000.00	193.00	2686.00	3471.00	2358.00	2682.00	2700.00
7	DE (PH II)	0.00	0.00	0.00	0.50	0.03	0.50	1.00	0.50	1.00	20.00	23.48	25.30	250.00	386.67	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	DE(C2)	0.00	0.00	0.00	0.00	0.05	0.10	0.00	0.20	0.50	0.00	78.50	10.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	DE(C3)	0.00	0.00	0.00	0.05	0.01	0.05	0.00	0.30	0.40	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	LAC SAS NAGAR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	DE(Electrical)	0.00	0.00	0.00	0.15	0.05	0.20	2.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL in Lacs	3.00	3.00	3.00	0.53	2.41	3.00	6.10	1.60	4.40	1101.00	129.98	50.80	2250.00	786.67	830.00	8228.00	6240.00	5000.00	213.00	2932.28	3491.25	2358.00	2682.00	2700.00
	Total in crores	0.03	0.03	0.03	0.01	0.02	0.03	0.06	0.02	0.04	11.01	1.30	0.50	22.50	7.87	8.30	82.28	62.40	50.00	2.13	29.32	34.91	23.58	26.82	27.00

Sr.	Name of Division	Interest from Banks			Compounding Fee			Processing Fee / Fees for			Extension Fee			Licence Fee			Road cut charges			Scrutiny Fee			Total		
		Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25	Budget-2023-24	R.E.E.-2023-24	Budget-2024-25
1	D.E. (C-I)	4.00	1.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	0.00	0.00	0.00	10.00	57.60	25.00
2	D.E. (PH-I)	0.00	2.81	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2000.80	480.04	513.60
3	D.E.(Hort.-1)	1.50	1.00	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.53	4.28	5.23
4	D.E.(Hort.-2)	0.00	0.20	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.27
5	SAD(HQ)	25.00	530.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	540.00	40.00
6	E.O, Mohali	262.00	186.00	262.00	1902.00	1426.00	1500.00	367.00	418.00	376.00	3060.00	5657.00	4100.20	6.00	6.00	6.00	0.00	0.00	0.00	920.00	1330.00	1600.00	17746.80	23267.00	23310.00
7	DE (PH II)	0.00	1.58	3.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	271.50	333.08	349.60
8	DE(C2)	5.00	52.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10	1.00	0.00	0.00	0.00	5.00	131.85	16.60
9	DE(C3)	3.00	1.35	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.05	1.55	3.45
10	LAC SAS NAGAR	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00
11	DE(Electrical)	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	0.00	0.00	0.00	0.00	0.00	8.15	8.05	0.70

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813529/2025/ACC BR(HQ)-GMADA

	TOTAL in Lacs	3941.70	690.64	2654.80	1932.00	1426.69	1500.00	367.00	476.60	370.00	3850.00	5657.20	4900.00	0.00	0.00	6.70	6.96	2.50	2.10	2.00	520.60	1331.00	1500.00	20936.23	24118.03	2424.45			
	Total no of cases	3.65	1.89	3.65	13.02	94.26	15.00	1.57	4.10	3.70	30.50	56.57	45.00	0.00	0.06	0.96	0.35	0.12	0.02	9.20	11.33	15.00	208.96	248.19	249.14				

Annexure- E

Schedule of Revised Budget Estimate for the year 2023-24 and Budget Estimate for the year 2024-25 for Land Acquisition Collector, Mohali

(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
A	**Urban Estates- Old Schemes**											
1	Acquisition of Land for New Sec. 88 & 89 (662.91 + 0.87 +6.00 Acre)	1,197.44	614.00	154.48	1.00	0.06	-	0.06	-	0.94	0.50	
2	Acquisition of land for Sector-90, Mohali (222.14 acre) - Max L P	-	-	1.97	1.00	-	-	-	-	1.00	1.00	
3	Acquisition of land for setting up Urban Estate Phase-2 at Mullanpur - 301.82 acre (Ecocity 2) and Ecocity -2 (Extn) 86.825 Acres	1,419.06	156.61	761.64	5.00	-	-	-	-	5.00	5.00	
4	Acquisition of land for Setting up of Urban Estate Mullanpur (435 acre Eco-1)	580.93	399.00	44.33	1.00	-	0.02	0.02	-	0.98	1.00	
5	Creation of Land Bank as Aero City Expansion Part-A - 737.1252 Acre & Part B, C & D-943.996 Acres	500.00	-	159.88	170.00	6.00	12.08	18.07	-	151.93	100.00	
6	For other Awards (Lump-Sum)	0.00	0.00	0.00	1.00	0.19	0.12	0.32	-	0.68	1.00	
7	Chaikota for Various Awards	0.00	0.00	0.00	2.00	0.13	0.01	0.15	-	1.85	2.00	
	Total-A	**3697.43**	**1169.61**	**1122.30**	**181.00**	**6.38**	**12.24**	**18.62**	**0.00**	**162.39**	**110.50**	
B	**Urban Estates- Ongoing Schemes**											
1	Acquisition of missing khasra nos. For completion of Aero City Project. S.A.S. Nagar of Village Chatt (4.40625 Acres)	31.00	-	-	1.00	-	-	-	-	1.00	31.00	
2	Remaining khasra numbers of sector 76-80 Area Approx 4.1027 Acres	10.00	-	-	1.00	-	-	0.00	-	1.00	-	

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(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
3	Ecocity-3 Scheme in Village Rasulpur, Salamatpur, Dhode Majra, Takipur, Rajgarh, Majra, Kartarpur, Kansala and Hoshiyarpur in accordance with the approved Master Plan of New Chandigarh (713.3750 Acres)	1,787.50	-	-	10.00	-	-	0.00	-	10.00	10.00	
4	Low Density housing and High Density scheme in village Mullanpur Garibdas, in accordance with the approved Master Plan of New Chandigarh (309.3021 acres)	620.00	-	-	5.00	-	-	0.00	-	5.00	5.00	
	Total-B	**2448.50**	**0.00**	**0.00**	**17.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17.00**	**46.00**	
C	**Enhancements**											
1	Acquisition of land for I.T. City (Area 1686.88 Acre)	0.00	0.00	1,385.69	30.00	-	6.17	6.17	-	23.83	100.00	
2	Acquisition of land for new road PR-4-132.4687 Acre)	0.00	0.00	229.35	268.00	8.46	15.11	23.57	-	244.43	290.00	
3	Acquisition of land for setting up Urban Estate Phase-2 at Mullanpur - 301.82 acre (Ecocity 2)	0.00	0.00	345.66	515.00	44.05	70.84	114.89	-	400.11	480.00	
4	Vertical Sector dividing road 200 ft. Wide road in Sector 86, 87,97,98,105,106,108,109 upto Kharar Banur Road (76.1337 acre) Revised Area 32.8603 Acre	-	-	-	-	-	-	-	-	-	50.00	
5	Horizontal 200 ft. Road of sector 87-97, 86-98, 85-99, 84-99 & 100 ft. Road of sector 96-106, 98-105 (Total 53.1812 acre) Revised Area 20.9006 Acre	-	-	-	-	-	-	-	-	-	50.00	
6	PR-7 Road	-	-	-	-	-	-	-	-	-	50.00	
7	For other Awards (Lump-Sum)	-	-	-	100.00	32.71	56.39	89.10	-	10.90	100.00	
	Total-C	**0.00**	**0.00**	**1960.70**	**913.00**	**85.21**	**148.51**	**233.72**	**0.00**	**679.28**	**1120.00**	
D	**Infrastructure - Old Schemes**											

(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
1	Acquisition of land for const./up gradation of 200 feet wide road from Shiswan Kurali T-junction to Mullanpur (8 Km) (95.62 acre)	232.04	-	222.91	0.50	-	-	-	-	0.50	-	
2	Land Acquired for Revenue Raste for Emaar MGF	-	-	15.34	1.00	-	0.04	0.04	-	0.96	1.00	
3	200 ft wide road from mullanpur to kurali T-Junction (80% + 20%)	25.85	-	16.33	0.50	-	-	-	-	0.50	0.50	
4	200 feet wide Master Plan (PR-7) part of (PR-6) (Thaska & Husainpur) - 23.825 Acres approx.	45.83	-	47.29	1.00	0.01	-	0.01	-	0.99	0.50	
5	200 feet wide Road VR-3 in New Chandigarh as per approved Master Plan vide Sub-Tehsil Majri, Tehsil- Kharar, District Sahibzada Ajit Singh Nagar Villages Chahar Majra, Dhanoda, Ratwara and Mullanpur Garibdas of Tehsil Kharar, District Sahibzada Ajit Singh Nagar 24.189 Acres	100.00	-	-	1.00	50.90	37.64	88.54	87.54	-	-	
6	190 feet wide Masters Plan VR-5 Road in New Chandigarh (Siamatpur, Rasulpur, Dode Majra, Devinagar and Saini Majra) - 30.83-22=8.831 Acres approx.	42.00	-	-	5.00	17.60	13.41	31.01	26.01	-	-	
	Total-D	**445.72**	**0.00**	**301.87**	**9.00**	**68.51**	**51.09**	**119.60**	**113.55**	**2.95**	**2.00**	
E	**On Going Infrastructure Schemes**											
1	100 feet wide road dividing sector 95/96 and 96/97 dividing road-15.1563 Acres	30.00	-	-	2.00	-	-	-	-	2.00		
2	200 feet wide road 95/96 and 96/97 dividing road - 26.6563 Acres	55.00	-	-	5.00	-	-	-	-	5.00	5.00	
3	Missing Khasra Numbers of Sector 88-89 in Sector 90, village Lakhnaur 4.3063 acre	8.00	-	-	1.00	-	-	-	-	1.00		
4	Master Plan VR-7 road in New Chandigarh for disposal of Storm Sewer 25.3189 Acres	130.00	-	-	2.00	-	-	-	-	2.00	130.00	
5	Master Plan Sector Dividing road 92 and 92 Alfa for disposal of Storm Sewer in village Chappar Chiri Khurd & Landran 14.750 Acres	75.00	-	-	53.00	-	-	-	-	53.00	75.00	

(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
6	Acquisition of Missing Khasra Nos. Of Sector dividing road 81/84 of village Manouli and Raipur Khurd 2 Acres	9.00	-	-	5.00	-	-	-	-	5.00	9.00	
7	Acquisition of land for N-Choe in Manauli in IT City, 11.23958 Acre Approx.	25.00	-	-	1.00	-	-	-	-	1.00	25.00	
8	200 feet wide road Sector 88-89 missing khasra no in village Schana 0.2750 Acres	1.70	-	-	1.00	-	-	-	-	1.00	1.70	
9	Missing Khasra number of 200 feet wide PR-7 road Sector 74 to Kharar National Highway no 21 in the area of Tehsil mohali, Distt SAS Nagar (0.55 Acres)	1.00	-	-	-	-	-	0.00	-	-	1.00	
	Total-E	**334.70**	**0.00**	**0.00**	**70.00**	**0.00**	**0.00**	**0.00**	**0.00**	**70.00**	**246.70**	
F	**Old Industrial Schemes**											
1	Setting up of ESDM Industrial Park in Sector 101 as per approved Sahibzada Ajit Singh Nagar, Villages Dhurali, Manauli, Saneta, Raipur Khurd, Chao Majra and Saini Majra, Tehsil Mohali, District Sahibzada Ajit Singh Nagar 530 Acres	1522.64	-	-	100.00	-	-	-	-	100.00	100.00	
	Total-F	**1522.64**	**0.00**	**0.00**	**100.00**	**0.00**	**0.00**	**0.00**	**0.00**	**100.00**	**100.00**	
	Grand Total (A to F)	**8448.99**	**1169.61**	**3384.87**	**1290.00**	**160.10**	**211.84**	**371.94**	**113.55**	**1031.62**	**1625.20**	

File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

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Annexure-F

Scheme wise breakup of revised budget estimate for the year 2023-24 and budget estimate for the year 2024-25 for Housing Schemes

(Figures in Rs./Crores)

Sr. No.	Name of Scheme	Est. cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Purab Apartment, sector 88 (Phase -1)	687.96	676.52	5.00	1.37	0.55	1.92		3.08	3.00	C-2
		71.52	70.39	5.35		0.69	0.69		4.66	1.50	PH-2
		81.21	71.43	10.00	0.75	0.68	1.43		8.57	7.50	Electrical
		2.38	0.61								H
	Sub Total	**843.07**	**818.95**	**20.35**	**2.12**	**1.92**	**4.04**		16.31	**12.00**	
2	Mtc of Purab Apartments	9.00		0.50		0.77	0.77	0.27		1.75	C-2/PH-2/E/H
		11.27	0.63	2.00	0.30	0.35	0.65		1.35	2.50	Electrical
		0.89	0.24	0.10	0.04	0.08	0.12	0.02		0.10	Horti.
3	Extra work at Purab Premium Apptt. Sec.88	3.00		2.25	0.72		0.72		1.53	3.00	PH-2
		0.50		0.50			0.17		0.33	0.20	Electrical
		1.50		0.50	0.22		0.22		0.28	0.30	H
4	Boring & Installation of 1No. T/W at Purab Apartments	0.46	0.27							0.15	PH-2
5	Project management consultancy(PMc) services from planning stage 2 tendering & Const.	8.13		2.00					2.00	0.30	C-3
6	C/o 9000 Nos EWH SAS Nagar (Composite work)	967.50		10.00					10.00	2.00	C-3,PH,E,H
	Sub Total	**1002.25**	**1.14**	**17.85**	**1.28**	**1.20**	**2.65**	**0.29**	**15.49**	**10.30**	
	Grand Total	**1845.32**	**820.09**	**38.20**	**3.40**	**3.12**	**6.69**	**0.29**	**31.80**	**22.30**	

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Annexure-G

Scheme wise breakup of Revised Budget Estimate for the year 2023-24 and Budget Estimate for the year 2024-25 for Development of Urban Estates

(Figures in Rs./Crores)

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
	WORKS EXPENDITURE										
	Urban Estates										
1	Development of Sec 76-80	52.44	32.56	3.00	2.25	2.00	4.25	1.25	0.00	3.25	Civil-3
		36.02	28.32	0.65	0.42	0.85	1.27	0.62	0.00	2.00	PH-1
		81.50	15.60	12.00	6.50	0.48	6.98	0.00	5.02	6.25	Elect.
		3.20	2.12	0.50	0.00	0.00	0.00	0.00	0.50	0.10	Hort.
		10.00	0.00	7.50	0.00	2.96	2.96	0.00	4.54	2.50	PH 2
	Sub Total	**183.16**	**78.60**	**23.65**	**9.17**	**6.29**	**15.46**	**1.87**	**10.06**	**14.10**	
2	Upgradation and Strengthening of sec jn sec 61-62,69-70 kumbra road upto sec jn 65-64 Bawa white house & Improvement of Jn. Adj. Nipper Bridge	18.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00	2.00	Civil-3
		7.64	0.00	3.00	0.00	0.50	0.50	0.00	2.50	7.64	PH-1
		0.50	0.00	0.30	0.00	0.00	0.00	0.00	0.30	0.10	Hort
		7.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00	3.00	Electrical
	Sub Total	**33.14**	**0.00**	**13.30**	**0.00**	**0.50**	**0.50**	**0.00**	**12.80**	**12.74**	
3	Const. of roads for Food Court in Sector 62 SAS Nagar	4.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-2
		2.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
		0.41	0.00	0.05	0.03	0.00	0.03	0.00	0.02	0.02	Elect.
		2.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.10	Hort
4	Const. of Motor market at Sector-66 now shifted to Sec.65	2.00	1.80	0.05	0.01	0.04	0.05	0.00	0.00	0.05	C-3
		3.77	2.32	0.35	0.16	0.00	0.16	0.00	0.19	0.05	Electrical
		0.15	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.15	Hort.
		0.30	0.22	0.10	0.00	0.07	0.07	0.00	0.03	0.01	PH-2
5	Const. of Service road alongwith Sector Div. 69/70 Infront of Jublie	0.20	0.00	0.07	0.00	0.05	0.05	0.00	0.02	0.02	Electrical
6	Const of 150 ft road sec. Div.76/89,77/88, to 80/81,84/85	16.00	15.80	0.70	0.00	0.33	0.33	0.00	0.37	0.10	Civil-3
		1.65	0.99	0.05	0.00	0.00	0.00	0.00	0.05	0.02	Electrical
7	Const. of Service road in front of VRS building Sector-68	0.39	0.00	0.00	0.00		0.00	0.00	0.00		Civil-1
8	Const. of Service road in front of NCB building Sector-66	0.47	0.00	0.00	0.00		0.00	0.00	0.00		Civil-1

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Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
9	Misc / New work raised/arises during the 2022-23 for the Dev. Of UE, SAS Nagar.in New sectors	2.00	0.00	0.30	0.10	0.04	0.14	0.00	0.16	0.30	Civil-1
10	Misc / New work raised/arises during the 2020-21 for the Dev. Of UE, SAS Nagar.New Chandigarh	2.00		0.20	0.02	0.04	0.06	0.00	0.14	0.20	Civil-2
		2.00	0.25	0.20	0.35	0.20	0.55	0.35	0.00	0.50	C-3
		0.20	0.05	0.20	0.10	0.05	0.15	0.00	0.05	0.30	PH-2
		0.30	0.10	0.20	0.00	0.10	0.10	0.00	0.10	0.20	PH-1
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.50	Electrical
		0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
	Sub Total	**41.04**	**22.89**	**3.42**	**0.77**	**0.92**	**1.69**	**0.35**	**2.08**	**2.62**	
11	Development of Sec 88-89	114.11	44.94	1.25	0.04	0.80	0.84	0.00	0.41	2.00	C-2
		83.80	36.01	0.50	0.04	0.00	0.04	0.00	0.46	4.00	PH-1
		46.60	27.20	0.65	0.68	0.05	0.73	0.08	0.00	1.00	Elect.
		12.35	5.43	2.00	0.57	1.34	1.91	0.00	0.09	1.25	Hort.
11(a)	Construction of STP/Portable Sec 88-89-90	21.50	0.11	0.90	0.62	0.10	0.72	0.00	0.18	0.18	PH-1
	Sub Total	**278.36**	**113.69**	**5.30**	**1.95**	**2.29**	**4.24**	**0.08**	**1.14**	**8.43**	
12	Development of Sec 90	50.00	0.11	2.00	0.00	0.00	0.00	0.00	2.00	4.00	C-3
			0.00	3.00	0.62	0.00	0.62	0.00	2.38	4.00	PH-1
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort
	Sub Total	**50.00**	**0.11**	**5.20**	**0.62**	**0.00**	**0.62**	**0.00**	**4.58**	**8.20**	
13	Development of Dashmesh Nagar urban estate at Shri Anandpur Sahib.	2.06	1.80	0.20	0.00	0.00	0.00	0.00	0.20	0.10	C-2
		6.43	4.97	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH 2
		0.47	0.25	0.10	0.00	0.00	0.00	0.00	0.10	0.05	Elect.
		0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
	Sub Total	**9.16**	**7.02**	**0.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.60**	**0.25**	
14	Development of Aerocity Right & Left side (including Overflow pipe/ Choe/ 66KV Substation & 66KV lines) &Internal Roads under Stage/ Ext. of Aerocity	225.00	206.55	12.00	2.00	3.10	5.10	0.00	6.90	24.00	Civil-1
		131.00	81.15	2.50	0.00	0.12	0.12	0.00	2.38	2.50	PH-1
		86.58	68.96	1.90	0.06	2.57	2.63	0.73	0.00	1.50	Elect
		10.33	8.97	1.25	0.33	0.62	0.95	0.00	0.30	1.00	Hort.
14(a)	Construction of STP at Aerocity.	32.00	12.72	7.00	5.73	1.98	7.71	0.71	0.00	0.50	PH-1
14(b)	Dev. Of Comm. Pocket -Aerocity	4.00	0.00	2.00	0.00	0.50	0.50	0.00	1.50	1.50	PH-1
		32.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00	5.00	Electrical

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
	Sub Total	**520.91**	**378.35**	**36.65**	**8.12**	**8.89**	**17.01**	**1.44**	**21.08**	**36.00**	
15	Dev. Of Aerotropols-SAS Nagar	117.34		20.00	0.00	0.00	0.00	0.00	20.00	40.00	Civil-1
		117.75	0.00	30.00	0.00	0.00	0.00	0.00	30.00	40.00	PH-1
		7.49	0.02	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Elect
		15.00	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.05	Horti.
	Sub Total	**257.58**	**0.02**	**50.55**	**0.00**	**0.00**	**0.00**	**0.00**	**50.55**	**80.55**	
16	Development I.T. city / Urban Estate Sec. 82 A and 83 (including Construction of STP/220 KV Substation/ 66 KV Substation) /New pockect & Bridge	310.00	240.43	17.00	2.41	4.49	6.90	0.00	10.10	35.00	Civil-1
		192.17	148.08	2.00	0.92	1.04	1.96	0.00	0.04	4.00	PH-1
		116.00	78.26	8.00	3.19	3.91	7.10	0.00	0.90	5.00	Elect.
		20.00	2.13	5.00	0.34	0.22	0.56	0.00	4.44	5.00	Hort.
16(a)	Construction of STP at IT city.	35.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	1.00	PH-1
	Sub Total	**673.17**	**468.92**	**32.50**	**6.86**	**9.66**	**16.52**	**0.00**	**15.98**	**50.00**	
17	Upgradation of STP Sec.83	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Ph-1
	Sub Total	**140.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	
18	Development of Eco-city -1 (Commercial pocket and Gym)	88.49	82.97	1.00	0.50	1.25	1.75	0.75	0.00	1.20	C-2
		122.50	50.92	2.00	0.06	3.84	3.90	1.90	0.00	11.00	PH-2
		58.43	55.98	0.50	0.00	0.00	0.00	0.00	0.50	9.34	Electical
		6.50	5.52	1.00	0.05	0.02	0.07	0.00	0.93	0.35	Hort.
18 a	Renovation/Upgradation of Hort Works in parks and Junctions of Ecocity Ph-1	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44	Hort., NewChd
	Sub Total	**277.36**	**195.39**	**4.50**	**0.61**	**5.11**	**5.72**	**2.65**	**1.43**	**23.33**	
19	Development of Medicity-I & II (ISVR/HR-7)	34.70	31.21	0.10	0.04	0.06	0.10	0.00	0.00	0.10	C-2
		44.70	10.51	0.20	0.06	0.00	0.06	0.00	0.14	1.00	PH-2
		8.17	0.07	0.06	0.05	0.00	0.05	0.00	0.01	0.10	Electical
		8.50	2.10	1.25	0.52	0.53	1.05	0.00	0.20	1.47	Hort
	Sub Total	**96.07**	**43.89**	**1.61**	**0.67**	**0.59**	**1.26**	**0.00**	**0.35**	**2.67**	
20	Development of Eco City -II	54.02	39.34	1.50	0.18	0.44	0.62	0.00	0.88	2.00	C-2
		66.20	22.76	2.00	1.95	0.00	1.95	0.00	0.05	3.00	PH-2
		29.80	23.22	0.10	0.06	0.00	0.06	0.00	0.04	0.20	Electical
		6.23	1.39	3.00	0.36	0.42	0.78	0.00	2.22	1.50	Hort
	Sub Total	**156.25**	**86.71**	**6.60**	**2.55**	**0.86**	**3.41**	**0.00**	**3.19**	**6.70**	
21	Development of ECO city-II extension	15.36	0.03	0.10	0.00	0.00	0.00	0.00	0.10	0.50	C-2
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	PH-2
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.20	Electical

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	Hort
	Sub Total	**15.36**	**0.03**	**0.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.30**	**1.30**	
22	Dev. of parks & Mtc work of Horticulture works in open spaces including roads side plantation in various sectors	10.00	0.00	1.83	0.19	0.54	0.73	0.00	1.10	0.20	Hort.
23	Planting of trees in vacant spaces and green area in New Chd	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	Hort., NewChd
24	Shifting of 11KV/LT ,66KV /220 Lines from GMADA Areas (SAS Nagar/New Chandigarh	10.00	3.56	0.20	0.00	0.00	0.00	0.00	0.20	0.00	Electrical
25	S.I.T.C of LED lights inplace of HPSV lights in GMADA Area	1.77	1.59	0.20	0.00	0.00	0.00	0.00	0.20	0.80	Electrical
26	Widening of Exiting shoping streetRoad from Ph-7 to Ph.11& balance road Sec.62& transplatation of trees	28.00	1.02	20.00	1.17	3.00	4.17	0.00	15.83	15.00	C-3
		8.00	3.31	5.00	1.60	0.83	2.43	0.00	2.57	2.90	PH-1
		4.30	0.00	4.00	0.80	0.22	1.02	0.00	2.98	3.50	Electrical
		0.67		0.05	0.12	0.00	0.12	0.07	0.00	0.00	Horti.
27	Dev. Of Comm.pocket sec.69	6.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
		7.67	0.00	2.00	0.00	0.00	0.00	0.00	2.00	1.00	C-3
		0.92	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.92	PH-1
		0.10		0.00			0.00	0.00	0.00		Horti.
28	Development and 3 yrs Maintenance of Entry points from NH-05 (Kharar to Chandigarh Road) to Mohali through PR-7 road and Balongi	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	Horti.
	Sub Total	**78.48**	**9.48**	**33.88**	**3.88**	**4.59**	**8.47**	**0.07**	**25.48**	**24.77**	
29	Construction of 4 Nos. HL Bridges at Sector 62/63, 63/68, 67/68 and Village Balongi SAS Nagar	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	C-3
30	Prov storm water drainge service for parking of Chd Horse riders Sec 51	0.09			0.00	0.02	0.02	0.02	0.00	0.15	PH-1
		0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	Elect.

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
31	Providing laying jointing of 2400mm i/d ms carrier pipe under railway line and constr and laying of RSSB Box and manholes for storm drainage at Sec Jn 100/101 and 103/104	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	PH-1
32	Shifting of 300 and 200 KLD STP from Aerocity to IT City and Sector 89	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	PH-1
33	Development of water works at Sector 62 at existing water works of Sec 69	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	PH-1
34	Provindg and Fixing water hydrant to supply TT Water in Parks of Aerocity	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	PH-1
35	Boring & Installation of 4 Nos T/Ws in IT City	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	PH-1
	Sub Total	**37.76**	**0.00**	**0.00**	**0.00**	**0.02**	**0.02**	**0.02**	**0.00**	**10.82**	
	Gross Total-(A)	**2847.80**	**1405.10**	**218.06**	**35.20**	**39.72**	**74.92**	**6.48**	**149.62**	**282.48**	
	Infrastructure Works										
1	Prov Storm drainage scheme from Airport to Choe via vill rurka	5.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00	0.00	PH-1
2	Re-alignment of choe crossing through IT city, payment to Water Resource Dept.	26.00	0.00	12.00	0.00	0.00	0.00	0.00	12.00	12.00	Civil-1
	Sub Total	**31.00**	**0.00**	**17.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17.00**	**12.00**	
3	Balance work & approch. to 100' wide road sector jn.66/67/80/81 to sector jn. 80/81,84/85 (Appro. To Bridge)	5.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	2.00	Civil-3
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electrical
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.50	PH-1
		0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	**5.30**	**0.00**	**0.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.30**	**2.60**	
4	Construction of STP at Shri Anandpur Sahib	4.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	1.00	PH-2
5	Traffic lights in various sectors of SAS Nagar/ New Chandigarg	1.50	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Electrical
6	Construction of portable STP at various location at Mohali	4.98	4.58	0.04	0.00	0.00	0.00	0.00	0.04	0.40	PH-1
	Sub Total	**10.48**	**4.58**	**0.34**	**0.00**	**0.00**	**0.00**	**0.00**	**0.34**	**1.60**	
7	Dev of Various Junction SAS Nagar.	9.00	0.00	8.00	0.00	0.00	0.00	0.00	8.00	6.00	C-1
		2.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	PH-1
		12.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	C-3

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
		0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort
		3.10	0.00	0.55	0.00	0.00	0.00	0.00	0.55	1.50	Elect
	Sub Total	**27.10**	**0.00**	**10.65**	**0.00**	**0.00**	**0.00**	**0.00**	**10.65**	**11.60**	
8	Widening of Sector dividing road 48/65, 49/64 SAS Nagar	6.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	C-3
		3.90	0.00	3.90	0.00	0.00	0.00	0.00	3.90	3.00	PH 1
		0.80	0.00	0.80	0.00	0.00	0.00	0.00	0.80	0.50	Elect
9	Widening of road from Mohali Village to SSP residence, SAS Nagar	6.90	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	C-3
		1.50	0.00	1.50	0.00	0.00	0.00	0.00	1.50	1.50	PH 1
		1.30	0.00	0.80	0.00	0.00	0.00	0.00	0.80	0.50	Elect
	Sub Total	**20.40**	**0.00**	**9.00**	**0.00**	**0.00**	**0.00**	**0.00**	**9.00**	**7.50**	
10	Providing storm water drainage scheem on Sector dividing 81/84	0.80		0.10	0.74	0.00	0.74	0.64	0.00	0.00	PH-1
11	100' wide road Vill. Pallanpur	5.37	3.88	0.25	0.00	0.00	0.00	0.00	0.25	0.25	C-2
		0.25		0.00			0.00	0.00	0.00	0.00	Hort
	Sub Total	**6.42**	**3.88**	**0.35**	**0.74**	**0.00**	**0.74**	**0.64**	**0.25**	**0.25**	
12	STP portable at New chd	2.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	PH-2
13	Construction of Multi Recovery Facility (MRF) in New Chandigarh	7.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	PH-2
14	Treated water rising main from STP Sec 83 to Old Mohali.	62.60	0.00	20.00	0.00	0.30	0.30	0.00	19.70	3.00	PH 1
15	Construction of 200 feet wide Sector dividing road 83/101	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	C-1
	Sub Total	**152.10**	**0.00**	**21.00**	**0.00**	**0.30**	**0.30**	**0.00**	**20.70**	**5.00**	
	Gross Total - (B)	**252.80**	**8.46**	**58.64**	**0.74**	**0.30**	**1.04**	**0.64**	**58.24**	**40.55**	
	Misc. Works (Part -C)										
1	P & F of Stainless Board and number Plates in various Sectors at SAS nagar.	2.25	0.93	0.20	0.00	0.00	0.00	0.00	0.20	0.20	C-1/3
2	Survey and consultancy of new sector/roads.	0.20	0.00	0.20	0.11	0.04	0.15	0.00	0.05	0.20	C-1/3
		0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	PH-1
3	Dev. Of commercial pocket & parking sector-71	2.00	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.10	C-3
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.10	Elect.
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	PH 1
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Horti.
	Sub.Total	**5.25**	**0.93**	**1.10**	**0.11**	**0.04**	**0.15**	**0.00**	**0.95**	**1.15**	

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
4	Realignment of RCC Box at N Choe on 100' wide Sector 80-81 dividing road. S.A.S Nagar	1.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.50	PH-1
5	Prov. PH/Electrical Servicesin Residential	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
	Pocketof 46 Nos PlotsSector 65 mohali	0.90	0.86	0.03	0.00	0.00	0.00	0.00	0.03	0.03	Elect.
6	Installation of OCMS at CCTV Cameras for STP in Sec. 83, Lalru,Dera bassi	1.00	0.35	0.06	0.00	0.03	0.03	0.00	0.03	0.05	PH-1
7	Prov. & laying RCC pipes1600mm NP3with HDPElining for by pass arrangement for STP sec.83	0.98	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.15	PH-1
	Sub.Total	**4.33**	**1.21**	**0.44**	**0.00**	**0.03**	**0.03**	**0.00**	**0.41**	**0.73**	
8	Repairing box drain for storm water drainage at N-Choe Near Nature Park, Sec 62	0.39	0.00	0.00	0.00	0.10	0.10	0.10	0.00	0.29	PH-1
8	Providing internal electrical installation in cremation ground, Sector-57, Balongi	0.04	0.00	0.04	0	0.00	0.00	0.00	0.04	0.04	Elect.
9	Traffic Lights in New Chandigarh	0.50	0.06	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.
10	S/L on 192'/45mtr wide road& LED Fitting in Ecocity-I	3.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
11	Prov. Of Street Lighting & HM Lighting In Comm. AreaSec.78,79,80	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
	Sub.Total	**5.24**	**0.06**	**0.14**	**0.00**	**0.10**	**0.10**	**0.10**	**0.14**	**0.43**	
13	Development of Leisure Valley, Sec 67	2.50	0.00	0.00	0.00	0.25	0.25	0.25	0.00	2.25	C-3
		2.20	0.00	0.00	0.00	0.50	0.50	0.50	0.00	1.70	PH-1
		0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	Hort.
		0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	Elect.
14	2 No. electrical sub Station -Eco City-I	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
											C-3
15	Construction of MRF centre 88-89, IT City	12.00	0.00	5.00	0.00	0.50	0.50	0.00	4.50	4.50	Ph-1
16	Repair of overhead box drain for sewer crossing at N-Choe near Sector dividing Road 81/82	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	Ph-1
17	Shifting of sewer line from boundary wall of housefed society in Sector 79	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	Ph-1
	Sub.Total	**21.92**	**0.00**	**5.00**	**0.00**	**1.25**	**1.25**	**0.75**	**4.50**	**9.67**	
	Misc. Works (Part -C) TOTAL	**36.74**	**2.20**	**6.68**	**0.11**	**1.42**	**1.53**	**0.85**	**6.00**	**11.98**	

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
	Maintenance of Urban Estate- D										
1	Maintenance of habitat centre Sector 64	1.30		0.10	0.00	0.00	0.00	0.00	0.10	1.30	C-1
		0.25	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.25	PH1
		0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	Elect
2	Repair and Maintenance of Old Puda Building Phase-1	0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	C-3
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.05	PH 1
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.05	Elect.
3	R & M of 200'/100' wide road from Jn. 80/81, 84/85 to 100/103/104	1.00	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	C-3
4	i)Mtc of 200 wide road from NH-64 road to JN.73/74 (PR-7)	2.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	Civil-1
5	i) Mtc of I.T City /Knowledge City	3.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	C-1
6	ii)Mtc of I.T City /Knowledge City	6.50	0.00	1.00	1.16	1.22	2.38	1.38	0.00	6.00	PH-1
6(a)	Mtc of Aerocity LHS and RHS	2.00		1.00	0.00	0.00	0.00	0.00	1.00	1.00	C-1
	Sub.Total	**16.95**	**0.00**	**5.55**	**1.16**	**1.22**	**2.38**	**1.38**	**4.55**	**11.25**	
7	Annual Mtc & Repair of 200 wide road from Vill. Togan to Boothgarh(PR-4),100 wide road kurali Siswamn T-Jn. To Vill. PallanPur,Service road along 200` wide road UT Boundry, UT Boundry to Kurali Siswan T-Jn.	0.50	0.00	0.30	0.00	0.06	0.06	0.00	0.24	0.30	Civil -II
8	Operation & maintenance of STP Sec 83 Mohali	2.54	0.00	0.50	0.33	0.33	0.66	0.16	0.00	1.00	PH-1
9	Maintenance of W/S, sewer & storm in Sector 65, 66, 67, 68, 69 & BMM	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	PH-1
10	R & M of store (PH)	0.05	0.00	0.05	0.03	0.02	0.05	0.00	0.00	0.05	PH-1
11	R/M of WSS, Sewer and Storm , Cleaning of Major Roads/ Saniataions Sector 76-80	7.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	PH 1
12	Maintenance of PH services on 200' Aerocity road and 300' airport road	1.00	0.00	1.00	0.08	0.06	0.14	0.00	0.86	1.00	PH 1.
13	Mtc of UT STP to Mattran (RCC pipeline and box)	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.25	PH-1

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
14	Maintenance of storm drainage from IISER chownk to sec 73-74	0.30	0.00	0.20	0.00	0.03	0.03	0.00	0.17	0.30	PH-1
15	R/M of sanitation work from cremation ground to NH-21 Road	0.11	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
16	Mtc of sewer jetting machine	0.25	0.00	0.00	0.00	0.04	0.04	0.04	0.00	0.25	PH-1
17	Mtc of Sector 88-89 (Sanitation)	1.10	0.00	1.25	0.67	0.65	1.32	0.07	0.00	1.85	PH-1
18	Mtc of Sector 88-89	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	Hort
18	Mtc of storm sewer on grid road of Sec 80/81, 84/85, 99/100, 85/86, 98/99, 104/99/100 Mohali	0.25	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.25	PH-1
	Sub.Total	**15.85**	**0.00**	**3.95**	**1.11**	**1.19**	**2.30**	**0.27**	**1.92**	**6.95**	
19	Operation and Mtc of W/S, Sewer of UE Sh. Anandpur Sahib	0.20	0.00	0.20	0.07	0.07	0.14	0.00	0.06	0.90	PH-2
		0.10		0.10			0.00	0.00	0.10		C-2
20	Maintenance of 200' wide& HR-2 road public health works New Chandigarh including Sanitaions	0.20	0.00	1.00	0.00	0.21	0.21	0.00	0.79	0.20	PH-2
21	Mtc of ECO City-1,ECO City-2,Medi City-1 & 2 (Sanitation & PH Services)	3.25	0.00	1.00	1.11	2.09	3.20	2.20	0.00	3.25	PH-2
	Sub.Total	**3.75**	**0.00**	**2.30**	**1.18**	**2.37**	**3.55**	**2.20**	**0.95**	**4.35**	
22	Mtc. Of 200' wide road dividing Aerocity	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
23	Annual Mtc of street light installed at varoius Location under Gmada Jurisduction SAS nagar (2022-23)--Out of GMADA funds	5.70	0.00	9.00	1.57	3.41	4.98	0.00	4.02	5.70	Elect.
24	Annual Mtc of Trafic Signals in GMADA Area	0.19	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.19	Elect.
	Sub.Total	**5.99**	**0.00**	**9.20**	**1.57**	**3.41**	**4.98**	**0.00**	**4.22**	**5.89**	
25	Mtc of 200 wide road from NH=-64 road toAerocity Papri Bridge & JN 73/74 to NH-21 (PR-7)	0.65	0.00	0.65	0.00	0.00	0.00	0.00	0.65	0.00	Hort.
26	Maintenance of Plant nursery sec 63 SAS Nagar	0.13	0.10	0.12	0.01	0.00	0.01	0.00	0.11	0.13	Hort.
27	Mtc of Balongi Road sec.57 Mohali	0.15	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
28	Licofoging in Varous sectors	0.27	0.06	0.20	0.05	0.08	0.13	0.00	0.07	0.27	Hort.

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
29	Eradication ofCongress Grass& wild Growthin vecant plot ,Comm.pocket Sec.48to 71,76 to80,88-89.IT City & Aerocity SAS Nagar	2.95	0.60	1.50	0.21	0.95	1.16	0.00	0.34	2.95	Hort.
30	Eradication of parthenium in Ecocity 1&2,Medicity	0.65	0.00	1.00	0.05	0.34	0.39	0.00	0.61	0.65	Hort.
	Sub.Total	**4.80**	**0.76**	**3.57**	**0.32**	**1.37**	**1.69**	**0.00**	**1.88**	**4.10**	
31	A) Mtc of Aerocity (LHS/RHS)	2.44	0.00	1.00	0.27	0.00	0.27	0.00	0.73	2.44	Hort.
	B) Mtc of Aerocity	6.12	0.00	5.00	1.73	0.30	2.03	0.00	2.97	6.12	PH-1
32	Sanitation work on major roads 200ft PR-7, PR-9,300ft Airport raod & 200ft TDI Road under Gmada Jurisdiction	1.45	0.00	1.45	0.28	0.75	1.03	0.00	0.42	1.45	PH-1
33	Sanitation work on Road Divi. Sec.86/87,97/98,106/105,85/86,98/99,104/105,80/81,81,82,84/85,99/100,99,104 etc& Food Court Sec.62	0.92	0.00	0.71	0.07	0.18	0.25	0.00	0.46	0.92	PH-1
34	Sweeping work on major roads of Aerocity (LHS/RHS)	2.12	0.00	2.00	0.38	0.70	1.08	0.00	0.92	2.25	PH-1
35	Sanitation work on Major Internal of IT CITY	1.50	0.00	0.71	0.00	0.07	0.07	0.00	0.64	1.50	PH-1
36	Annual Mtc of PHSin Block B Vill Naraingarh, Block Gaerocity	0.10	0.00	0.06	0.01	0.01	0.02	0.00	0.04	0.10	PH-1
37	O&Mtc of Storm widrainage scheme on 200 ft wide road from 73/74 JN to NH-5	0.40	0.00	0.40	0.20	0.19	0.39	0.00	0.01	0.25	PH-1
38	Annual mtc of Storm& waterr Drainage for 200 ft wide road New Chd.	0.15	0.00	0.15	0.00	0.10	0.10	0.00	0.05	0.15	PH-2
39	Maintenance of Ecocity-1	1.09	0.00	1.00	0.36	0.26	0.62	0.00	0.38	1.09	Hort
40	Sweeping of road dividing 87/97, 88/98, 85/99 and 84/100	0.30	0.00	22.03	0.00	0.05	0.05	0.00	21.98	0.30	PH-1
41	Removal of solid waste & garbage from site falling under GMADA	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	PH-1
42	Repair of sewer network in lalru	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	PH-1

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2023	B.E. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Revised B.E. 2023-24	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
43											PH-1
44	Repair of 12mm i/d bypass sewer from STP	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	PH-1
45	Annual O&M of sewerage and storm water drainage line on road dividing Sec 87/97, 86/98, 85/99, 84/100 at Mohali	0.25	0.00	0.00	0.00	0.09	0.09	0.09	0.00	0.25	PH-1
46	Providing Flood lights for highlighting advertisement boards installed at Airport Chowk, SAS Nagar	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	Electrical
47	Providing general lighting in Park near kothi no. 2714 to 2726 of Sector 67 at SAS Nagar	0.04	0.00	0.00	0.00	0.04	0.04	0.04	0.00	0.04	Electrical
	Outfall strom sewer for disposal of rain water Sector 83-89				0.63	0.00	0.63	0.63	0.00	0.00	
	Sub.Total	17.28	0.00	34.51	3.93	2.74	6.67	0.76	28.60	17.26	
	Maintenance of Urban Estate-TOTAL -D	64.62	0.76	59.08	9.27	12.30	21.57	4.61	42.12	49.80	
	GROSS TOTAL-(A+B+C+D)	3201.96	1416.52	342.46	45.32	53.74	99.06	12.58	255.98	384.81	

File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

813529/2025/ACC BR(HQ)-GMADA

FUND DISBURSED ON BEHALF OF PUNJAB GOVT. / WORKS EXECUTED FROM LICENCE FEE **ANNEXRURE-H**

Sr. No.	Name of Scheme	Est. cost	Exp. up to 3/2023	Budget Est. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Total Budget 2023-2024	Excess	Surrender	Budget Est. 2024-25	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
1	Estate Sewer & STP at Kurali and Padiala	68.10	66.30	2.00	0.04	0.07	0.11	0.00	1.89	0.50	PH-2
2	W/S & sewarage work at Dera Bassi & Lalru	20.00	17.55	1.00	0.31	0.30	0.61	0.00	0.39	0.50	Ph-1
	Sub Total	**88.10**	**83.85**	**3.00**	**0.35**	**0.37**	**0.72**	**0.00**	**2.28**	**1.00**	
3	Memorial of Baba Banda Singh Bahadur at vill. Chappar Chiri including maintenence and new work	0.42	0.00	0.45	0.42	0.42	0.84	0.39	0.00	0.42	C-2
		0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Horti.
		0.40		0.00	0.00	0.02	0.02	0.02	0.00	0.00	Ph-2
		1.17	1.02	0.15	0.10	0.00	0.10	0.00	0.05	0.05	Elect.
4	Const. of Maharaja Ranjit Singh Armed force Institute Phase-3, Sector-77	2.00		0.00			0.00	0.00	0.00	0.00	C-1/3
		2.34	0.00	0.70	0.00	0.00	0.00	0.00	0.70	0.05	PH-1
		0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		0.20		0.00			0.00	0.00	0.00		Hort.
5	Recarpeting of Phirni Roads Vill Mauli baidwan, Lahknor,Kambali,Bakarpur,Sohana & Boundry wall etc	5.00	0.48	0.20	0.00	0.00	0.00	0.00	0.20	0.30	C-3
		4.40	0.00	0.40	0.00	0.00	0.00	0.00	0.40	0.00	PH-1
		0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
6	Services Provided of Civil /Elctrical in Govt Collerge Ph-6 for Independence/ Republic day 2020-21	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.05	Elect.
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	PH-1
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.05	Civil
	Sub Total	**16.86**	**1.50**	**2.15**	**0.52**	**0.44**	**0.96**	**0.41**	**1.60**	**1.02**	
7	Dev.of PH services on 60 ft wide proposed road/Electrical services DWSS site of New indle. Site Sec.57	0.66	0.41	0.16	0.00	0.01	0.01	0.00	0.15	0.00	C-3
		0.40	0.29	0.10	0.00	0.03	0.03	0.00	0.07	0.00	PH-1
		0.30	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Electrical
	Sub Total	**1.36**	**0.70**	**0.46**	**0.00**	**0.04**	**0.04**	**0.00**	**0.42**	**0.20**	
8	Const. of Community Centres in Varous sectors.	12.00	0.00	0.30	0.00	0.30	0.30	0.00	0.00	0.10	C-3
		1.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
		1.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electrical
	Sub Total	**14.10**	**0.00**	**0.60**	**0.00**	**0.30**	**0.30**	**0.00**	**0.30**	**0.30**	
	Grand Total	**120.42**	**86.15**	**6.21**	**0.87**	**1.15**	**2.02**	**0.41**	**4.60**	**2.52**	

Detail of works to be executed out of EDC

Figures in Rs/Crores

Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2023	Budget Est. 2023-24	Actual exp. 4/23 to 9/23	Anticipated Exp. 10/23 to 3/24	Total Budget 2023-2024	Excess	Surrender	Budget Est. 2024-25	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Const. of road PR-7 (NH 21 to PR-4)	132.00	112.26	12.00	0.00	0.00	0.00	0.00	12.00	14.00	Civil-1
		6.55	1.27	4.00	0.03	0.95	0.98	0.00	3.02	1.00	Elect.
		30.00	24.01	3.00	0.00	0.87	0.87	0.00	2.13	2.00	PH-1
		3.48	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.50	Horti.
	Sub Total	**172.03**	**137.53**	**20.00**	**0.03**	**1.82**	**1.85**	**0.00**	**18.15**	**18.50**	
2	200' wide road jn. Sec. 88-96, 87-97 to 84/100, 83/101 upto railway bypass	16.50	14.20	0.10	0.00	0.05	0.05	0.00	0.05	0.10	Civil-3
		2.50	1.21	0.20	0.06	0.10	0.16	0.00	0.04	0.25	Elect.
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Horti.
	Sub Total	**20.00**	**15.41**	**0.80**	**0.06**	**0.15**	**0.21**	**0.00**	**0.59**	**0.85**	
3	Const. of 100' wide road sector diving 97/106-98/105.	6.50	4.80	0.10	0.00	0.10	0.10	0.00	0.00	0.10	Civil-1
		0.50	0.32	0.05	0.00	0.01	0.01	0.00	0.04	0.01	Elect.
	Sub Total	**7.00**	**5.12**	**0.15**	**0.00**	**0.11**	**0.11**	**0.00**	**0.04**	**0.11**	
4	Const. of 120 ft wide Sector Divi. Road 100/104 & 101/102 SAS Nagar (Durali)	10.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	Civil-1
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.20	PH-1
		0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
	Sub Total	**11.50**	**0.00**	**2.60**	**0.00**	**0.00**	**0.00**	**0.00**	**2.60**	**2.20**	
5	Balance work & up gradation road 100' wide from Jn. 79/80/85/86 to kharar Banur road Sect. 104/105	7.00	1.30	0.10	0.00	0.10	0.10	0.00	0.00	0.20	Civil-3
		1.05	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Hort.
	Sub Total	**9.05**	**1.31**	**0.60**	**0.00**	**0.10**	**0.10**	**0.00**	**0.50**	**0.70**	

6	Spl Repaire & maint. of sports stadium sector-59,61,65,71, &56	2.50	1.43	1.50	0.43	0.54	0.97	0.00	0.53	2.50	PH-2
		0.65	1.08	0.20	0.00	0.11	0.11	0.00	0.09	0.00	Elect.
		3.50	3.11	0.40	0.00	0.07	0.07	0.00	0.33	0.20	C-3
		0.50		0.05	0.02	0.02	0.04	0.00	0.01	0.13	Hort.
	Sub Total	**7.15**	**5.62**	**2.15**	**0.45**	**0.74**	**1.19**	**0.00**	**0.96**	**2.83**	
7	Prov. 66 KV /220 KV Lines & sub stations for Mega Projects of SAS Nagar /New Chandigarhs	60.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	47.00	Elect.
8	Prov. Sewer scheme on vertical road between jn. 84/85,85-99, 99-100, 100-104, 103-104 sec. 85-86 on landran road upto STP IT City.	13.37	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	PH-1
9	Provid. & laying out fall storm water drainage and sewer line on 200' wide road from Jn. Sector 87-88, 96/97 to railway crossing upto jn. Of sector.	37.71	18.22	0.00	0.63	0.00	0.63	0.63	0.00	6.00	PH-1
10	Provd. PHS at Pr-7 from chatt to MCD Zirakpur Ambala road.										PH-1
11	80 MGD water supply scheme from Kajouli	215.00	197.19	1.00	0.30	0.00	0.30	0.00	0.70	10.00	PH-2
12	C/o 20 MGD capcity WTP at village sinhpur and P and L of rising	238.00	215.70	12.00	7.40	2.62	10.02	0.00	1.98	5.00	PH-2
	Sub Total	**564.08**	**431.11**	**15.50**	**8.33**	**2.62**	**10.95**	**0.63**	**5.18**	**70.00**	
13	Const of grid roads in New Chandigarh- Mullanpur (VR- 5 HR- 3 Road)	22.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	22.00	Civil-2
		7.00	0.00	0.10	2.63	0.77	3.40	3.30	0.00	0.50	PH-2
		0.10	0.10	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	**29.10**	**0.10**	**0.70**	**2.63**	**0.77**	**3.40**	**3.30**	**0.60**	**22.60**	
14	Const. of Balance portion of road IAS/ PCS Soceity	1.00	0.00	0.05	0.02	0.03	0.05	0.00	0.00	0.10	C-2
		0.07	0.00	0.07	0.03	0.06	0.09	0.02	0.00	0.00	Horti
		0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
	Sub Total	**1.10**	**0.00**	**0.12**	**0.05**	**0.09**	**0.14**	**0.02**	**0.00**	**0.10**	
15	Misc. Survey work for new Grid road Mullanpur	0.20	0.00	0.10	0.06	0.00	0.06	0.00	0.04	0.10	C-2
16	Laying of 66KV cable in new chd Area (92ft wide road section)	6.67	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.

17	Dev. Of Horticultral Work alonwith Grid Roads incl Sector 62 SAS Nagar	10.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.50	Horti
18	Strengthing of Road sec Jn 67/68,79/80 up to Jn 79/80,85/86	8.00	7.40	0.10	0.00	0.10	0.10	0.00	0.00	0.00	C-3
19	Const. of VR-6 Storm scheme New Chandigarh	11.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	C-2
		4.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.50	PH-2
20	Sewarage in New Chandigarh	20.00	0.00	2.00	2.63	0.77	3.40	1.40	0.00	0.50	PH-2
21	Water Supply Scheme in New Chandigarh	44.00	26.68	5.00	2.80	3.50	6.30	1.30	0.00	3.00	PH-2
	Sub Total	**103.87**	**34.08**	**9.30**	**5.49**	**4.37**	**9.86**	**2.70**	**2.14**	**9.70**	
22	Development of Golf Range	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-3
		2.80		0.00	0.00	0.00	0.00	0.00	0.00	0.05	PH-1
		3.07	0.85	0.30	0.00	0.00	0.00	0.00	0.30	0.07	Elect
		2.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
	Sub Total	**9.27**	**0.85**	**0.30**	**0.00**	**0.00**	**0.00**	**0.00**	**0.30**	**0.12**	
23	Development of Road 300' wide Airport Road (Part 1&Part-2)and Boom Barrier/Gantry etc.	130.00	120.48	0.20	0.06	0.00	0.06	0.00	0.14	0.10	Civil-3
		13.11	11.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		4.19	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
		7.00	4.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
	Sub Total	**154.30**	**136.36**	**0.30**	**0.06**	**0.00**	**0.06**	**0.00**	**0.24**	**0.20**	
24	Strenghting& Upgradation of 200' wide road(PR-7) from NH-64 to NH-21 & Service road IISER , SECL, recarpeting of roads Sector 73/74 to NH 21 and other allied work etc.	76.00	43.74	20.00	9.60	4.80	14.40	0.00	5.60	20.00	Civil-1/Civil-2
		38.80	0.00	0.40	0.02	0.41	0.43	0.03	0.00	0.40	PH-1
		3.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
		6.20	3.05	3.50	1.20	0.78	1.98	0.00	1.52	2.90	Hort.
	Sub Total	**124.50**	**46.79**	**24.00**	**10.82**	**5.99**	**16.81**	**0.03**	**7.22**	**23.40**	
25	200' wide road from jn 78-79, 86-87 from kharar banur road upto 108-109	44.16	9.34	4.20	0.00	1.74	1.74	0.00	2.46	24.00	Civil-1
		11.50	0.00	5.00	0.00	3.00	3.00	0.00	2.00	7.60	PH-1
		4.93	1.26	0.00	0.00	0.00	0.00	0.00	0.00	2.00	Elect
		1.05	0.01	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort.
	Sub Total	**61.64**	**10.61**	**9.30**	**0.00**	**4.74**	**4.74**	**0.00**	**4.56**	**33.70**	

26	(a) Road 200' wide Mullanpur - Siswan T junction	109.00	83.27	2.00	1.74	0.40	2.14	0.14	0.00	0.50	C-2
		12.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
		8.36	0.05	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electical
		5.00	2.27	1.25	0.00	0.00	0.00	0.00	1.25	0.00	Hort.
	Sub Total	**135.29**	**85.59**	**3.35**	**1.74**	**0.40**	**2.14**	**0.14**	**1.35**	**0.60**	
27	200' wide road Airport road to Kharar-Banur road (PR-9)	25.57	9.67	17.00	0.00	2.73	2.73	0.00	14.27	6.00	C-3
		27.00	3.68	0.50	0.00	0.10	0.10	0.00	0.40	0.10	PH-1
		2.98	0.48	0.90	0.19	0.05	0.24	0.00	0.66	0.05	Elect
		10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
	Sub Total	**65.55**	**13.83**	**18.40**	**0.19**	**2.88**	**3.07**	**0.00**	**15.33**	**6.15**	
28	Construction of slip road both side aerocity (PR7) SAS Nagar	3.50	2.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-1
		0.54		0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	Electrical
	Sub Total	**4.11**	**2.61**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.07**	
29	C/o one no. Bridge on N-Cheo on 100' wide road sector dividing road 80/81 SAS nagar	12.25	7.20	2.00	1.81	2.05	3.86	1.86	0.00	0.00	Civil-3
		1.20	0.00	0.20	0.00	0.20	0.20	0.00	0.00	1.00	PH-1
	Sub Total	**13.45**	**7.20**	**2.20**	**1.81**	**2.25**	**4.06**	**1.86**	**0.00**	**1.00**	
30	Development of150 wide road sector 81/84, SAS Nagar	6.60	3.54	0.50	0.00	0.33	0.33	0.00	0.17	0.50	Civil-3
		0.80	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	PH-1
		0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.10	Elect.
	Sub Total	**7.40**	**3.54**	**0.85**	**0.00**	**0.33**	**0.33**	**0.00**	**0.52**	**0.80**	
31	Development of Focal Point Rajpura	2.80	1.65	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Civil-2
		0.50	0.00	0.10	0.06	0.00	0.06	0.00	0.04	0.00	PH-2
		1.40	0.73	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Electrical
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Hort.
	Sub Total	**4.90**	**2.38**	**0.60**	**0.06**	**0.00**	**0.06**	**0.00**	**0.54**	**0.50**	
32	100' wide road 66A-66 B,81-82 along with railway line (chilla Bridge) new work	1.50	0.00	1.00	0.00	0.20	0.20	0.00	0.80	0.20	Civil-3
		1.30	0.00	0.90	0.75	0.40	1.15	0.25	0.00	0.00	PH-1

	[illegible]	0.56	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Electrical
	Sub Total	**3.36**	**0.26**	**1.90**	**0.75**	**0.60**	**1.35**	**0.25**	**0.80**	**0.20**	
33	Providing storm water drainage scheme on sector 117/74A towards 92/92A, Mohali	105.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	10.00	PH-1
			0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	C-3
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Electrical
	Sub Total	**105.00**	**0.00**	**4.10**	**0.00**	**0.00**	**0.00**	**0.00**	**4.10**	**12.10**	
34	Upgradation of 200 feet wide road from village Togan to Boothgarh including 2 Nos. bridge PR-4 road, service road to PCA.	84.00	8.62	50.00	4.40	18.11	22.51	0.00	27.49	32.50	C-2
		30.00	0.00	15.00	1.52	13.08	14.60	0.00	0.40	5.00	PH-2
		0.70	0.00	0.60	0.00	0.02	0.02	0.00	0.58	0.60	Elect
		0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Hort.
	Sub Total	**115.20**	**8.62**	**66.10**	**5.92**	**31.21**	**37.13**	**0.00**	**28.97**	**38.60**	
35	Maintenance of TDI road NH-21 to sec 73-74 chownk	2.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	C-1
36	Mtc of 300 wide road from Aerocity Jn to International Airport & 200 feet wide PR-7 road from JLPL to 73/74	2.90	0.00	1.00	1.50	1.30	2.80	1.80	0.00	2.00	C-1
		1.91	0.00	2.00	0.67	0.44	1.11	0.00	0.89	1.91	Hort
37	Maintenance of PH services public sanitaionin TDI road including Balomajra	0.50	0.00	0.00	0.00	0.40	0.40	0.40	0.00	0.50	PH-1
38	Mtc. Of Island around International Airport/aerocity Jn/Chhat island & other Area GMADA SAS Nagar	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
39	Mtc of 200 wide road (PR-9)	0.20	0.00	0.14	0.00	0.20	0.20	0.06	0.00	0.20	PH-1
		0.60		0.00	0.00		0.00	0.00	0.00	0.10	C-3
		0.70	0.00	0.70	0.21	0.10	0.31	0.00	0.39	0.64	Hort.
40	Maintenance of Road 200' wide Mullanpur - Siswan T junction	1.27	0.00	0.00	0.23	0.66	0.89	0.89	0.00	1.27	Hort New Chd
41	Maintenace of Horticulture Works at IAS/PCS Approach Road, New Chandigarh	0.07	0.00	0.00	0.03	0.04	0.07	0.07	0.00	0.07	Hort New Chd
	Sub Total	**10.65**	**0.00**	**5.84**	**2.64**	**3.14**	**5.78**	**3.22**	**3.28**	**6.69**	
42	Dev. Of Urban Forest Sec.97	5.81	0.00	5.00	0.00	2.58	2.58	0.00	2.42	1.31	C-3
		1.10	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Elect
		4.50	0.00	2.00	0.00	0.52	0.52	0.00	1.48	2.50	PH-1
		14.15	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	Hort.

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43	Plantation of Trees in Varous New Roads in U/E	10.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	Hort.
44	Recarpeting of Approch to BBSB Chapparchiri Sec92A/93 to 91/93	0.90	0.00	0.80	0.00	0.79	0.79	0.00	0.01	0.00	C-2
45	Annual Mtc of street light installed at varoius Location under Gmada Jurisduction SAS nagar (2023-24)--Out of EDC	4.00	0.00	6.00	1..02	1.95	1.95	0.00	4.05	4.40	Elect
46	Const. of 25MGD WTP Ph-2 at Vill Sinhpur	170.00	0.00	0.50	2.81	3.48	6.29	5.79	0.00	0.20	PH-2
	Sub Total	**210.46**	**0.00**	**17.50**	**2.81**	**9.32**	**12.13**	**5.79**	**11.16**	**11.61**	
47	Dev of Dashmesh Canal Land, SAS Nagar	3.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	C-3
		2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Hort
		3.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH 1
		2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
48	Upgradation of STP Sec.83	140.00	46.01	50.00	70.32	19.62	89.94	39.94	0.00	20.00	PH-2
49	Electrical services of road PR 4 New Chandigarh	3.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect
50	Const. of 164 feet wide road from Bawa White house to Airport road to Sector 66B, IT city.	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	C-1
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
		2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	Elect.
		16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00	PH 1
51	Constructoin of main carriage way of 190 feet wide VR 5 road including laying of PH and Electrical services from DLF upto PR 04 road New Chandigarh	1.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	Electrical
		27.00	0.00	0.00	0.25	0.65	0.90	0.90	0.00	2.00	PH-2
52	Annual maintenance of Sports Complexs in GMADA	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	Electical
53	150' wide road dividing Sector 118/119 (Gateway City)	12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	C-3
		14.00	0.00	0.00	0.00	0.02	0.02	0.02	0.00	0.50	PH-1
54	Development of Hort Works with 3 yr maintenance in green belts adjoining 300 Wide Airport Road and PR-9 Road in IT City	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	Horti.
	Sub Total	**259.45**	**46.01**	**50.40**	**70.57**	**20.29**	**90.86**	**40.86**	**0.40**	**57.90**	

55	200 ft wide Master Plan (PR-7) part of (PR-6) (Jandpur, Sinhpur, Daun, Husainpur, Desu Majra, Rani Majra and Palheri) - 112 Acres Approx.	347.00	0.00	50.00	0.00	0.00	-	0.00	50.00	0.00	LAC
56	Master Plan 200 feet wide road dividing sector 118-119, (Tole Majra, Tehsil Kharar and Chappar Chiri Khurd, Chappar Chiri Kalan, Balyali and Balo Majra) - 73 Acres	203.15	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	LAC
	Sub Total	**550.15**	**0.00**	**50.00**	**0.00**	**0.00**	**0.00**	**0.00**	**50.00**	**0.00**	
	GRAND TOTAL	**2759.56**	**994.93**	**307.06**	**114.41**	**91.92**	**206.33**	**58.80**	**159.53**	**321.23**	

ANNEXURE-J

Work wise Break up of Revised Budget Estimate for the year 2022-23 and Budget Estimate for the year 2023-24 for works to be executed out of Social Infrastructure Fund (SIF)

(Figures in Rs./Crores)

Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2022	Budget Estimates 2022-2023	Actual exp. 4/22 to 9/22	Anticipated Exp. 10/22 to 3/23	Revised Budget 2022-2023	Excess	Surrender	Budget Estimates 2023-2024	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Meritorious School Sec 70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-1
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH
	Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	

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ANNEXURE-R

REVISED BUDGET ESTIMATE FOR THE YEAR 2023-24 AND BUDGET ESTIMATE FOR THE YEAR 2024-25 OF ESTABLISHMENT AND OTHER REVENUE EXPENDITURE

(Figures in Rs./Lacs/Crores)

Sr. No.	Name of Office	Pay & Allowances			Medical Reimbursement			T.A/L.T.C.			Leave Salary & Pension Contribution & Gratuity			Office contigencies			Misc. Expenditure			Total		
		Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25
1	D.E.(C-I), Mohali	10.00	10.00	10.00	3.00	5.00	5.00	3.00	1.00	2.00	0.00	0.00	0.00	6.45	6.45	6.60	14.00	11.80	13.00	36.45	34.25	36.60
2	D.E.(C-II), Mohali	6.00	8.00	10.00	1.00	0.50	1.00	1.00	1.20	2.00	0.00	0.00	0.00	3.70	3.50	4.55	13.00	26.00	30.00	24.70	39.20	47.55
3	D.E. (C-III) Mohali	0.00	0.00	0.00	0.50	0.00	0.00	1.00	0.01	1.00	0.00	0.00	0.00	3.41	2.12	3.24	8.50	5.43	10.00	13.41	7.56	14.24
4	D.E.(Electrical), Mohali	0.00	0.00	0.00	1.20	0.55	2.50	2.50	0.75	3.00	0.00	0.00	0.00	14.05	6.32	8.75	14.20	3.90	8.30	31.95	10.52	22.55
5	D.E. (PH-I), Mohali	0.00	0.00	0.00	7.00	4.24	7.00	7.00	0.06	2.00	0.00	0.00	0.00	22.16	7.37	10.50	6.00	1.80	4.00	42.16	13.47	23.50
6	D.E. (PH-II), Mohali	0.00	0.00	0.00	3.00	0.00	0.00	1.00	2.60	3.00	0.00	0.00	0.00	18.16	2.17	5.00	7.00	2.64	5.00	29.16	7.41	13.00
7	D.E. (Hort.1), Mohali	45.00	50.00	60.00	3.00	7.00	3.00	2.00	0.30	1.00	0.00	0.00	0.00	6.40	6.35	6.05	14.30	9.00	10.20	70.70	72.65	80.25
8	D.E. (Hort.2), Mohali	0.00	0.00	0.00	0.00	1.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	2.00	0.00	0.40	0.70	0.00	2.90	4.70
9	Estate Office,Mohali	0.00	42.00	45.20	0.00	4.00	5.00	0.00	0.20	0.20	0.00	0.00	0.00	16.59	14.63	20.95	225.72	129.59	271.80	242.31	190.42	343.15
10	Land Acquisition Collector Mohali	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.11	4.49	5.75	13.50	10.97	13.00	18.61	15.46	18.75
11	S.A.O.(HQ), Mohali	5200.00	4301.00	5200.00	10.00	1.32	2.00	30.00	19.00	25.00	350.00	280.00	350.00	55.70	44.54	55.70	930.00	434.44	751.00	6575.70	5080.30	6383.70
	Total- In Lacs	5261.00	4411.00	5325.20	28.70	23.61	27.50	47.50	25.12	39.20	350.00	280.00	350.00	151.73	98.44	129.09	1246.22	635.97	1117.00	7065.15	5474.14	6987.99
	Total- In Crores	52.61	44.11	53.25	0.29	0.24	0.28	0.48	0.25	0.39	3.50	2.80	3.50	1.52	0.98	1.29	12.46	6.36	11.17	70.65	54.74	69.88

File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

813529/2025/ACC BR(HQ)-GMADA

(Figures in Rs/Lacs)

Sr No.	PARTICULARS	SAO(HQ)			DE(C-I)			DE(C-II)			DE(C-III)			DE(Electrical)			DE(PH-I)			DE(PH-II)			DE(Hort.I)			DE(Hort.II)			Estate Office			IAC			TOTAL		
		Budget-2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget-2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget 2024-25
A	Office Contigency																																		
1	Printing and Stationary	20.00	14.35	15.00	0.60	0.90	0.90	0.30	0.00	0.60	0.00	0.00	0.00	0.25	0.05	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.40	0.25	0.60	0.00	0.60	0.30	0.00	0.30	0.50	0.10	0.25	20.00	14.50	15.50
2	Telephone Expenses	2.00	0.87	2.00	0.15	0.18	0.15	0.15	0.10	0.15	0.00	0.00	0.00	0.15	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.15	0.15	0.60	0.00	0.60	0.30	0.04	0.35	0.00	0.03	0.05	2.00	1.29	3.55
3	Postage and Telegram	1.00	0.10	1.00	0.10	0.10	0.10	0.10	0.10	0.10	0.00	0.00	0.00	0.50	0.00	0.00	0.10	0.04	0.25	0.10	0.07	0.00	0.10	0.10	0.10	0.60	0.00	0.60	0.30	0.00	0.30	0.10	0.10	0.25	2.15	0.80	3.00
4	Liveries	0.50	0.47	0.50	0.20	0.15	0.15	0.10	0.10	0.10	0.05	0.00	0.04	0.50	0.07	0.15	2.00	0.50	1.00	0.50	0.00	0.00	1.00	0.60	0.50	0.60	0.00	0.60	0.30	0.00	0.30	0.10	0.04	0.25	4.75	1.55	3.40
5	News Paper	0.30	0.06	0.20	0.60	0.00	0.00	0.30	0.00	0.60	0.00	0.00	0.00	0.10	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.30	0.00	0.00	0.00	0.50	0.06	0.25
6	Entertainment	5.00	6.74	10.00	0.20	0.60	0.60	0.20	0.10	0.10	0.00	0.00	0.10	4.00	0.12	0.50	0.00	0.04	0.25	0.00	0.00	0.00	0.10	0.10	0.10	0.60	0.00	0.60	0.30	0.35	0.50	0.10	0.17	0.20	10.00	8.38	12.35
7	Conveyance Reimbursement	12.00	9.03	12.00	5.60	5.00	5.00	3.00	3.00	4.00	3.00	1.99	3.00	6.00	4.50	7.00	13.00	6.34	8.00	7.00	1.91	4.00	5.00	5.00	5.00	0.60	1.50	2.00	10.25	8.65	10.50	3.25	1.50	2.00	69.35	46.91	72.00
8	Insurance		0.00	0.00	0.40	0.00	0.00	0.30	0.00	0.40	0.00	0.00	0.00	0.50	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.50	0.00	0.00	0.00	1.40	0.00	0.90
9	Office Expenses	15.00	12.65	15.00	0.40	0.50	0.60	0.15	0.10	0.10	0.25	0.05	0.05	0.25	0.10	0.20	7.00	0.45	1.00	10.00	6.10	0.50	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.20	0.50	2.00	2.50	3.00	40.55	28.10	39.45
	SUB TOTAL	55.80	44.54	65.90	8.45	8.43	8.00	5.70	3.50	6.35	3.40	2.12	3.34	14.05	5.02	8.70	22.10	7.57	10.50	18.30	8.17	5.00	6.40	6.55	6.35	5.40	1.50	7.80	50.50	14.65	28.05	6.11	4.49	5.75	158.73	98.44	156.30

Sr No.	PARTICULARS	SAO(HQ)			DE(C-I)			DE(C-II)			DE(C-III)			DE(Electrical)			DE(PH-I)			DE(PH-II)			DE(Hort.I)			DE(Hort.II)			Estate Office			IAC			TOTAL		
		Budget-2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget-2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget 2023-24	R.B.E. 2023-24	Budget 2024-25	Budget-2023-24	R.B.E. 2023-24	Budget 2024-25
B	Misc.Expenditure																																		
1	P.S.I.M charges	80.00	75.10	80.00	4.00	5.00	5.00	10.00	8.00	10.00	3.00	0.00	0.00	6.00	3.00	4.50	3.00	0.00	0.00	5.00	0.00	0.00	4.00	5.00	5.00	0.60	0.00	0.60	20.25	5.00	10.00	3.00	3.00	3.00	136.25	96.10	117.50
2	Advertisement exp.	30.00	6.55	30.00	3.00	3.00	3.00	1.00	2.00	2.00	3.00	1.24	3.00	1.00	0.75	2.50	3.00	1.45	3.00	2.00	2.29	4.00	8.00	3.50	4.00	0.60	0.20	0.60	1.60	33.62	30.00	0.00	0.00	0.00	55.60	52.80	82.00
3	Legal Charges	100.00	108.00	120.00	2.00	3.00	1.00	1.00	15.00	15.00	0.50	0.14	1.00	0.50	0.00	0.50	0.00	0.35	1.00	0.00	0.55	1.00	1.00	0.20	0.50	0.60	0.20	0.20	40.20	36.34	50.00	0.50	0.00	0.00	146.00	148.38	178.20
4	Sponsorship Fee	15.00	18.00	20.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.30	0.00	0.00	0.00	15.00	18.00	20.30
5	Professional Consultancy	400.00	108.03	300.00	5.00	3.00	4.00	1.00	3.00	3.00	2.00	4.05	0.00	0.40	0.15	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.10	0.25	0.60	0.00	0.60	0.30	0.00	0.30	10.00	7.97	10.00	416.70	155.10	324.30
6	Bank Charges	50.00	0.42	1.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.30	0.00	0.00	0.00	50.00	0.42	1.20
7	Interest paid to Allottees	0.00	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00
8	Other Misc Exp if any	30.00	95.00	100.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.20	0.50	0.60	0.00	0.60	153.55	71.43	201.80	0.00	0.00	0.00	184.55	167.43	303.30
9	Registration Expenses RERA	25.00	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00
10	Planning Charges	200.00	0.00	200.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	0.30	0.00	0.00	0.00	0.00	0.00	200.00	0.00	200.00
	SUB TOTAL B	930.00	420.50	751.00	16.00	14.00	13.00	13.00	28.00	30.00	8.50	5.63	10.19	11.35	3.90	8.30	6.00	1.80	4.00	7.00	2.84	5.00	14.30	9.00	10.25	5.40	1.70	9.40	329.70	209.50	371.00	13.50	10.97	13.00	1240.20	635.57	1167.30
	GRAND TOTAL A+B	985.80	478.98	866.90	24.45	19.25	19.00	18.70	28.50	34.65	11.90	7.55	13.24	25.25	9.22	17.00	28.10	9.17	14.50	25.30	4.01	10.00	20.70	15.55	16.25	6.60	1.99	2.78	380.20	144.22	262.75	19.61	15.46	18.75	1397.93	734.41	1286.20

Summary R1

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Punjab Government EDC- SAS Nagar

REVISED BUDGET ESTIMATES FOR THE YEAR 2023-24 & BUDGET ESTIMATES FOR THE YEAR 2024-25

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2023-24	Revised Budget Estimates 2023-24	Budget Estimates 2024-25
	Opening Balance	**81.56**	**130.88**	**222.25**
A	**RECEIPTS DURING THE YEAR**			
1	Receipts from EDC	344.00	297.70	300.00
	TOTAL RECEIPTS	**344.00**	**297.70**	**300.00**
B	**EXPENDITURE DURING THE YEAR**			
2	Expenditure from EDC	307.06	206.33	321.23
	TOTAL EXPENDITURE	**307.06**	**206.33**	**321.23**
	Surplus/deficit fulfilled by loan	**36.94**	**91.37**	**-21.23**
	Closing Balance	**118.50**	**222.25**	**201.02**

File No. GMADA/174/2025-ACC.(HQ)-GMADA (Computer No. 271829)

813529/2025/ACC BR(HQ)-GMADA

Punjab Government EDC- SAS Nagar

Revised Budget Estimate 2022-23 and Budget Estimate for 2023-24 relating to EDC

Sr No	Receipts under varoius heads	Actual for 2022-23	Budget Estimate for 2023-24	Actual Receipt 04/23 to 9/23	Actual Receipt 10/23 to 3/24	Revised B.E for 2023-24	Excess	Surrender	Budget Estimate for 2024-25	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	EDC	256.60	344.00	162.17	135.53	297.70	0.00	46.30	300	
	Total	**256.60**	**344.00**	**162.17**	**135.53**	**297.70**	**0.00**	**46.30**	**300.00**	

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(ਪ੍ਰਸਾਸ਼ਨ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ (Executive Committee) ਨੂੰ ਭੰਗ ਕਰਨ ਸਬੰਧੀ।

ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 13/52/2006-1HG2/7443 ਮਿਤੀ 14-08-2006 **(ਅਨੁਲੱਗ-1)** ਰਾਹੀਂ ਪੰਜਾਬ ਰੀਜ਼ਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 (ਪੰਜਾਬ ਐਕਟ ਨੰ: 11 ਆਫ 1995) ਦੇ ਸੈਕਸ਼ਨ-29 (1) ਤਹਿਤ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ, ਜਿਸ ਦਾ ਵੇਰਵਾ ਨਿਮਨ ਅਨੁਸਾਰ ਹੈ:-

1.	Chief Minister, Punjab	Chairman
2.	Housing & Urban Development Minister	Member
3.	Chief Secretary	Member
4.	Principal Secretary to Chief Minister	Member
5.	Principal Secretary Finance	Member
6.	Secretary, housing & Urban Development	Member
7.	Secretary, Local Government	Member
8.	Chief Town Planner, Punjab	Member
9.	Chief Administrator, GMADA	Member
10.	Three non-official member to be nomimnated by the Chief Minister.	

ਗਮਾਡਾ ਦੇ ਪੱਤਰ ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਪ੍ਰਸਾਸਨ-ਅਸ5-2007/482-498 ਮਿਤੀ 06-02-2007 **(ਅਨੁਲੱਗ-2)** ਰਾਹੀਂ ਪ੍ਰਵਾਨਤ Greater Area Development Authority (Committees and Conduct of business), Regulations, 2006 **(ਅਨੁਲੱਗ-3)** ਜਾਰੀ ਕੀਤੇ ਗਏ, ਜਿਸ ਤਹਿਤ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦਾ ਵੀ ਗਠਨ ਕੀਤਾ ਗਿਆ, ਜਿਸ ਦਾ ਵੇਰਵਾ ਨਿਮਨ ਅਨੁਸਾਰ ਹੈ:-

1)	Chief Secretary to Govt. of Punjab	Chairman
2)	Principal Secretary to CM, Punjab	Member
3)	Principal Secretary, Finance, Punjab	Member
4)	Principal Secretary, Local Govt., Pb.	Member
5)	Secretary Housing & Urban Development, Pb.	Member
6)	Chief Town Planner, Punjab.	Member
6)	Chief Administrator, GMADA.	Member Secretary

ਪੰਜਾਬ ਸਰਕਾਰ, ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ H.U.-12012/2/2025-6HG2/I/1132978/2025 ਮਿਤੀ 23-06-2025 **(ਅਨੁਲੱਗ-4)** ਰਾਹੀਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦਾ ਪੂਨਰ ਗਠਨ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਦਾ ਵੇਰਵਾ ਨਿਮਨ ਅਨੁਸਾਰ ਹੈ:-

Chief Secretary	Chairman
Secretary, Housing and Urban Development	Member Secretary
Chief Administrator of Concerned Authority	Member
Secretary, Finance	Member
Secretary, Local Government	Member
Secretary, Revenue	Member
Secretary, Industry and Commerce	Member
Secretary, Water Supply and Sanitation	Member
Deputy Commissioner, SAS Nagar	Member
Commissioner, Municipal Corportation, SAS Nagar.	Member
Chief Town Planner	Member
Non-Official Member nominated by Chief Minister-1(one)	Member

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਉਕਤ ਨਵੀਂ ਸਿਰਜਣਾ ਅਨੁਸਾਰ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਨਾਲ-ਨਾਲ ਹੁਣ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਵੀ ਚੇਅਰਮੈਨ ਵੀ ਹਨ। ਕਿਉਂਜੋ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਪਹਿਲਾਂ ਹੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਚੇਅਰਮੈਨ ਹਨ ਅਤੇ ਹੁਣ ਪੰਜਾਬ ਸਰਕਾਰ, ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ H.U.-12012/2/2025-6HG2/I/1132978/2025 ਮਿਤੀ 23-06-2025 ਰਾਹੀਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਵੀ ਚੇਅਰਮੈਨ ਹਨ, ਇਸ ਲਈ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅਤੇ ਅਥਾਰਿਟੀ ਦੇ ਫੈਸਲੇ ਬਤੌਰ ਚੇਅਰਮੈਨ ਅਧਿਕਾਰ ਉਹਨਾ ਪਾਸ ਹੀ ਹੈ, ਜਿਸ ਕਰਕੇ ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦਾ ਹੋਂਦ ਵਿੱਚ ਰਹਿਣਾ ਤਰਕਸੰਗਤ ਨਹੀਂ ਜਾਪਦਾ ਅਤੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਭੰਗ ਕਰਨੀ ਬਣਦੀ ਹੈ।

ਉਕਤ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਨੁਲੱਗ-1

-5- 96 68

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

NOTIFICATION

Dated, Chandigarh, the August 14, 2006

No.13/52/2006-1HG2/7443, Whereas the Governor of Punjab is of the opinion that the object of proper development of the area falling in Sahibzada Ajit Singh Nagar District and some adjoining areas falling in other districts will be best s..ved by entrusting the work of development and redevelopment thereof to a Special Authority.

Therefore, in exercise of the powers conferred by Section 29(1) of the Punjab Regional and Town Planning and Development Act 1995 (Punjab Act No.11 of 1995), the Governor of Punjab is pleased to constitute & establish the Greater Mohali Area Development Authority (GMADA) for areas falling in Sahibzada Ajit Singh Nagar District and adjoining areas falling in other Districts as defined in the annexed Drawing No. DTP (SAS Nagar) 1832/2006 dated 07.08.2006. The Authority shall comprise of the following: -

OFFICIAL MEMBERS

1. Chief Minister, Punjab,	Chairman.
2. Housing & Urban Development Minister	Member.
3. Chief Secretary	Member.
4. Principal Secretary to Chief Minister.	Member.
5. Principal Secretary Finance	Member.
6. Secretary, Housing & Urban Development	Member.
7. Secretary, Local Government.	Member.
8. Chief Town Planner, Punjab.	Member.
9. Chief Administrator, GMADA.	Member.
10. Three non-official members to be nominated by the Chief Minister.	

1. Chief Administrator of the Authority shall be appointed by the Government. Deputy Commissioner, Sahibzada Ajit Singh Nagar District will function as Chief Administrator of the Greater Mohali Area Development Authority (GMADA) till an officer is appointed as such by the Government.
2. The Headquarters of the Authority shall be at Sahibzada A,it Singh Nagar.
3. All the powers and functions of the Punjab Urban Planning and Development Authority relating to development and redeployment of Sahibzada Ajit Singh Nagar District and adjoining areas falling in other districts, forming part of Greater Mohali Area, shall be exercised by the Greater Mohali Area Development Authority as constituted.

A.R.TALWAR
Secretary to Government of Punjab,
Housing & Urban Development.

Place: Chandigarh
The August 14. 2006.

No.13/52/2006-1HB2/7444 Dated 14.08.2006

A copy along with one spare copy of is forwarded to the Controller Printing & Stationery, Punjab, Chandigarh, with the request that above Notification may be published in the Punjab Government Gazette (Extra Ordinary) and 200 copies of the Gazette Notification be sent to this Department.

Joint Secretary Housing.

No.13/52/2006/-1HG27445 Dated 14.08.2006

A copy is forwarded to the Accountant General (A&E), Punjab, Chandigarh for information and necessary action.

Joint Secretary Housing.

No.13/52/2006/-1HG27446-53 Dated 14.08.2006

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

1. Chief Secretary
2. Principal Secretary to Chief Minister.
3. Principal Secretary Finance
4. Secretary, Housing & Urban Development
5. Secretary, Local Government.
6. Chief Town Planner, Punjab.
7. Chief Administrator, Greater Mohali Area Development Authority (GMADA)
8. Deputy Commissioner, Mohali.

Joint Secretary Housing.

ਅਨੁਲੱਗ-2

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

(ਪ੍ਰਸਾਸਨ/ਪਾਲਿਸੀ ਸਾਖਾ)

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਪ੍ਰਸਾਸਨ-ਅ5-2007/ 482—498 ਮਿਤੀ: 6/2/07

ਵੱਲ

ਗਮਾਡਾ ਦੇ ਸਮੂਹ ਸਾਖਾਵਾਂ ਦੇ ਮੁੱਖੀ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।

Sub: Greater Mohali Area Development Authority (Committees and Conduct of Business) Regulations, 2006.

ਉਪਰੋਕਤ ਵਿਸੇ ਦੇ ਸਬੰਧ ਵਿਚ।

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਨੇ ਮਿਤੀ 10-1-07 ਨੂੰ ਹੋਈ ਪਹਿਲੀ ਮੀਟਿੰਗ ਵਿਚ ਮੱਦ ਨੰਬਰ 1.02 ਨਾਲ ਗਮਾਡਾ ਦੇ Committees and Conduct of Business Regulations, 2006 ਪ੍ਰਵਾਨ ਕੀਤੇ ਹਨ,ਜਿਸ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ਉਕਤ ਅਨੁਸਾਰ।

ਸੁਪਰਡੰਟ(ਪ੍ਰਸਾਸਨ),
ਵਾਸਤੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ,ਗਮਾਡਾ, ਮੋਹਾਲੀ।

ਪਿੱਠ ਅੰਕਣ ਨੰਬਰ-ਗਮਾਡਾ-ਪ੍ਰਸਾਸਨ-ਅ5-2007/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਹਿਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ:-

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ ਮੁੱਖ ਮੰਤਰੀ,ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ,ਗਮਾਡਾ, ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ- ਚੇਅਰਮੈਨ ਗਮਾਡਾ, ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿਤ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ,ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,ਪੰਜਾਬ ਚੰਡੀਗੜ੍ਹ।

ਸੁਪਰਡੰਟ(ਪ੍ਰਸਾਸਨ),
ਵਾਸਤੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ,ਗਮਾਡਾ, ਮੋਹਾਲੀ।

ਕਾਪੀ:

1. ਸਕੱਤਰ/ ਵਾਇਸ ਚੇਅਰਮੈਨ,ਗਮਾਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਵਾਇਸ ਚੇਅਰਮੈਨ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ।
2. ਪੀ.ਏ/ ਮੁੱਖ ਪ੍ਰਸਾਸਕ,ਗਮਾਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ।

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, SAS NAGAR

65

ਅਨੁਲੱਗ-3

REGULATIONS

In exercise of the powers conferred by clause (d) of sub-section (2) of section 182 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995), the Greater Mohali Area Development Authority hereby makes the following regulations namely: -

1. Short title, commencement and application

(1) These regulations may be called the Greater Mohali Area Development Authority (Committees and Conduct of Business) Regulations, 2006.

(2) They shall come into force at once.

(3) They shall apply to all the employees of the Authority and the personnel employed by the Authority on deputation in respect of all matters not regulated by the terms & conditions of deputation.

2. Definitions: - In these regulations unless the context otherwise requires-

(a) **'Act'** means the Punjab Regional & Town Planning & Development Act, 1995.

(b) **'Authority'** means the GMADA established under section 29 of the Act.

(c) **'Chairman'** means the Chairman of the Authority;

(d) **'Chief Administrator'** means the CA of the Authority appointed under section 17 of the Act and;

(e) **'Section'** means section of the Act

3. Time & Place of meeting-

(a) The authority shall meet for transaction of business at least once in every three months at such date, time and place as may be, from time to time be fixed by the Chief Administrator with the approval of the Chairman.

(b) The meetings of the authority shall ordinarily be held at the Head quarter's of the authority.

4. Power to adjourn meetings The Presiding officer may, if he thinks it necessary or expedient and shall, if so, directed by majority of the members present, adjourn the meeting of the authority but no business shall be transacted at the adjourned meeting other than the business left unfinished at the meeting which had been adjourned.

5. Notice for meetings (1) At least seven days notice in writing of a meeting of the Authority shall be given to each member and copy of the agenda for the meeting and a brief note, if any, on each item of the agenda shall also be sent to the members either with the notice or as soon thereafter as possible, but at least three days before the meeting.

Provided that an emergent meeting of the Authority may be called at a shorter notice and in cases of extreme urgency the decision may be got approved through circulation.

6. Matters to be decided by the Authority:- The Authority shall consider and decide:-

(a) All matters required to be considered by the Authority under any provisions of the Act and the rules and regulations made thereunder or under any other law for the time being in force or under any direction of the State Govt.

(b) Any other matter specially required by the Chairman to be laid before the Authority in view of its importance.

7. **Record of minutes** The minutes of the meeting of the Authority shall be recorded in writing in a book maintained for the purpose which shall be retained in the custody of an officer of the Authority nominated by the Chief Administrator, and shall be signed by the Presiding Officer and the Chief Administrator and, thereafter, shall be circulated by the Chief Administrator as soon as possible after the meeting for the information of the members and shall be placed before the next meeting of the Authority for information.

8. **Appointment of Committees:-** For the purpose of securing efficient discharge of its functions, particularly for the purpose of ensuring of the efficient maintenance of Public amenities and execution of development works and project, there shall be following committees of the Authority, namely:-

(i) **Executive Committee**:- The Executive committee shall consist of:-

(i)	Chief Secretary to Govt of Punjab	- Chairman.
(ii)	Principal Secretary to CM, Punjab	- Member.
(iii)	Principal Secretary, Finance, Punjab	- Member.
(iv)	Principal Secretary Local Govt, Pb.	- Member.
(v)	Secretary Housing & Urban Development Pb.	- Member.
(vi)	Chief Town Planner, Punjab	- Member.
(vii)	Chief Administrator, GMADA	- Member Secretary

The Committee shall discharge the following functions namely:-

(I) The Constitution of Executive Committee shall be to secure efficient discharge of the functions of GMADA. The Executive Committee will exercise all the powers of GMADA, including the functions as specified below, and decisions taken in the Executive Committee shall be placed in the next meeting of the Authority for ratification:-

- To approve the selection of Urban Estates, development of areas and new townships.
- To approve housing projects and other projects for development of land in Urban Estates, development of areas and new townships and other Urban Development Programme.
- Selection of Public/Private Sector collaborators.

i) **Planning & Design Committee**: The Planning & Design committee shall consist of:-

(i)	Secretary to Govt of Punjab Department of Housing & Urban Development	- Chairman.
(ii)	Secretary to Govt of Punajb Department of Local Govt or his representative	- Member.
(iii)	Chief Administrator, GMADA	- Member- Convenor
(iv)	Chief Town Planner, Punjab	- Member.
(v)	Chief Country Planner, Punjab	- Member
(vi)	Chief Arch, Punjab	- Member

The committee shall discharge the following functions namely:-

- Scrutinize proposals for declaring planning areas and preparation of Regional Plans, Master Plans and Town Development Schemes under the Act and the Rules and Regulations made there under to be recommended to the authority for necessary approval.
- Scrutiny of layout plans for Sectors and Sub-sectors.
- Discharge any other function that the authority or the Executive Committee may specifically assign.

iii) **Finance & Accounts Committee** The Finance & Accounts Committee shall consist of:-

(i)	Secretary to Govt of Punjab Department of Housing & Urban Development.	- Chairman.
(ii)	Secretary to Govt of Punjab Department of Finance or his representative	- Member
(iii)	Chief Administrator, GMADA	- Member-Convenor

The committee shall discharge the following functions namely: -

- Scrutiny of budget proposals and annual statements of accounts including balance sheet and to make recommendations thereupon before the same are presented to the authority for approval.
- Determining prices and policies for disposal of land/ plots / houses provided that the same shall be placed for the formal approval of the Executive Committee.
- Allotment of land to various institutions that may be specifically indicated in accordance with the policy decision of the authority provided that the same shall be placed for the formal approval of the Executive Committee.
- Discharge any other functions, which the Authority or Executive Committee may specifically assign.

ਅਨੁਲੱਗ-4

Government of Punjab
Department of Housing and Urban Development
(Housing- II Branch)

No. H-U-12012/2/2025-6HG2/I /1132978/2025 Dated, Chd. The: 23.06.2025

In exercise of the powers conferred by sub-section (3) of Section 29 of the Punjab Regional and Town Planning and Development Act, 1995 the Governor of Punjab is pleased to reconstitute the Greater Mohali Area Development Authority under the Department of Housing and Urban Development with immediate effect. The list of Chairman and Members of the Authority after reconstitution is as under:

Chief Secretary	Chairman
Secretary, Housing and Urban Development	Member Secretary
Chief Administrator of Concerned Authority	Member
Secretary, Finance	Member
Secretary, Local Government	Member
Secretary, Revenue	Member
Secretary, Industry and Commerce	Member
Secretary, Water Supply and Sanitation	Member
Deputy Commissioner, SAS Nagar	Member
Commissioner, Municipal Corporation, SAS Nagar	Member
Chief Town Planner	Member
Non- Official member nominated by Chief Minister -1(one)	Member

Dated, Chandigarh
23.06.2025

Vikas Garg I.A.S
Principal Secretary to Government of Punjab
Department of Housing and urban Development

Endst No. H-U-12012/2/2025-6HG2/I /1132978/2025/1 Dated, Chd. The: 23.06.2025

A copy of above is forwarded to the Comptroller, Printing and Stationery, Punjab with a request to publish this notification in the Punjab Govt. Gazette (Extra-ordinary).

Special Secretary

-2-

Endst. No. H-U-12012/2/2025-6HG2/1 /1132978/2025/2 Dated, Chd. The: 23.06.2025

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

1. Chief Secretary, Punjab, Chandigarh.
2. Principal Secretary to Chief Minister, Punjab, Chandigarh.
3. Administrative Secretary, Local Government.
4. Administrative Secretary, Industry and Commerce.
5. Administrative Secretary, Finance.
6. Administrative Secretary, Revenue.
7. Administrative Secretary, Water Supply and Sanitation.
8. Commissioner, Municipal Corporation/ Executive Officer of Concerned Municipal Committee.
9. All Deputy Commissioner of Punjab.
10. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
11. Chief Administrators (PUDA, GMADA, GLADA, ADA, BDA, PDA, JDA, Shri Anandpur Sahib Urban Development Authority (SASUDA) andDera Baba Nanak Development Authority (DBNDA)]
12. Director, Housing and Urban Development, Punjab, PUDA Bhawan, SAS Nagar.
13. Chief Town Planner, Punjab.
14. Superintendent, Cabinet Affair Branch, Punjab Civil Sectt. Chandigarh w.r.t. ID No. 01/139/2025-1cabinet/3349 dated 21.06.2025 for information.
15. G.M. (I.T.), PUDA, SAS Nagar.

Superintendent

Internal Distribution

1. PS/HUDM.
2. PS/ PSHUD.
3. PA/SSHUD.
4. PA/ASHUD.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.17

(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜਿਆਂ ਸਬੰਧੀ।

ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਨੂੰ ਸਮੇਂ ਸਿਰ ਮੁਕੰਮਲ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਲਈਆਂ ਗਈਆਂ ਹਨ। ਮਿਤੀ 31.03.2021, 31.03.2022 ਅਤੇ 31.03.2023 ਨੂੰ ਗਮਾਡਾ ਦੀ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀ ਸਥਿਤੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸੀ:-

(Fig. in crores)

Particulars	As on 31.03.2021			As on 31.03.2022			As on 31.03.2023		
	Term Loan	OD Limit	Term Loan	Term Loan	OD Limit	Total	Term Loan	OD Limit	Total
Loan Sanctioned	1430.83	2845.68	4276.51	3088.50	2588.68	5677.18	2208.83	2822.06	5030.89
Loan Availed	971.06	2779.21	3750.27	2227.80	1923.60	4151.40	1380.34	2193.93	3574.27
Weighted Average	7.55%			6.43 %			7.80%		

2. ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਦਰਸਾਏ ਸਾਲਾਂ ਦੌਰਾਨ ਲਏ ਗਏ ਕਰਜਿਆਂ ਦੇ ਮੂਲਧਨ ਅਤੇ ਵਿਆਜ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਗਮਾਡਾ ਵੱਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜਿਆਂ ਦੀ ਵਿਆਜ ਦਰ ਦਾ ਲਗਾਤਾਰ ਧਿਆਨ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਅਤੇ ਇਹ ਕੋਸ਼ਿਸ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਬੈਂਕਾਂ ਦੀ ਐਸਤਨ ਵਿਆਜ ਦਰ ਨੂੰ ਘੱਟ ਤੋਂ ਘੱਟ ਰੱਖਿਆ ਜਾ ਸਕੇ।

ਵਿੱਤੀ ਸਾਲ 2021-2022:

3. ਗਮਾਡਾ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2021-2022 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ Term Loans and Overdrafts ਦੀਆਂ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਅਤੇ ਨਵੇਂ ਲਏ Term Loans ਦਾ ਵੇਰਵਾ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Overdrafts:					
Sr. No.	**Name of Bank**	**Sanctioned Amount (as on 01.04.21)**	**Principal Repayment during 2021-2022**	**Amount Utilized till 31.03.2022**	**Remarks**
1.	Bank of Baroda	1035.00	207.00	812.96	Existing Loan (Yearly reduction @10% amount of Rs. 103.50 crore every year in the month of July and in the year 2020-21, due to covid, two times reduction were made in year 2021-22)
2.	Punjab National Bank	750.00 (reduced to Rs. 300.00 Crores)	150.00	149.99	Existing Loan (Quartely reduction @ Rs. 37.50 crores has been paid)
3.	Punjab National Bank	262.50 (reduced to Rs. 210.00 crores)	52.50	157.15	Existing Loan (Quartely reduction @ Rs. 13.125 crores has been paid)
4.	HDFC Bank	125.00	-	236.09	Limit has been increased from 125 crores to 250 crores
5.	Indian Bank	950.00	-	549.54	-
6.	Canara Bank	500.00	-	500.00	-
7.	Union Bank of India	250.00	-	0.01	-
Total (A)				**2405.74**	
Term loans:					
Sr. No.	**Name of Bank**	**Sanctioned Amount (as on 01.04.21)**	**Principal Repayment during 2021-2022**	**Amount Utilized till 31.03.2022**	**Remarks**
1.	Canara Bank	500 (reduced to Rs. 425 Crores)	100.00	322.40	Existing Loan (Quarterly installment of Rs. 25 crores)
2.	Canara Bank	1000	100.00	900.00	New Loan has been taken on 30.09.2021 (Half Yearly installment of Rs. 100 crores)
3.	Indian Bank	500 (reduced to Rs. 446.45 Crores)	71.40	380.72	Existing Loan (Monthly Installment of Rs. 5.95 crores)
4.	State Bank of India	-	-	15.75	Term Loan taken in the year 2021 [Moratorium period of 2 years, 1st (Quarterly installment of Rs. 25 crores)]
5.	Bank of Maharashtra	-	-	126.79	Term Loan taken in the year 2021 (Moratorium period of 2 years, 1st quarterly installment of Rs. 25 crore)
Total (B)				**1745.66**	
Total (A) + (B)				**4151.40**	

4. ਵਿੱਤੀ ਸਾਲ 2021-2022 ਦੌਰਾਨ ਨਵੇ ਲਏ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ Aerotropolis Project ਲਈ State Bank of India ਅਤੇ Bank of Maharashtra ਤੋਂ 500-500 ਕਰੋੜ ਰੁਪਏ ਕ੍ਰਮਵਾਰ ਦੇ ਟਰਮ ਲੋਨ ਲਏ ਗਏ ਸਨ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਦਫਤਰ ਵੱਲੋਂ Enhanced Compensation ਲਈ Canara Bank ਤੋਂ 1000 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਲਿਆ ਗਿਆ ਸੀ।

ਵਿੱਤੀ ਸਾਲ 2022-2023:

5. ਗਮਾਡਾ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ Term Loans ਦੀਆਂ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਅਤੇ ਨਵੇਂ ਲਏ Term Loans ਦਾ ਵੇਰਵਾ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Overdrafts:					
Sr. No.	**Name of Bank**	**Sanctioned Amount (as on 01.04.22)**	**Principal Repayment during 2022-2023**	**Amount Utilized till 31.03.2023**	**Remarks**
1.	Bank of Baroda	1035.00 (reduced to Rs. 724.50 crores)	103.50	450.94	Existing Loan (Yearly reduction @10% amount of Rs. 103.50 crore every year in the month of July)
2.	Punjab National Bank	750.00 (reduced to Rs. 112.50 Crores)	112.50	0.00	Existing Loan (which was closed on 31.12.2022)
3.	Punjab National Bank	262.50 (reduced to Rs. 144.38 Crores)	52.50	91.88	Existing Loan (Quartely reduction @ Rs. 13.125 crores has been paid, loan was closed on 30.05.2023, due to higher ROI and non-utilization)
4.	HDFC Bank	250.00	-	350.00	Limit has been increased from 250 crores to 350 crores
5.	Indian Bank	950.00	-	892.81	-
6.	Canara Bank	500.00	-	500.00	-
7.	Union Bank of India	220.00	-	0.18	Out of Total limit of 250 crores, 30 crores is used as bank guarantee demanded by PSPCL under various schemes.
Total (A)				**2285.81**	
Term loan:					
Sr. No.	**Name of Bank**	**Sanctioned Amount (as on 01.04.22)**	**Principal Repayment during 2022-2023**	**Amount Utilized till 31.03.2023**	**Remarks**
1.	Canara Bank	1000 (reduced to Rs. 900 Crores)	200.00	699.88	Existing Loan (Half Yearly installment of Rs. 100 crores)
2.	Canara Bank	500 (reduced to Rs. 325 Crores)	100.00	222.04	

2.	State Bank of India	500	25.00	6.37 (out of Rs. 475 crores)	Term Loan taken in the year 2021 [Moratorium period of 2 years, 1st (Quarterly installment of Rs. 25 crores has been paid in Feb 2023)]
3.	Bank of Maharashtra	500	0.00	143.22	Term Loan taken in the year 2021 (Moratorium period of 2 years, 1st quarterly installment of Rs. 25 crore paid in May 2023)
4.	Indian Bank	500 (reduced to Rs. 381 Crores)	71.40	308.83	Existing Loan (Monthly Installment of Rs. 5.95 crores)
Total (B)				**1380.34**	
Total (A) + (B)				**3666.15**	

6. ਵਿੱਤੀ ਸਾਲ 2022-23 ਦੌਰਾਨ ਨਵੇ ਲਏ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ HDFC Bank ਤੋਂ ਮਿਤੀ 31.03.2022 ਤੱਕ 250 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਕਿ ਬੈਂਕ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ 250 ਕਰੋੜ ਰੁਪਏ ਤੋਂ ਵਧਾ ਕੇ 350 ਕਰੋੜ ਰੁਪਏ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

7. ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ ਬੰਦ/ਖਤਮ ਕੀਤੇ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ Punjab National Bank ਤੋਂ 750 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਕਿ ਤਿਮਾਹੀ 5% ਦੀ ਦਰ (ਭਾਵ 37.50 ਕਰੋੜ ਰੁਪਏ) ਨਾਲ ਤਿਮਾਹੀ ਘਟਦੀ ਸੀ, ਮਿਤੀ 31.12.2022 ਨੂੰ ਘਟਣ ਉਪਰੰਤ ਜੀਰੋ (Nil) ਹੋ ਚੁੱਕੀ ਹੈ। ਇਸ ਤਰਾਂ Punjab National Bank ਤੋਂ 750 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਮਿਤੀ 31.12.2022 ਨੂੰ ਖਤਮ ਹੋ ਗਈ ਹੈ।

ਵਿੱਤੀ ਸਾਲ-2023-2024

8. ਗਮਾਡਾ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀ ਮਿਤੀ 30.06.2023 ਨੂੰ ਸਥਿਤਚ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Particulars	**As on 30.06.2023**		
	Term Loan	**Overdraft Limit**	**Total**
Loan Sanctioned	1662.83	2730.18	4393.01
Loan Availed	1305.93	1797.83	3103.76
Weighted Average	7.98%		

9. ਮਿਤੀ 01.04.2023 ਤੋਂ 30.06.2023 ਤੱਕ ਬੰਦ ਕੀਤੇ ਗਏ ਲੋਨ ਅਤੇ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਨਵੇ ਲੋਨ/ਲਿਮਟ ਦੀਆਂ ਤਜਵੀਜਾਂ :-

- ਗਮਾਡਾ ਵੱਲੋਂ Punjab National Bank ਤੋਂ 262.50 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਤਿਮਾਹੀ 5% ਦੀ ਦਰ (ਭਾਵ 13.125 ਕਰੋੜ ਰੁਪਏ) ਨਾਲ ਤਿਮਾਹੀ ਘਟਦੀ ਸੀ, ਜੋ ਕਿ ਮਿਤੀ 31.03.2023 ਤੱਕ 91.88 ਕਰੋੜ ਰੁਪਏ ਰਹਿ ਗਈ ਸੀ। ।Punjab National Bank ਵੱਲੋਂ ਵਿਆਜ ਦਰ ਘੱਟ ਨਾ ਕਰਨ ਕਾਰਣ ਮਿਤੀ 30.05.2023 ਨੂੰ Punjab National Bank ਤੋਂ 262.50 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ।

- ਗਮਾਡਾ ਵੱਲੋਂ State Bank of India ਤੋਂ Aerotropolis Project ਲਈ 500 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਲਿਮਟ ਲਿਆ ਗਿਆ ਸੀ, ਪ੍ਰੰਤੂ ਭੋਂ ਪ੍ਰਾਪਤੀ ਸ਼ਾਖਾ ਵੱਲੋਂ Aerotropolis Project ਲਈ ਘੱਟ ਰਕਮ ਦੀ requirement ਹੋਣ ਕਾਰਨ ਅਤੇ ਬੈਂਕ ਦੀ ਵੱਧ ਵਿਆਜ ਦਰ ਹੋਣ ਕਾਰਣ ਇਹ ਲਿਮਟ ਵਰਤੀ ਨਹੀਂ ਗਈ ਸੀ। ਇਸ ਲਈ ਮਹੀਨਾ ਮਈ 2023 ਵਿੱਚ ਬੈਂਕ ਵੱਲੋਂ ਇਹ ਲਿਮਟ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ 500 ਕਰੋੜ ਟਰਮ ਲੋਨ ਦੇ ਬਦਲੇ ਬੈਂਕ ਵੱਲੋਂ 500 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ working Capital ਦੇ ਮੰਤਵ ਲਈ ਤਜਵੀਜ ਦਿੱਤੀ ਗਈ ਹੈ, ਜੋ ਹਾਲ ਦੀ ਘੜੀ, ਕਾਰਵਾਈ ਅਧੀਨ ਹੈ।

10. ਉਕਤ ਅੰਜਡਾ ਮਿਤੀ 15-04-2025 ਨੂੰ ਹੋਈ ਕਾਰਜਕਾਰੀ ਕੰਮੇਟੀ ਵਿੱਚ ਮੱਦ ਨੰਬਰ 30.06 ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਅਤੇ ਕਾਰਜਕਾਰੀ ਕੰਮੇਟੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ।

11. ਇਸ ਲਈ ਹੇਠ ਦਰਸਾਏ ਮੁੱਦਿਆਂ ਨੂੰ ਅਥਾਰਟੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

ੳ. ਪੈਰਾ ਨੰਬਰ 3,4,5,6,7 ਅਤੇ 9 ਵਿੱਚ ਦਰਸਾਏ ਕਰਜਿਆਂ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਹਿੱਤ।

ਅ. ਪੈਰਾ ਨੰਬਰ 1,2, 8 ਅਤੇ 10 ਵਿੱਚ ਦਰਸਾਏ ਕਰਜਿਆਂ ਬਾਰੇ ਸੂਚਨਾ ਹਿੱਤ।

-32-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵਿੱਤੀ ਸਾਲ 2021-2022 ਅਤੇ 2022-23 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜਿਆਂ ਸਬੰਧੀ।

ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਪ੍ਰੋਜੈਕਟਾਂ ਦੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਨੂੰ ਸਮੇਂ ਸਿਰ ਮੁਕੰਮਲ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਲਈਆਂ ਗਈਆਂ ਹਨ। ਮਿਤੀ 31.03.2020, 31.03.2021, 31.03.2022 ਅਤੇ 31.03.2023 ਨੂੰ ਗਮਾਡਾ ਦੀ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਗਏ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀ ਸਥਿਤੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸੀ:-

(Fig. in crores)

Particulars	As on 31.03.2021			As on 31.03.2022			As on 31.03.2023		
	Term Loan	OD Limit	Term Loan	Term Loan	OD Limit	Total	Term Loan	OD Limit	Total
Loan Sanctioned	1430.83	2845.68	4276.51	3088.50	2588.68	5677.18	2208.83	2822.06	5030.89
Loan Availed	971.06	2779.21	3750.27	2227.80	1923.60	4151.40	1380.34	2193.93	3574.27
Weighted Average	7.55%			6.43 %			7.80%		

2. ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਦਰਸਾਏ ਸਾਲਾਂ ਦੌਰਾਨ ਲਏ ਗਏ ਕਰਜਿਆਂ ਦੇ ਮੂਲਧਨ ਅਤੇ ਵਿਆਜ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਗਮਾਡਾ ਵੱਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜ਼ਿਆਂ 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।

ਵਿੱਤੀ ਸਾਲ 2021-2022:

3. ਗਮਾਡਾ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2021-2022 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ Term Loans ਦੀਆਂ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਅਤੇ ਨਵੇਂ ਲਏ Term Loans ਦਾ ਵੇਰਵਾ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Sr. No.	Name of Bank	Sanctioned Amount (as on 01.04.21)	Principal Repayment during 2021-2022	Amount Utilized till 31.03.2022	Remarks
1.	Bank of Baroda	1035.00	207.00	812.96	Existing Loan (Yearly reduction @10% amount of Rs. 103.50 crore every year in the month of July and in the year 2020-21, due to covid, two times reduction were made in year 2021-22)
2.	Punjab National Bank	750.00 (reduced to Rs. 300.00 Crores)	150.00	149.99	Existing Loan (Quartely reduction @ Rs. 37.50 crores has been paid)
3.	Punjab National Bank	262.50 (reduced to Rs. 210.00 crores)	52.50	157.15	Existing Loan (Quartely reduction @ Rs. 13.125 crores has been paid)
4.	Canara Bank	500 (reduced to Rs. 425 Crores)	100.00	322.40	Existing Loan (Quarterly installment of Rs. 25 crores)
5.	Canara Bank	1000	100.00	900.00	New Loan has been taken on 30.09.2021 (Half Yearly installment of Rs. 100 crores)
6.	Indian Bank	500 (reduced to Rs. 446.45 Crores)	71.40	380.72	Existing Loan (Monthly Installment of Rs. 5.95 crores)

4. ਵਿੱਤੀ ਸਾਲ 2021-2022 ਦੌਰਾਨ ਨਵੇ ਲਏ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ Aerotropolis Project ਲਈ State Bank of India ਅਤੇ Bank of Maharashtra ਤੋਂ 500-500 ਕਰੋੜ ਰੁਪਏ ਕ੍ਰਮਵਾਰ ਦੇ ਟਰਮ ਲੋਨ ਲਏ ਗਏ ਸਨ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਦਫਤਰ ਵੱਲੋਂ Enhanced Compensation ਲਈ Canara Bank ਤੋਂ 1000 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਲਿਆ ਗਿਆ ਸੀ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿੱਤੀ ਸਾਲ 2022-2023:

5. ਗਮਾਡਾ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ Term Loans ਦੀਆਂ ਕੀਤੀਆਂ ਅਦਾਇਗੀਆਂ ਅਤੇ ਨਵੇਂ ਲਏ Term Loans ਦਾ ਵੇਰਵਾ ਹੇਠਾਂ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Sr. No.	Name of Bank	Sanctioned Amount (as on 01.04.22)	Principal Repayment during 2022-2023	Amount Utilized till 31.03.2023	Remarks
1.	Bank of Baroda	1035.00 (reduced to Rs. 724.50 crores)	103.50	450.94	Existing Loan (Yearly reduction @10% amount of Rs. 103.50 crore every year in the month of July)
2.	Punjab National Bank	750.00 (reduced to Rs. 112.50 Crores)	112.50	0.00	Existing Loan (which was closed on 31.12.2022)
3.	Punjab National Bank	262.50 (reduced to Rs. 144.38 Crores)	52.50	91.88	Existing Loan (Quartely reduction @ Rs. 13.125 crores has been paid, loan was closed on 30.05.2023, due to higher ROI and non-utilization)
4.	Canara Bank	500 (reduced to Rs. 325 Crores)	100.00	222.04	Existing Loan (Quarterly installment of Rs. 25 crores)
5.	Canara Bank	1000 (reduced to Rs. 900 Crores)	200.00	699.88	Existing Loan (Half Yearly installment of Rs. 100 crores)
6.	State Bank of India	500	25.00	6.37 (out of Rs. 475 crores)	Term Loan taken in the year 2021 [Moratorium period of 2 years, 1st (Quarterly installment of Rs. 25 crores has been paid in Feb 2023)]
7.	Bank of Maharashtra	500	0.00	143.22	Term Loan taken in the year 2021 (Moratorium period of 2 years, 1st quarterly installment of Rs. 25 crore paid in May 2023)
8.	Indian Bank	500 (reduced to Rs. 381 Crores)	71.40	308.83	Existing Loan (Monthly Installment of Rs. 5.95 crores)

6. ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ ਨਵੇ ਲਏ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ HDFC Bank ਤੋਂ ਮਿਤੀ 31.03.2022 ਤੱਕ 250 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਕਿ ਬੈਂਕ ਵੱਲੋਂ ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ 250 ਕਰੋੜ ਰੁਪਏ ਤੋਂ ਵਧਾ ਕੇ 350 ਕਰੋੜ ਰੁਪਏ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

7. ਵਿੱਤੀ ਸਾਲ 2022-2023 ਦੌਰਾਨ ਬੰਦ/ਖਤਮ ਕੀਤੇ ਗਏ ਲੋਨ:

ਗਮਾਡਾ ਵੱਲੋਂ Punjab National Bank ਤੋਂ 750 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਕਿ ਤਿਮਾਹੀ 5% ਦੀ ਦਰ (ਭਾਵ 37.50 ਕਰੋੜ ਰੁਪਏ) ਨਾਲ ਤਿਮਾਹੀ ਘਟਦੀ ਸੀ, ਮਿਤੀ 31.12.2022 ਨੂੰ ਘਟਣ ਉਪਰੰਤ ਜੀਰੋ (Nil) ਹੋ ਚੁੱਕੀ ਹੈ।ਇਸ ਤਰਾਂ Punjab National Bank ਤੋਂ 750 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਮਿਤੀ 31.12.2022 ਨੂੰ ਖਤਮ ਹੋ ਗਈ ਹੈ।

ਵਿੱਤੀ ਸਾਲ -2023-2024:

8. ਗਮਾਡਾ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜੇ ਅਤੇ ਓਵਰਡਰਾਫਟ ਲਿਮਟਾਂ ਦੀ ਮਿਤੀ 30.06.2023 ਨੂੰ ਸਥਿਤੀ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੈ:-

(Fig. in crores)

Particulars	As on 30.06.2023		
	Term Loan	Overdraft Limit	Total
Loan Sanctioned	1662.83	2730.18	4393.01
Loan Availed	1305.93	1797.83	3103.76
Weighted Average	7.98%		

-34-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

9. ਮਿਤੀ 01.04.2023 ਤੋਂ 30.06.2023 ਤੱਕ ਬੰਦ ਕੀਤੇ ਗਏ ਲੋਨ ਅਤੇ ਵੱਖ- ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਨਵੇ ਲੋਨ/ਲਿਮਟ ਦੀਆਂ ਤਜਵੀਜਾਂ :

- ਗਮਾਡਾ ਵੱਲੋਂ Punjab National Bank ਤੋਂ 262.50 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਲਈ ਹੋਈ ਸੀ, ਜੋ ਤਿਮਾਹੀ 5% ਦੀ ਦਰ (ਭਾਵ 13.125 ਕਰੋੜ ਰੁਪਏ) ਨਾਲ ਤਿਮਾਹੀ ਘਟਦੀ ਸੀ, ਜੋ ਕਿ ਮਿਤੀ 31.03.2023 ਤੱਕ 91.88 ਕਰੋੜ ਰੁਪਏ ਰਹਿ ਗਈ ਸੀ। Punjab National Bank ਵੱਲੋਂ ਵਿਆਜ ਦਰ ਘੱਟ ਨਾ ਕਰਨ ਕਾਰਣ ਮਿਤੀ 30.05.2023 ਨੂੰ Punjab National Bank ਤੋਂ 262.50 ਕਰੋੜ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

- ਗਮਾਡਾ ਵੱਲੋਂ State Bank of India ਤੋਂ Aerotropolis Project ਲਈ 500 ਕਰੋੜ ਰੁਪਏ ਦਾ ਟਰਮ ਲੋਨ ਲਿਮਟ ਲਿਆ ਗਿਆ ਸੀ, ਪ੍ਰੰਤੂ ਭੌਂ ਪ੍ਰਾਪਤੀ ਸ਼ਾਖਾ ਵੱਲੋਂ Aerotropolis Project ਲਈ ਘੱਟ ਰਕਮ ਦੀ requirement ਹੋਣ ਕਾਰਨ ਅਤੇ ਬੈਂਕ ਦੀ ਵੱਧ ਵਿਆਜ ਦਰ ਹੋਣ ਕਾਰਣ ਇਹ ਲਿਮਟ ਵਰਤੀ ਨਹੀਂ ਗਈ ਸੀ। ਇਸ ਲਈ ਮਹੀਨਾ ਮਈ 2023 ਵਿੱਚ ਬੈਂਕ ਵੱਲੋਂ ਇਹ ਲਿਮਟ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ 500 ਕੋਰੜ ਟਰਮ ਲੋਨ ਦੇ ਬਦਲੇ ਬੈਂਕ ਵੱਲੋਂ 500 ਕਰੋੜ ਰੁਪਏ ਦੀ ਓਵਰਡਰਾਫਟ ਲਿਮਟ working Capital ਦੇ ਮੰਤਵ ਲਈ ਤਜਵੀਜ ਦਿੱਤੀ ਗਈ ਹੈ, ਜੋ ਹਾਲ ਦੀ ਘੜੀ, ਕਾਰਵਾਈ ਅਧੀਨ ਹੋਣ ਕਾਰਨ ਡਰਾਅ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ।

10. ਇਸ ਲਈ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹੋਣ ਵਾਲੀ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਦਰਸਾਏ ਮੁੱਦਿਆਂ ਨੂੰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਣਾ ਬਣਦਾ ਹੈ:-

ੳ. ਪੈਰਾ ਨੰਬਰ 3, 4, 5, 6, 7 ਅਤੇ 9 ਵਿੱਚ ਦਰਸਾਏ ਕਰਜਿਆਂ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਹਿੱਤ।

ਅ. ਪੈਰਾ ਨੰਬਰ 1, 2 ਅਤੇ 8 ਵਿੱਚ ਦਰਸਾਏ ਕਰਜਿਆਂ ਬਾਰੇ ਸੂਚਨਾ ਹਿੱਤ।

ਉਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹੋਣ ਵਾਲੀ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਅਜੰਡਾ ਤਿਆਰ ਕਰਕੇ ਝੰਡੀ 'ਓ' ਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

L/VC

11/7/2023

SAO(G) Discussed. Put up amended agenda.

12/7/2023

SAO(G)

12/7/23

SO(F)

SO(Law)

-35-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਸਿ-ਸ਼ੀ-ਤੁੰ :-

ਕੈਟਰ ਸੰਖਿਆ -34 ਤੇ ਸੁੱਖ ਸੰਖਿਆ ਅਨਮਨ ਲੀ ਦੇ ਹੁਣਾਂ ਦੇ ਅਸਸੁੱਖ Agenda ਵਿੱਚ ਲੋੜੀਂਦੀਆਂ ਜੋਯ ਹਨ ਵਿੱਦਿਆ ਰਹੀਆਂ ਹਨ। ਸਿਯਸ ਕੈਟਰ ਸੰਖਿਆ 32 ਤੋਂ 34 ਤੇ ਦਰਸਾਏ ਦੇ ਧਰਮਸੁੱਖ ਕੁੱਤੀ -ਤੁੰ' ਤੇ ਦਰਜ Agenda ਸਿਯਸ ਸ਼ਵਦਰਗੀ ਲਿਤੇ ਸੰਸ਼ਕ ਹੈ।

V.C.

13/7/23

ਸੀ.ਏ.(ਐਫ.ਐਂ.)

ਸੀ.ਏ.ਓ.

13/7/23

ਮਾਮਲਾ ਵਧੇ. ਦਫ-2 ਪੰਜਾਬ ਦੀ ਪਿਛੇ ਗਏ ਨਾਲਿਸ ਸਮੇਤ ਅਕੌਂਸ ਨਿਸਮਾਤ ਕੀਤਾ ਨਿਸਮ ਹੈ, ਸਾਲੇ ਨੂੰ ਵਾਪਤ ਤੇ ਮਤਾ ਅਖਯ ਹੈ ਨਿ ਮਾਮਲਾ ਵਧੇ. ਤੁਗਾਸ ਲੀਤੇ ਗਏ ਨਾਲਿਸ ਦੀ ਰਕਸ ਪਾਰੀ ਹੈ ਨਿਰੰਤ ਕ 31-3-2022 ਨੂੰ ਤੁਗਾਸ ਕੀਤਾ ਨਿਸਮਾ ਨਾਲ ਪਾਸਾ ਵਰੰਤ ਸੀ ਲੋੜ ਨਿ ਨਿਸਮੀ 31-3-2023 ਨੂੰ ਨਿਸ਼ਾ ਰਸਮੀ 3666 ਵਰੰਤ ਸੀ ਸਤੇ ਨਿਸਮੀ 30-6-2023 ਨੂੰ ਤੁਗਾਸ ਕੀਤਾ ਨਿਸਮਾ ਰਸਮੀ 3104 ਵਰੰਤ ਹੈ। ਉਤ23 ਨਾ ਨਿਸਮ ਪਰਦੇਸੀ ਮਾਮਲਾ ਵੀ ਵਾਰਨਟੀ ਰਸੀਦੀ ਨੂੰ ਸਾਹੀ ਵਰਾਰਨਿਟ ਨਿਤ ਨਿਸਮਾਤ ਕੀਤਾ ਸਮੀਕਾ ਸੁੱਤੀ 16' ਤੇ ਰੱਖਿਸਮਾ ਮਾਰਾ ਹੈ ਨਿਸਮ ਸੀ ਮੁਤਾਬਕ ਨਿਤ ਨਿਸਮਾਨ ਮੇਲ ਹੈ ਸੀ।

Amitted
14/7/2023

ACA (F+A)G

Discussed.

14.7.23

CA/P/AO

Discussed. Agenda Placed at '6' is submitted for approval.

Amitted
17/7/2023

ACA (F+A)G

-P.T.O-

ਮੁੱਖ ਲੇਖਾ ਅਫ਼ਸਰ, ਗਮਾਡਾ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਮੁਹਾਲੀ
ਡਾਇਰੀ ਨੰ. 6976
ਮਿਤੀ 14/7/23

ACA
14/7/23

-36-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਗਮਾਡਾ ਵਲੋਂ ਵੱਖ ਵੱਖ ਪ੍ਰੋਜੈਕਟਾਂ ਲਈ ਲਏ ਗਏ ਕਰਜਿਆਂ ਸਬੰਧੀ ਅਜੰਡਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ, ਜੋਕਿ ਝੰਡੀ 'ਓ' ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਉਕਤ ਸਬੰਧੀ ਆਪ ਜੀ ਦੇ ਧਿਆਨ ਵਿਚ ਲਿਆਇਆ ਜਾਂਦਾ ਹੈ ਕਿ 31.3.2022 ਨੂੰ ਡਰਾਅ ਕੀਤਾ ਗਿਆ ਕਰਜਾ 4151 ਕਰੋੜ ਸੀ ਜਦ ਕਿ ਮਿਤੀ 31.03.2023 ਨੂੰ ਇਹ ਕਰਜਾ 3666 ਕਰੋੜ ਸੀ ਅਤੇ ਮਿਤੀ 30.6.2023 ਨੂੰ ਡਰਾਅ ਕੀਤਾ ਗਿਆ ਕਰਜਾ 3104 ਕਰੋੜ ਹੈ। ਅਜੰਡਾ ਵਾਚਣ ਤੇ ਪਤਾ ਚਲਦਾ ਹੈ ਕਿ ਗਮਾਡਾ ਵਲੋਂ ਡਰਾਅ ਕੀਤੇ ਗਏ ਕਰਜਿਆ ਦੀ ਰਕਮ ਪਹਿਲਾ ਨਾਲੋ ਘਟੀ ਹੈ। ਅਜੰਡਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਸੀ।

20.07.23

PSHUD

CA/GMADA

20/7.

24/7

CA(Q)

25.07.23

ACA(FAO)

24/7

CAO/GO

25/7/2023

SAO(C)

SA.(CM)

ਦਫਤਰ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
ਫਾਇਲ ਨੰ: S71
ਫਾਇਲ ਪ੍ਰਾਪਤੀ ਮਿਤੀ 21/7/23
ਫਾਇਲ ਭੇਜਣ ਦੀ ਮਿਤੀ

9/3
2017
25/7/23

ਦਫਤਰ : ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਫਾਇਲ ਨੰ: 57
ਮਿਤੀ: 20/7/23

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.18

(ਲੇਖਾ ਸ਼ਾਖਾ)

Subject: - Status of loans availed by GMADA during the year 2023-24

GMADA has to avail term loans and Overdraft limits from Banks for meeting its financial requirements to complete the development works, for payment of Compensation for land acquisition and for the payment of Enhanced Compensation to the land owners etc. The status of term loans and Overdraft limits availed by GMADA from Banks as on 31.03.2023 and 31.03.2024 is as under:-

Amount in Crores

Particulars	**As on 31.03.2023**			**As on 31.03.2024**		
	Term loan	**Overdraft limits**	**Total**	**Term loan**	**Overdraft limits**	**Total**
Amount Sanctioned	2208.83	2822.06	5030.89	1261.88	3251.00	4512.88
Amount Availed	1380.34	2193.93	3574.27	908.08	2127.17	3035.24
Weighted Average Rate of interest	**7.80%**			**7.99%**		

GMADA during this period has made timely repayment of the principal and interest to the Banks. GMADA has always made efforts to avail the loans on the competitive rate of interest and has always made efforts to maintain the lowest possible rate of interest. GMADA always maintains a margin of Rs. 250-300 Crores so that emergency requirements of funds could be meet out immediately.

GMADA during the financial Year 2023-24 has drawn new loans/increased the loans and repaid/and closed the following loans:-

A-Repaid/Closed

Sr No	**Name of Bank**	**Amount in Crores**	**Reasons for Closure/Remarks**
1	State Bank of India	500.00	GMADA had taken term loan of Rs. 500.00 Crores for the project of Aerotropolis, however, maximum land for the project as acquired under Land Pooling scheme and due to increase in the rate of interest on loan, the loan drawn for the project was re-paid and loan was closed.
2	Punjab	91.88	GMADA had taken the Overdraft limit of Rs.

	National Bank		750.00 Crores and as per terms & conditions of the limit, it was reduced by 5% every quarterly. The Overdraft limit of Rs. 91.88 Crores was drawn on which the Bank had increased the rate of interest and property of more value was hypothecated with Bank, therefore, the Over draft limit was re-paid and loan was closed.

B- New loans/increase in loans/limit

Sr No	Name of Bank	Amount in Crores	Reasons for Closure/Remarks
1	HDFC	110.00	GMADA had taken the Overdraft limit of Rs. 350.00 Crores on competitive rates of interest which has been increased to Rs. 460.00 Crores in the financial year 2023-24.

Status of Loans in the year 2024-25

The status of term loans and Overdraft limits availed by GMADA from Banks as on 31.08.2024 is as under:-

Particulars	As on 31.08.2024		
	Term loan	Overdraft limits	Total
Amount Sanctioned	1110.55	3547.50	4658.05
Amount Availed	812.86	2842.99	3655.85
Weighted Average Rate of interest	**8.08%**		

New loans/increase in loans/limit during 2024-25

Sr No	Name of Bank	Amount in Crores	Reasons for Closure/Remarks
1	State Bank of India	400.00	GMADA had taken the Overdraft limit of Rs. 500.00 Crores on competitive rates of interest which has been increased to Rs. 900.00 Crores in the financial year 2024-25.

Agenda of the same is placed before Executive Committee held on 15.04.2025 vide Agenda Item No. 30.13. Committee has given the Ex-post approval.

Agenda regarding status of loans availed by GMADA is submitted before the Authority Committee for information and Ex-post facto approval, please.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.19

(ਲੇਖਾ ਸ਼ਾਖਾ)

Subject:- Loan of Rs. 2700 crores to Punjab State Government.

On the subject cited above, as per requirement for development works, GMADA has released Rs. 2700 crores to Department of Finance after taking the approval from Hon'ble Chief Minister Punjab as per detail given below:-

1. <u>FY 2023-2024</u>

Loan Amount	Rs. 800 crores
Date of Deposit	22.03.2024
Head in which amount is deposited	Major Head 0075- Miscellaneous General Services-00-800- other receipts-85- Miscellaneous receipt
Conditions of Loan	1. Loan shall be repayable in 8 monthly installments along with interest at the rate of 8% per annum. 2. The adjustment of the increase/decrease in the interest due to change in the rate of Interest on the loans/ OD limit by banks shall be made in the last one or two installments. 3. Finance Department, Punjab shall make appropriate Budget provision in the State's Budget for repayment of principal along with interest.
Approval in Finance and Accounts Committee	Approved in 30th Budget and Accounts Scrutiny Committee held on 03.01.2025 vide Agenda No. 30.04

2. <u>FY 2024-2025</u>

Loan Amount	1900 crores (1000+900)
Date of Deposit	30.09.2024- Rs. 400 crores 30.10.2024- Rs. 600 crores 26.03.2025- Rs. 500 crores

	29.03.2025- Rs. 400 crores **Total = Rs. 1900 crores**
Head in which amount is deposited	Major Head 8342-other deposit-120- Miscellaneous Deposits-09-Punjab State Development Fund
Conditions of Loan	1. Loan shall be repayable in 10 monthly installments along with interest at the rate of 8% per annum. 2. The adjustment of the increase/decrease in the interest due to change in the rate of Interest on the loans/ OD limit by banks shall be made in the last one or two installments. 3. Finance Department, Punjab shall make appropriate Budget provision in the State's Budget for repayment of principal along with interest.

3. GMADA has been constituted under Section 29(1) of the PRTP Act, 1995 by Government of Punjab, Department of Housing and Urban Development. As the provisions of Section 49(2) (d) of the Punjab Regional and Town Planning and Development Act, 1995, funds of the Authority can be spent for any other purpose as per directions/ approval of the State Government.

"The expenditure for such other purposes as the State Government may direct or permit."

4. Agenda of the same is placed before Executive Committee held on 15.04.2025 vide Agenda Item No. 30.19. Committee has given the Ex-post approval.
5. As per approval and directions of the State Government, GMADA has deposited Rs.2700 crores to State Government on returnable basis and Agenda is placed before the Authority Committee for Ex-post approval please.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:33.20

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- **Allotment of land for construction of Super ECBC Model Building in Punjab.**

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 30.10 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

1.0 ਪੰਜਾਬ ਊਰਜਾ ਵਿਕਾਸ ਏਜੰਸੀ, ਜੋ ਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਦੀ ਏਜੰਸੀ ਹੈ ਅਤੇ ਸੋਸਾਇਟੀ ਐਕਟ, 1960 ਅਧੀਨ ਰਜਿਸਟਰਡ ਹੋਈ ਹੈ, ਵੱਲੋਂ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਭੌਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮੰਗ ਪ੍ਰਾਪਤ ਹੋਈ। ਜਿਸ ਦੇ ਸੰਨਮੁੱਖ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ 65, ਬਲਕ ਮੈਟੀਰੀਅਲ ਮਾਰਕੀਟ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ 1500 ਵਰਗ ਮੀਟਰ ਦੀ ਇੱਕ ਸਾਈਟ ਸੁਝਾਈ।

2.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ/ਰੇਟਾਂ ਵਿੱਚ ਦਫਤਰੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਸੋਸਾਇਟੀਆਂ ਨੂੰ ਭੌਂ ਅਲਾਟ ਕਰਨ ਦਾ ਕੋਈ ਉਪਬੰਧ ਨਹੀਂ ਹੈ, ਲੇਕਿਨ ਕਿਉਂਜੋ ਪੰਜਾਬ ਊਰਜਾ ਵਿਕਾਸ ਏਜੰਸੀ ਇੱਕ ਸਰਕਾਰੀ ਏਜੰਸੀ ਹੈ, ਇਸ ਲਈ ਇਸ ਨ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਰਾਜ ਸਰਕਾਰ ਦੇ ਬੋਰਡਾਂ/ਕਾਰਪੋਰੇਸ਼ਨਾਂ ਦੀ ਤਰਜ ਤੇ, ਸਬੰਧਤ ਸੈਕਟਰ ਦੇ ਰਿਹਾਇਸ਼ੀ ਕੀਮਤ ਦਾ 75% ਚਾਰਜ ਕਰਦੇ ਹੋਏ, ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਕੀਤਾ ਜਾ ਰਿਹਾ ਸੀ ਕਿ ਇਸੇ ਦੌਰਾਨ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, New & Renewable Energy Sources ਵਿਭਾਗ ਵੱਲੋਂ ਡੀ.ਓ. ਪੱਤਰ ਨੰ: 3692 ਮਿਤੀ 13-06-2022 (**ਅਨੁਲੱਗ-01**) ਰਾਹੀਂ ਮੰਗ ਕੀਤੀ ਕਿ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ 25% ਦੇ ਹਿਸਾਬ ਨਾਲ ਕੀਤੀ ਜਾਵੇ। ਅਜਿਹਾ ਤਾਂ ਹੀ ਸੰਭਵ ਸੀ ਜੇਕਰ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਰਾਜ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਵਿਭਾਗ ਨੂੰ ਕੀਤੀ ਜਾਂਦੀ। ਸਬੰਧਤ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਕਿ ਸਾਈਟ ਦੀ ਅਲਾਟਮਂਟ New &

Renewable Energy Sources ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਨਾਮ ਤੇ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਵਿਭਾਗ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਤੇ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਪੰਜਾਬ ਊਰਜਾ ਵਿਕਾਸ ਏਜੰਸੀ ਰਾਹੀਂ ਕਰਵਾ ਸਕਦਾ ਹੈ।

3.0 ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮਰੱਥ ਪੱਧਰ ਭਾਵ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸ ਪ੍ਰਾਪਤ ਕਰਨ ਵੇਲੇ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਨਵੇਂ ਅਤੇ ਨਵਿਆਉਣਯੋਗ ਊਰਜਾ ਸਰੋਤ ਵਿਭਾਗ ਨੂੰ 25% ਨਾਲ ਕਰ ਦਿੱਤੀ ਜਾਵੇ, ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਥਾਰਿਟੀ ਦੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ। ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸੋਂ ਪ੍ਰਾਪਤ ਪ੍ਰਵਾਨਗੀ ਮਿਤੀ 24-09-2022 ਦੀ ਕਾਪੀ **ਅਨੁਲੱਗ-02** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

4.0 ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, New & Renewable Energy Sources ਵਿਭਾਗ ਨੂੰ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ 65, ਬਲਕ ਮੈਟੀਰੀਯਲ ਮਾਰਕੀਟ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ 1500 ਵਰਮੀਟਰ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਤੀ 17-11-2022 (**ਅਨੁਲੱਗ-03**) ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ। ਵਿਭਾਗ ਵੱਲੋਂ ਪੇਡਾ ਰਾਹੀਂ ਸਾਈਟ ਦੀ ਪੂਰੀ ਕੀਮਤ ਜੋ ਕਿ 3,19,07,039/-ਰੁਪਏ ਬਣਦੀ ਸੀ, ਦਫਤਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ 2% ਕੈਂਸਰ ਸੈਸ ਵੀ ਜਮ੍ਹਾਂ ਕਰਵਾਇਆ ਗਿਆ ਹੈ।

5.0 ਨਵੇਂ ਅਤੇ ਨਵਿਆਉਣਯੋਗ ਊਰਜਾ ਸਰੋਤ ਵਿਭਾਗ ਵੱਲੋਂ ਪੇਡਾ ਰਾਹੀਂ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 1500 ਵਰਮੀਟਰ ਸਾਈਟ, ਜਿਸ ਨੂੰ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਦਫਤਰੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਠੀਕ ਨਹੀਂ ਦੱਸਿਆ, ਦੇ ਇਵਜ਼ ਵਿੱਚ 1.00 ਏਕੜ ਦੀ ਕੋਈ ਹੋਰ ਸਾਈਟ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ **ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਅਨੁਲੱਗ-04 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ। ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ** ਦੇ ਸੰਨਮੁੱਖ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਸਾਈਟ

ਨੰ: 02, ਰਕਬਾ 1.00 ਏਕੜ ਨੂੰ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਸੁਝਾਇਆ ਹੈ, ਜੋ ਕਿ ਫੀਲਡ ਦਫਤਰ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਫਿਜੀਬਲ, ਲਿਵੇਬੀਲਿਟੀ ਮੱਦਾਂ ਅਤੇ ਮੈਂਜ ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ।

6.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧ ਦੇ ਸੰਨਮੁੱਖ ਸਾਈਟ ਦੀ ਅੰਦਾਜਤਨ ਕੀਮਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਬਣਦੀ ਹੈ:-

ਸੈਕਟਰ	ਸੈਕਟਰ 65
ਸਾਈਟ ਦਾ ਰਕਬਾ	1.0 ਏਕੜ
ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਮਤ	22,527.75/- ਪ੍ਰਤੀ ਵਰਮੀਟਰ
ਸਾਈਟ ਦੀ ਕੀਮਤ	9,11,66,573/-ਰੁਪਏ
2% ਕੈਂਸਰ ਸੈਸ	18,23,331/-ਰੁਪਏ
ਸਾਈਟ ਦੀ ਕੁੱਲ ਕੀਮਤ	9,29,89,904/- ਰੁਪਏ

7.0 ਨਵੇਂ ਅਤੇ ਨਵਿਆਉਣਯੋਗ ਊਰਜਾ ਸਰੋਤ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਮਿਤੀ 09-05-2023 ਨੂੰ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੈਕਟਰ 65, Bulk Material Market, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵਿਭਾਗ ਨੂੰ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 1500 ਵਰਮੀਟਰ ਦੀ ਸਾਈਟ ਦੇ ਇਵਜ਼ ਵਿੱਚ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਹੀ 1.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਵਿਚਾਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸਾਈਟ ਵਿਰੁੱਧ ਪ੍ਰਾਪਤ ਰਕਮ ਨੂੰ ਅੱਡਜਸਟ ਕਰ ਲਿਆ ਜਾਵੇ। ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਵਿਭਾਗ ਨੂੰ ਜਾਰੀ ਕੀਤੇ ਗਏ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਕਾਪੀ ਕ੍ਰਮਵਾਰ **ਅਨੁਲੱਗ-05** ਅਤੇ **ਅਨੁਲੱਗ-06** ਤੇ ਰੱਖੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਮਿਤੀ 24-09-2022 ਨੂੰ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ

ਜਾਣਕਾਰੀ ਅਤੇ ਮਿਤੀ 24-09-2022 ਅਤੇ ਮਿਤੀ 09-05-2023 ਨੂੰ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ।

II. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:

" ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। "

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

* * * * * *

A Venu Prasad, IAS
ਏ. ਵੈਨੂੰ. ਪ੍ਰਸਾਦ, ਆਈ.ਏ.ਐਸ.
Addl. Chief Secretary
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ

Tele. No. :
ਟੈਲੀਫੋਨ ਨੰ. :

D.O. No. 3692
ਅੱਧ.ਸ.ਪੱ.ਨੰ.

Government of Punjab
ਪੰਜਾਬ ਸਰਕਾਰ

Department of New & Renewable Energy Sources
ਵਿਭਾਗ

Chandigarh, the 13.06.22
ਚੰਡੀਗੜ੍ਹ

Chief Administrator GMADA Date: 16

Subject: **Allocation of land at concessioning rates for Construction of Super ECBC Model Building in Punjab.**

Dear Shri. A. K. Sinha.

Please refer the GMADA letter no. GMADA-Policy/2022/8813 dated 29.04.2022 regarding the subject mentioned above.

It is submitted that Bureau of Energy Efficiency, Ministry of Power, Govt. of India has requested PEDA being the State Designated Agency to Design & Construct Super ECBC (Energy Conservation Building Code) Demonstration Building in the State to showcase the Energy Efficiency in the Buildings. The proposed demonstration building will contain all State of Art Technologies and this building will be served as Model Building for all the Stakeholders, Students & General Public for awareness in the State.

In addition to this, BEE has also requested that State will allocate the suitable commercial land for office space in major arterial roads of the city and Design & Construction cost of the proposed Super ECBC Building will be borne by BEE.

I would request you to kindly allocate a dedicated land with the concessioning rates at 25% of the total land cost to Punjab Energy Development Agency (PEDA) under public institutional infrastructure in S.A.S. Nagar (Mohali) of around 1500 sqm. as role model for stimulating such practices in more Govt. buildings for construction of Super ECBC demonstration building showcasing Energy Efficiency in the State of Punjab.

With Regards.

Yours sincerely,

(A Venu Prasad)

Sh. Ajoy Kumar Sinha, IAS
Principal Secretary to Government of Punjab,
Department of Housing & Urban Development.

-32-

2022 - 501
Noting GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ:- **Allotment of land for construction of Super ECBC Model Building in Punjab.**

1.0 ਪੰਜਾਬ ਊਰਜਾ ਵਿਕਾਸ ਏਜੰਸੀ ਵੱਲੋਂ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਮੰਗ ਤੇ ਵਿਚਾਰ ਕਰਦੇ ਹੋਏ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਹੇਠ ਰੱਖੇ ਪਾਰਟ ਪਲੈਨ ਮੁਤਾਬਿਕ ਸੈਕਟਰ 65, ਬਲਕ ਮੈਟੀਰੀਯਲ ਮਾਰਕੀਟ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 1500 ਵਰ ਮੀਟਰ ਦੀ ਇੱਕ ਸਾਈਟ ਸੁਝਾਈ ਹੈ, ਜੋ ਫੀਲਡ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮੌਕੇ ਤੇ ਖਾਲੀ ਅਤੇ ਫਿਜੀਬਲ ਹੈ।

2.0 ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, New & Renewable Energy Sources ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਡੀ.ਓ. ਪੱਤਰ ਨੰ: 3692 ਮਿਤੀ 13-06-2022 ਰਾਹੀਂ ਕੀਤੀ ਗਈ ਮੰਗ ਕਿ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ 25% ਦੇ ਹਿਸਾਬ ਨਾਲ ਕੀਤੀ ਜਾਵੇ ਤੇ ਵਿਚਾਰ ਕਰਦੇ ਹੋਏ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ New & Renewable Energy Sources ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਨਾਮ ਤੇ ਕੀਤੀ ਜਾਵੇਗੀ। ਵਿਭਾਗ ਚਾਹੇ ਤਾਂ ਇਸ ਸਾਈਟ ਤੇ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਪੰਜਾਬ ਊਰਜਾ ਵਿਕਾਸ ਏਜੰਸੀ ਰਾਹੀਂ ਕਰਵਾ ਸਕਦਾ ਹੈ। ਇਸ ਬਾਬਤ ਅਤੇ ਸਾਈਟ ਦੀ ਕੀਮਤ 25% ਦੇ ਹਿਸਾਬ ਨਾਲ ਕਰਨ ਤੇ ਸਾਈਟ ਦੀ ਕੀਮਤ ਨਾਲ ਵਿਭਾਗ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਜਾਣਾ ਸੀ, ਲੇਕਿਨ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ/ ਐਲ. ਓ. ਆਈ. ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ ਵੱਲੋਂ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਨਾਲ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਸਾਈਟ ਦਾ ਐਲ. ਓ. ਆਈ. ਤੁਰੰਤ ਜਾਰੀ ਕਰਨ ਲਈ ਜੁਬਾਨੀ ਕਿਹਾ ਹੈ।

3.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਅਨੁਸਾਰ ਦਫਤਰੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਰਾਜ ਸਰਕਾਰ ਦੇ ਵਿਭਾਗਾਂ ਨੂੰ ਭੋਂ ਰਿਜਰਵ ਕੀਮਤ ਜੋ ਕਿ 25% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme ਹੋਵੇਗੀ, ਅਨੁਸਾਰ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਲੇਖਾ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਵਰਕਆਉਟ ਕੀਤੇ ਅਨੁਸਾਰ ਸਾਈਟ ਦੀ ਅੰਦਾਜਤਨ ਕੀਮਤ ਨਿਮਨ ਅਨੁਸਾਰ ਬਣਦੀ ਹੈ:-

ਸੈਕਟਰ	ਸੈਕਟਰ 65, **BMM**
ਸਾਈਟ ਦਾ ਰਕਬਾ	1500 ਵਰ ਮੀਟਰ
ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਮਤ	21271.36/- ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਮੀਟਰ
ਸਾਈਟ ਦੀ ਕੀਮਤ	3,19,07,039/ ਰੁਪਏ
2% ਕੈਂਸਰ ਸੈਸ	6,38,141/-ਰੁਪਏ
ਸਾਈਟ ਦੀ ਕੁੱਲ ਕੀਮਤ	3,25,45,180/- ਰੁਪਏ

ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਸਾਈਟ ਦੀ ਕੁੱਲ ਕੀਮਤ ਦਾ 50% ਰਕਮ ਸਮੇਤ 2% ਕੈਂਸਰ ਸੈਸ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਵਿੱਚ ਮੰਗੀ ਜਾਵੇਗੀ ਜੋ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 90 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਹੋਵੇਗੀ ਅਤੇ ਬਾਕੀ ਰਹਿੰਦੀ 50% ਰਕਮ ਜਾਂ ਤਾਂ 12%

—33—

2022 - 502
Noting GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

PUR – 2318.

ਪਿ.ਪੈ ਤੋਂ...

Allotment of land for construction of Super ECBC Model Building in Punjab

ਵਿਆਜ ਨਾਲ ਚਾਰ ਸਲਾਨਾ ਬਰਾਬਰ ਕਿਸਤਾਂ ਵਿਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ ਜਾਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 60 ਦਿਨ੍ਹਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਯੱਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ। 50% ਰਕਮ ਯੱਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਸੂਰਤ ਵਿੱਚ 50% ਰਕਮ ਤੇ 5% ਰੀਬੇਟ ਮਿਲਣਯੋਗ ਹੋਵੇਗੀ।

ਪਿਛੇ ਪੈਨ੍ਹੇ ਤੇ ਪੈਰਾ 2.0 ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸੰਨਮੁੱਖ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਨਵੇਂ ਅਤੇ ਨਵਿਆਉਣਯੋਗ ਊਰਜਾ ਸਰੋਤ (New & Renewable Energy Sources) ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਨਾਮ ਤੇ ਕ੍ਰਨ ਲਈ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਦਾ ਖਰੜਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ, ਜੋ ਕਿ ਪ੍ਰਵਾਨਗੀ ਲਈ ਹੇਠਾਂ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਸੰਸਥਾਤਮਕ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅੱਖਤਿਆਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸ ਹਨ, ਪੈਰਾ 3.0 ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸੰਨਮੁੱਖ ਮਿਸਲ ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਯੋਗ ਪ੍ਰਵਾਨਗੀ/ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

16/9/2022

19/9/2022

Ld CA(G).

Ld. PS/HUD

17/9/22

Approval may kindly be given for allotment of 1500 Sq.mt land to Deptt of NRES, GOP against payment of Rs 3,19,07,039 (tentative) Ex-post facto approval of authority will be taken in next meeting of authority

20/9/

Ajoy Kumar Sinha IAS
Principal Secretary to Govt. of Punjab
Department of Housing & Urban Development

HUD M

Hon'ble CM Pb

22/09/2022

HUD M

PS/HUD 28/9

CA(G) 28/9/22

67

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(Estate Office)

To,

Additional Chief Secretary,
Department of New and Renewable Energy Sources
Punjab Civil Secretariat, Chandigarh

Memo No. GMADA-E.O(H)/2022/
Dated:

Subject: **Allotment of Site measuring 1500 Sq. Mtr. at Sector -65, Bulk Material Market, S.A.S Nagar for Construction of Super ECBC Model office Building.**

In continuation of Letter of Intent No. 21482 dated 03-10-2022, Greater Mohali Area Development Authority, hereinafter called GMADA, is pleased to allot you site measuring 1500 Sq. Mtr. at Sector -65, Bulk Material Market, S.A.S Nagar for Construction of Super ECBC Model Office Building.

The allotment of this site shall be governed and subject to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and the Rules, Regulations & Policies framed there under, as amended from time to time as well as the following conditions:-

1. PRiCE

i) The tentative price of Site is Rs. 3,19,07,039- (Rs. Three Crores nineteen lacs seven thousand and thirty nine only) site under consideration calculated @ Rs. 21,271,.36/- per Sq. Mtr In addition to the above mentioned price, 2% Cancer & Drug Addiction Treatment Infrastructure Fund amounting to Rs. 6,38,141/- (Rs. six lacs thirty eight thousand one hundred forty one only).

ii) In case of enhancement of land compensation by Courts, increase in area or otherwise, the allottee shall be liable to pay additional price, as determined and communicated by Estate Officer, GMADA.

2. Payment Schedule

(i) 50% payment

As per the policy of GMADA 50% amount of the tentative price of site along with 2% Cancer & Drug Addiction Treatment Infrastructure Fund amounting to Rs. 6,38,141/- alongwith 50% amount was payable within 90 days of issuance of Letter of intent dated: 03-10-2022, which already stand deposited by the Department on 14-10-2022.

ii) Balance 50% amount

The balance 50% amount of the price was payable in four equated annual installments alongwith 12% interest per annum or in lumpsum without any interest with 60days from the date of issue of allotment letter. Further, in case of lumpsum payment of balance 50% payment within 60 days from the date of issue of allotment letter, 5% rebate on the balance price is to be given.

Sr. No	No. of Instalment	Date of payment of installment	Principal Amount	Interest	Total Amount
1	1	17-11-2023	39,88,380/-	19,14,422/-	59,02,802/-
2	2	17-11-2024	39,88,380/-	14,35,817/-	54,24,197/-
3	3	17-11-2025	39,88,380/-	9,57,211/-	49,45,591/-
4	4	17-11-2026	39,88,380/-	4,78,606/-	44,66,986/-
Total			1,59,53,520/-	47,86,056/-	2,07,39,576/-

iii) In case of additional price on account of enhancement of compensation of the land by the courts, cost of development etc shall be payable by the allottee within 30 days of issue of the demand notice either in lumpsum or in installments with 12% interest p.a. If the allottee opts for installments, then 25% then 25% of the additional price will be payable within 30 days of issue of demand notice and balance 75% shall be payable in 3 equal half yearly installments with interest at the rate of 12% p.a. with 1st installment becoming due after 6 months from issue of demand notice. In case allottee fails to pay the amount of installments of additional price in time, than penal interest @18% p.a. will be charged on the default amount. This shall be without prejudice to right of Estate office, GMADA, SAS Nagar to initiate action for resumption of site and building as per provisions of Punjab Regional and Town Planning and Development Act, 1995.

iv) No separate notice for payment of installments shall be send and the allottee shall be bound to make payment of installments in accordance with this demand notice. In case of failure to make timely payments penal interest will be charged as per GMADA policy.

v) All payment shall be made through a bank draft in favour of Estate Officer, GMADA payable at SAS Nagar. Payments by cheque shall not be accepted. Details of Site number, area and sector should be indicated both in the forwarding letter and on the back of demand draft for avoiding any misuse.

vi) Any amount deposited by the allottee shall be adjusted first towards penal interest, then towards interest and thereafter, towards principal.

vii) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee shall be required to deposit the additional price for the excess area proportionately as per allotment price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.

3. POSSESSION AND OWNERSHIP

i. Possession of site is offered on "as is where is basis". The allottee shall be bound to take possession of site within a period of 90 (ninety) days from the date of issuance of Allotment Letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over to the allottee on the due date.

ii. The site shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and any other dues, is paid.

iii. On payment of the entire consideration money together with interest and other dues, if any, due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance within 90 days of entire payment in the prescribed form and in such manner as may be directed by the Estate Officer, GMADA. The expenses of registration and execution of conveyance deed (if any) shall be borne by the allottee.

iv. The allottee shall have no right to transfer by way of sale, gift or otherwise, the plot or any other rights, title or interest in the said plot.

4. CONSTRUCTION OF BUILDING

i. The allottee shall be allowed to undertake construction of building after taking the possession of site subject to sanction of building plan by the Competent Authority.

69

ii. The allottee shall have to complete construction of building within a period of maximum 3 years from the date of issuance of this allotment letter.

iii. Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules, 2021 and policies/ Guidelines framed by the Government from time to time and only in accordance with the building plans got approved from the Competent Authority.

iv. Any construction carried out in violation of sanctioned Building Plan/ Building Rules shall be dealt as per policy laid down by GMADA in this regard, from time to time.

v. Upon completion of building and before occupying the building, the allottee would be required to obtain Completion Certificate/ Occupation Certificate from the Estate Officer, GMADA, S.A.S NAGAR.

vi. In the notified areas, declared by CGWA, underground water shall not be used for construction purpose, alternate sources such as surface water or treated sewage from nearby sewage treatment plant shall be used for the purpose of construction at site.

5. APPLICABLE BUILDING BYE LAWS

i. PUDA (Building) Rules, 2021, as amended from time to time, will be applicable on the site. The allottee shall be allowed to undertake construction of building only after getting the building plan approved from the Competent Authority. For permissible ground coverage, Set Backs, Height of Building, Parking norms etc. also PUDA (Building) Rules, 2021 shall be applicable.

ii. It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various acts as are applicable.

6. USAGE

i. Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted at any stage.

ii. The Site is offered on "as is where is" basis and the Authority will not be responsible for leveling the site or removing the structures, if any, thereon.

7. GENERAL CONDITIONS

i. The allottee shall have to pay all general and local taxes, rates, cesses, charges and fee as and when imposed or assessed on the said plot/ building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or any other statutory authority, as the case may be.

ii. The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allotteewill have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E, (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued there under.

iii. Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.

iv. No road cut is allowed without the prior permission of Divisional Engineer (Civil), GMADA, as road crossings have already been made for various services for all the sites.

v. It shall be the responsibility of the allottee to obtain all necessary approvals from State Government and Central Government to establish and run its Super Energy Conservation Building Code (ECBC) demonstration building.

vi. The display of advertisement on the walls of the Site or at Site or on the structures erected thereon, in whatsoever manner, shall be subject to orders and other instructions as may be issued by the competent Authority from time to time.

vii. The Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations, as amended from time to time.

viii. The Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

ix. In case of breach of any conditions of allotment or regulations or nonpayment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case an amount shall be forfeited as per provisions of Section 45 (3) of the Punjab Regional and Town Planning and Development Act, 1995.

8. DISPUTE RESOLUTION

Subject to the provisions of the Act, all the disputes and/ or differences which may arise in any manner touching or cornering this allotment shall be referred to an Independent Arbitrator who shall be appointed by the Chief Administrator, GMADA. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. The allot-tee shall be liable to share the fee of the Arbitrator.

Estate Officer,
GMADA, SAS Nagar.

Endst No. GMADA- EO(H)/2022/ 94530-536 Dated: 17/11/2022

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

1. CEO, PEDA, Plot No. 1 to 2, Sec-33D, Chandigarh
2. Estate Officer (Policy), GMADA, S.A.S Nagar.
3. General Manager (IT&C)GMADA
4. DTP, GMADA and DTP, S.A.S Nagar
5. Senior Account Officer (R) GMADA, S.A.S Nagar.
6 SDE (Building), GMADA, S.A.S Nagar.

Estate Officer,
GMADA, SAS Nagar.

D.O. No. 1911

Dr. Sumeet K. Jarangal
IAS

for n/a urgently Date 15/3/2023
Accepted
DTP(C)

Subject: Allocation of land measuring 1 Acre (4046 sq.m.) in S.A.S. Nagar for construction of ECBC Model Building.

Dear Amandeep Ju,

Please refer to your office letter no.GMADA(Policy)/S-2/2022/21482 dated 03.10.2022 vide which a site measuring 1500 sq.m. at Sector 65, Bulk Material Market, SAS Nagar was allocated for construction of Super ECBC Model Building&PEDA have already deposited the land cost amounting to Rs. 3,17,47,505/-. The plot allotted to PEDA for construction of Super ECBC building was inspected and it was found that the plot has trapezoidal sectional area and is not suitable for construction of Super ECBC building. So a plot having square or rectangular area may be allocated to PEDA for construction of super ECBC building. Also the site area needs to be increased to 4000 sq.m. to fulfil the purpose.

So, in view of above and as approved by the competent authority, it is requested to allocate a plot to PEDA measuring 4046 sq. meters or 1.0 acre site in place of 1500 sq. meters for construction of Super ECBC demonstration building. The additional cost to be deposited will be borne by PEDA. So in view of above, a plot measuring 4046 sq. meters or equivalent to one acre may be allotted to PEDA. The allocation of the plot to construct the abovesaid building may be finalized in consultation with PEDA at the earliest.

With Regards,

Yours sincerely,

(Dr. Sumeet K. Jarangal)

Sh. Amandeep Bansal, IAS
Chief Administrator
Greater Mohali Area Development Authority (GMADA)
PUDA Bhawan, Sector – 62,
S.A.S. Nagar (Mohali)

2023- 223
Noting GMADA
PUR- 2568

— 52 —

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਮਦ ਨੰ: 33-05.

ਪਿ.ਪੰ.ਤੋਂ...

Allocation of land measuring 1 acre for Construction of ECBC Model Building.

ਪਿਛੇ ਨੋਟ ਪੈਨ੍ਹਾਂ/-51 ਤੇ ਲੇਖਾ ਸ਼ਾਖਾ ਦਾ ਦਫਤਰੀ ਨੋਟ ਵਾਚਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

1.0 ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, New & Renewable Energy Sources ਵਿਭਾਗ ਨੂੰ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ 65, ਬਲਕ ਮੈਟੀਰੀਯਲ ਮਾਰਕੀਟ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ 1500 ਵਰ: ਮੀਟਰ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਤੀ 17-11-2022 ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ, ਜੋ ਕਿ ਮਿਸਲ ਪੈਨ੍ਹਾਂ/-67-70 ਤੇ ਵੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ। ਇਸ ਸਾਈਟ ਤੇ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਪੇਡਾ ਵੱਲੋਂ ਕੀਤੀ ਜਾਣੀ ਸੀ।

2.0 ਵਿਭਾਗ ਵੱਲੋਂ ਪੇਡਾ ਰਾਹੀਂ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 1500 ਵਰਮੀਟਰ ਸਾਈਟ, ਜਿਸ ਨੂੰ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਦਫਤਰੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਠੀਕ ਨਹੀਂ ਦੱਸਿਆ, ਦੇ ਇਵਜ਼ ਵਿੱਚ 1.00 ਏਕੜ ਦੀ ਕੋਈ ਹੋਰ ਸਾਈਟ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ ਪ੍ਰਾਪਤ ਪੱਤਰ ਹੇਠ ਝੰਡੀ ਅ ਤੇ ਵੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

3.0 ਵਿਭਾਗ ਦੀ ਉੱਕਤ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਸਾਈਨ ਨੰ: 02, ਰਕਬਾ 1.00 ਏਕੜ ਨੂੰ Super Energy Conservation Building code (ECBC) demonstration building ਦੀ ਉਸਾਰੀ ਲਈ ਸੁਝਾਇਆ ਹੈ। ਜੋ ਕਿ ਫੀਲਡ ਦਫਤਰ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਫਿਜੀਬਲ, ਲਿਟੀਗੇਸ਼ਨ ਮੁੱਕਤ ਅਤੇ ਬੈਂਕ ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ।

-53-

2023- 224
Noting GMADA
PUR- 2568

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

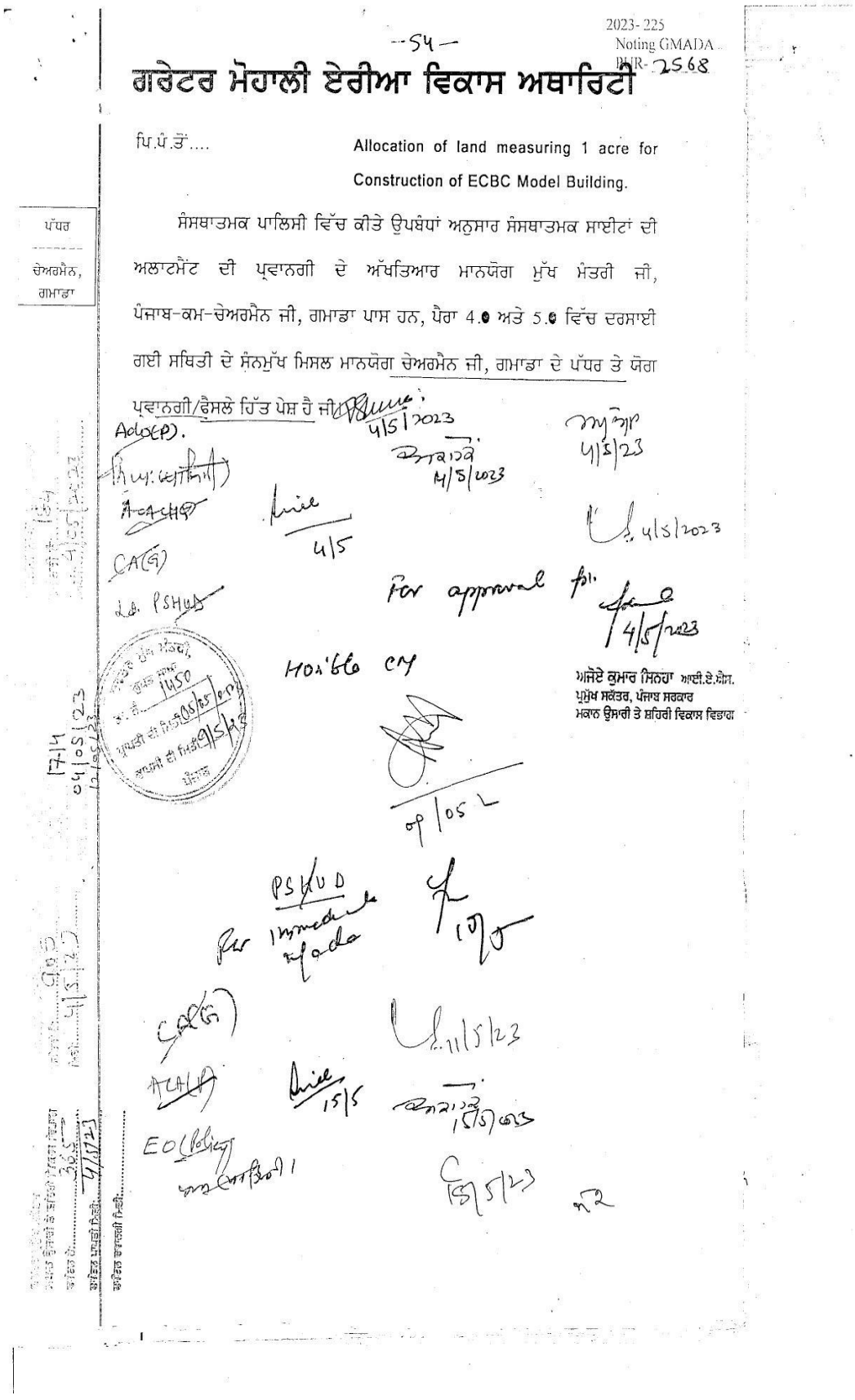
4.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ, ਜਿਸ ਦੀ ਕਾਪੀ ਹੇਠ ਝੰਡੀ ਏ ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ, ਅਨੁਸਾਰ ਰਾਜ ਸਰਕਾਰ ਦੇ ਵਿਭਾਗਾਂ ਨੂੰ ਦਫਤਰੀ ਬਿਲਿਡੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਭੋਂ ਹੇਠ ਲਿਖੇ ਰੇਟਾਂ ਤੇ ਅਲਾਟ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

OFFICE BUILDING (FAR 1:1.5)			
State Government	For Office use including District / Tehsil Administrative & Judicial Complexes	Allotment	Reserve Price to be 25 % of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧ ਦੇ ਸੰਨਮੁੱਖ ਲੇਖਾ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਾਈਟ ਦੀ ਅੰਦਾਕੀਮਤ ਵਰਕਆਉਟ ਕਰਵਾਈ ਗਈ ਹੈ। ਲੇਖਾ ਸ਼ਾਖਾ ਵੱਲੋਂ ਨੋਟ ਪੈਨ੍ਹਾਂ/-51 ਅਨੁਸਾਰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਮਤ ਦੱਸੀ ਹੈ, ਜਿਸ ਅਨੁਸਾਰ ਭੋਂ ਦੀ ਅੰਦਾਜਤਨ ਕੀਮਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਬਣਦੀ ਹੈ:-

ਸੈਕਟਰ	ਸੈਕਟਰ 65
ਸਾਈਟ ਦਾ ਰਕਬਾ	1.0 ਏਕੜ
ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਮਤ	22,527.75/- ਪ੍ਰਤੀ ਵਰਮੀਟਰ
ਸਾਈਟ ਦੀ ਕੀਮਤ	9,11,66,573/-ਰੁਪਏ
2% ਕੈਂਸਰ ਸੈਸ	18,23,331/-ਰੁਪਏ
ਸਾਈਟ ਦੀ ਕੁੱਲ ਕੀਮਤ	9,29,89,904/- ਰੁਪਏ

5.0 ਇਹ ਜਿਕਰਯੋਗ ਹੈ ਕਿ ਸੈਕਟਰ 65, BMM, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਹੀ ਵਿਭਾਗ ਨੂੰ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 1500 ਵਰਮੀਟਰ ਦੀ ਸਾਈਟ ਵਿਰੁੱਧ ਪੂਰੀ ਰਕਮ ਪ੍ਰਾਪਤ ਹੋ ਗਈ ਹੈ। ਇਸ ਲਈ ਵਿਭਾਗ ਦੀ ਮੰਗ ਤੇ ਇਸ ਸਾਈਟ ਦੇ ਇਵਜ਼ ਵਿੱਚ ਜੇਕਰ ਵਿਭਾਗ ਨੂੰ ਸੈਕਟਰ 65, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ, ਹੇਠ ਰੱਖੇ ਪਾਰਟ ਪਲੈਨ ਅਨੁਸਾਰ, 1.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਵਿਚਾਰਿਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸਾਈਟ ਵਿਰੁੱਧ ਪ੍ਰਾਪਤ ਰਕਮ ਨੂੰ ਅੱਡਜਸਟ ਕਰਦੇ ਹੋਏ ਬਾਕੀ ਬਚਦੀ ਰਕਮ ਵਿਚੋਂ 50% ਰਕਮ ਸਮੇਤ 2% ਕੈਂਸਰ ਸੈਸ, ਵਿਭਾਗ ਨੂੰ ਜਾਰੀ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਵਿੱਚ ਮੰਗੀ ਜਾਵੇਗੀ ਅਤੇ ਬਾਕੀ ਰਹਿੰਦੀ 50% ਰਕਮ ਸਮੇਤ 12% ਵਿਆਜ ਨਾਲ ਚਾਰ ਸਲਾਨਾ ਬਰਾਬਰ ਕਿਸਤਾਂ ਵਿਚ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ ਜਾਂ ਵਿਭਾਗ ਵੱਲੋਂ ਇਹ ਰਕਮ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 60 ਦਿਨ੍ਹਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਯੱਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾ ਸਕਦੀ ਹੈ। 50% ਰਕਮ ਯੱਕਮੁਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਸੂਰਤ ਵਿੱਚ 50% ਰਕਮ ਤੇ 5% ਰੀਬੇਟ ਮਿਲਣਯੋਗ ਹੋਵੇਗੀ।



-54-

2023- 225
Noting GMADA
DIR- 2568

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੰ.ਤੋਂ....

Allocation of land measuring 1 acre for Construction of ECBC Model Building.

ਪੱਧਰ

ਚੇਅਰਮੈਨ, ਗਮਾਡਾ

ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਸੰਸਥਾਤਮਕ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅੱਖਤਿਆਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸ ਹਨ, ਪੈਰਾ 4.0 ਅਤੇ 5.0 ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸੰਨਮੁੱਖ ਮਿਸਲ ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਯੋਗ ਪ੍ਰਵਾਨਗੀ/ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਆਜੋਏ ਕੁਮਾਰ ਸਿਨਹਾ ਆਈ.ਏ.ਐਸ.
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(Estate Office)

To,

Additional Chief Secretary, Government of Punjab
Department of New and Renewable Energy Sources
Punjab Civil Secretariat, Chandigarh

Memo No. GMADA-E.O(H)/2023/ 80263
Dated: 11/08/2023

Subject: **Allotment of Site measuring 1 Acre at Sector-65, S.A.S Nagar for Construction of Super ECBC Model Office Building.**

In continuation of Letter of Intent No. 11247 dated 17-05-2023 and your acceptance thereof, Greater Mohali Area Development Authority (GMADA), is pleased to allot you site measuring 1 acre at Sector-65, S.A.S Nagar for Construction of Super ECBC Model Office Building.

The allotment of this site shall be governed by and subject to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and the Rules, Regulations & Policies framed there under, as amended from time to time as well as the following conditions:-

1. **PRICE**

i) The tentative price of Site is **Rs. 9,11,66,573/- (Rs. Nine Crore Eleven Lac Sixty Six Thousand Five Hundred and Seventy Three only)** calculated @ Rs. 22,527.75/- per Sq. Mtr. In addition to the above mentioned price, 2% Cancer & Drug Addiction Treatment Infrastructure Fund amounting to **Rs. 18,23,331/- (Rs. Eighteen Lac Twenty Three Thousand Three Hundred Thirty One only)** shall be payable.

2. **Payment Schedule**

(i) **50% payment**

50% of the tentative price amounting to Rs. 4,55,83,287/-, (Rs. Four Crore Fifty Five Lac Eighty Three Thousand Two Hundred Eighty Seven only) was payable within 90 days of issuance of Letter of Intent dated 17-05-2023, which already stands deposited by the Department on 04-07-2023 and Cancer Cess of Rs. 18,23,331/- (Rs. Eighteen Lac Twenty Three Thousand Three Hundred Thirty One only) has also been received.

ii) **Balance 50% amount**

The balance 50% amount of Rs. 4,55,83,287/- of the price was payable in four equated annual installments alongwith 12% interest per annum or in lumpsum without any interest within 60 days from the date of issue of allotment letter. Further, in case of lumpsum payment of balance 50%

iii) In case of additional price on account of enhancement of compensation of the

payment within 60 days from the date of issue of allotment letter, 5% rebate on the balance price is to be given, which already stands deposited by you on 04-07-2023 after availing 5% rebate on the balance price of Rs. 4,55,83,287/-.

iii) In case of enhancement of land compensation by Courts, increase in area, cost of development etc., the allottee shall be liable to pay additional price, as determined and communicated by Estate Officer, GMADA within 30 days of issue of the demand notice either in lumpsum or in installments with 12% interest p.a. If the allottee opts for installments, then 25% of the additional price will be payable within 30 days of issue of demand notice and balance 75% shall be payable in 3 equal half yearly installments with interest at the rate of 12% p.a. with 1st installment becoming due after 6 months from issue of demand notice. In case allottee fails to pay the amount of installments of additional price in time, then penal interest @18% p.a. will be charged on the default amount. This shall be without prejudice to right of Estate Officer, GMADA, S.A.S. Nagar to initiate action for resumption of site and building as per provisions of the Punjab Regional and Town Planning and Development Act, 1995.

iv) Any amount deposited by the allottee shall be adjusted first towards penal interest, then towards interest and thereafter, towards principal.

v) The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee shall be required to deposit the additional price for the excess area proportionately as per allotment price. In case of reduction in area, the allotment price will be proportionately reduced from the day of allotment and money received shall be adjusted or refunded.

3. **POSSESSION AND OWNERSHIP**

i. Possession of site is offered on "as is where is basis". The allottee shall be bound to take physical possession of site within a period of 90 (ninety) days from the date of issuance of this Allotment Letter. In case the allottee fails to take possession of the site within 90 days, it shall be deemed to have been handed over to the allottee on the due date.

ii. The site shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and any other dues, is paid.

iii. On payment of the entire consideration money together with interest and other dues, if any, due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance within 90 days of entire payment in the prescribed form and in such manner as may be directed by the Estate Officer, GMADA. The expenses

of registration and execution of conveyance deed (if any) shall be borne by the allottee.

iv. The allottee shall have no right to transfer by way of sale, gift or otherwise, the site or any other rights, title or interest in the said site.

4. CONSTRUCTION OF BUILDING

i. The allottee shall be allowed to undertake construction of building after taking the possession of site subject to sanction of building plan by the Competent Authority.

ii. The allottee shall be required to raise construction of building and also to obtain completion certificate from the Competent Officer of GMADA within a period of 3 years from date of possession or deemed possession. This time limit may be extended by the Estate Officer on payment of applicable extension fee, as may be prescribed under Rules from time to time, if the Estate Officer is satisfied that failure to complete the building within the said period, was due to a cause beyond the control of allottee. But allottee cannot claim this extension in time limit as a matter of right.

iii. Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules, 2021 and policies/ Guidelines framed by the Government from time to time and only in accordance with the building plans got approved from the Competent Authority.

iv. Any construction carried out in violation of sanctioned Building Plan/ Building Rules shall be dealt as per policy laid down by GMADA in this regard, from time to time.

v. Upon completion of building and before occupying the building, the allottee would be required to obtain Completion Certificate/ Occupation Certificate from the Estate Officer, GMADA, S.A.S NAGAR.

vi. In the notified areas, declared by CGWA, underground water shall not be used for construction purpose, alternate sources such as surface water or treated sewage from nearby sewage treatment plant shall be used for the purpose of construction at site.

5. APPLICABLE BUILDING BYE LAWS

i. PUDA (Building) Rules, 2021, as amended from time to time, will be applicable on the site. For permissible ground coverage, Set Backs, Height of Building, Parking norms etc. also, PUDA (Building) Rules, 2021 as amended from time to time, shall be applicable.

ii. It will be the responsibility of the allottee to obtain No Objection Certificate from Fire Department under the provisions of various acts as are applicable.

6. USAGE

i. Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted at any stage.

ii. The Site is offered on "as is where is" basis and the Authority will not be responsible for leveling the site or removing the structures, if any, thereon.

GENERAL CONDITIONS

i. The allottee shall have to pay all general and local taxes, rates, cesses, charges and fee as and when imposed or assessed on the said plot/ building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or any other statutory authority, as the case may be.

ii. The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E, (Building) that this provision has been made by the allottee (This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued there under.

iii. Since, there is a provision for supplying tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction of the building, once it is available with GMADA.

iv. No road cut is allowed without the prior permission of Divisional Engineer (Civil), GMADA, as road crossings have already been made for various services for all the sites.

v. It shall be the responsibility of the allottee to obtain all necessary approvals from State Government and Central Government to establish and run its Super Energy Conservation Building Code (ECBC) demonstration building.

vi. The display of advertisement on the walls of the Site or at Site or on the structures erected thereon, in whatsoever manner, shall be subject to orders and other instructions as may be issued by the Competent Authority from time to time.

vii. The Authority may, by his officers and representative at all reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment, provisions of the Punjab Regional and Town Planning and Development Act, 1995 and to be observed under prevalent Acts, Rules and Regulations, as amended from time to time.

viii. The Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions of allotment and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of

doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

ix. In case allottee commits breach of any of the terms and conditions of this allotment letter or the provisions of the Punjab Regional & Town Planning & Development Act, 1995 and the Rules framed there under and as amended from time to time or any of the conditions of transfer, the Estate Officer, GMADA may resume the land or building or both, as the case may be as per the provisions of Section 45 of the Punjab Regional and Town Planning and Development Act, 1995 as amended from time to time.

8. **DISPUTE RESOLUTION**

All disputes and/or differences which may arise in any manner touching or concerning this allotment shall be resolved by mutual discussion or be referred to an Independent Arbitrator to be appointed by the Chief Administrator, GMADA. Arbitration shall be governed by the Arbitration and Conciliation Act, 1996 as amended from time to time and the allottee shall be liable to share the fees of the Arbitrator in equal proportion.

Estate Officer,
GMADA, S.A.S Nagar.

Endst No. GMADA- EO(H)/2023/ 80264-270 Dated: 11/08/2023

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

1. CEO, PEDA, Plot No. 1 to 2, Sec-33D, Chandigarh
2. Estate Officer (Policy), GMADA, S.A.S Nagar.
3. General Manager (IT&C)GMADA
4. DTP, GMADA and DTP, S.A.S Nagar
5. Senior Account Officer (R) GMADA, S.A.S Nagar.
6 SDE (Building), GMADA, S.A.S Nagar.

Estate Officer,
GMADA, S.A.S Nagar.

Received 11/8/23

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:33.21
(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਸਾਈਟ-ਸੈਕਟਰ 66(ਬੀਟਾ), ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ ਨਾਲ ਸਟਾਫ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ allow ਕਰਨ ਸਬੰਧੀ।

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 30.09 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

1.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਅਧੀਨ ਆਉਂਦੇ ਸੈਕਟਰ (ਗਮਾਡਾ)66-ਬੀਟਾ, ਆਈਸਿਟੀ .ਟੀ ., ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ .ਐਸ .ਏ . 2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ)free of cost ਅਲਾਟ ਕਰਨ ਲਈ ਮਿਤੀ (05-05-2016 ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ, ਜੋ ਕਿ **ਅਨੂਲੱਗ-01** ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

2.0 ਸੀਨੀਅਰ ਕਪਤਾਨ ਪੁਲਿਸ, ਐਸ ਨਗਰ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ .ਐਸ .ਏ .11-05-2023 (**ਅਨੂਲੱਗ-02**) ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਕਿ ਉਹ ਸੈਕਟਰ 66-ਬੀਟਾ, ਐਸਨਗਰ .ਐਸ .ਏ . ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ2.00 ਏਕੜ ਸਾਈਟ ਵਿੱਚ ਪੁਲਿਸ ਮੁਲਾਜਮਾਂ ਲਈ ਫੈਮਲੀ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ ਵੀ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹਨ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਜੋਨਿੰਗ ਵਿੱਚ ਬਦਲਾਅ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ।

3.0 ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸਨਗਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ .ਐਸ .ਏ . ਪੁਲਿਸ ਵਿਭਾਗ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੂੰ ਘੋਖਿਆ ਗਿਆ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ :ਸ਼ਰਤ ਨੰ08 ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ -:

"The plot/building shall be used for Police Station purpose only for which allotment is being made and shall be strictly in accordance with the plans approved by GMADA. No obnoxious trade shall be carried out of this site. Change of land use shall not be allowed at any stage. ″

4.0 ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ ਨਗਰ ਵੱਲੋਂ .ਐਸ .ਏ .ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਰਾਏ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ। ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੀ ਹੈ ਕਿ ਬਿਲਡਿੰਗ ਰੂਲਜ਼, 2021 ਤਹਿਤ ਪਬਲਿੱਕ ਬਿਲਡਿੰਗਜ਼ ਦੀ ਸਾਈਟ ਵਿੱਚ ਵੱਧ ਤੋਂ ਵੱਧ 15% - FAR ਨੂੰ ਸਟਾਫ ਅਤੇ ਵਰਕਰਾਂ ਦੀ ਹਾਊਸਿੰਗ ਲਈ ਵਰਤਿਆ ਜਾ ਸਕਦਾ ਹੈ। ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਤੇ ਬਿਲਡਿੰਗ ਰੂਲਾਂ ਦੇ ਸਬੰਧਤ ਭਾਗ ਦੀ ਕਾਪੀ ਸੰਯੁੱਕਤ ਤੌਰ ਤੇ **ਅਨੁਲੱਗ-03** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

5.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਕਾਪੀ)**ਅਨੁਲੱਗ-04**) ਤਹਿਤ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਅਤੇ ਹੋਰ ਸਿਮੀਲਰ ਐਕਟੀਵਿਟਿਜ਼ ਨੂੰ essential services ਅਧੀਨ ਰੱਖਦੇ ਹੋਏ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਫਰੀ ਆਫ ਕਾਸਟਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਦੋਂਕਿ ਰਾਜ / ਕਰਮਚਾਰੀਆਂ ਦੀ ਰਿਹਾਇਸ਼ ਲਈ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ /ਸਰਕਾਰ ਦੇ ਵਿਭਾਗਾਂ ਨੂੰ ਆਪਣੇ ਅਧਿਕਾਰੀਆਂ

ਸਬੰਧਤ ਸੈਕਟਰ ਦੇhighest residential reserve price ਦੇ 50% ਦੇ ਬਰਾਬਰ ਰਿਜਰਵ ਪ੍ਰਾਇਸ ਚਾਰਜ ਕਰਦੇ ਹੋਏ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ।

6.0 ਇਸ ਲਈ ਜੇਕਰ ਪੁਲਿਸ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸਾਈਟ ਵਿੱਚ ਸਟਾਫ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਸਾਈਟ ਵਰਤਣ ਭਾਵ ਸਟਾਫ ਕੁਆਟਰਾਂ ਲਈ ਭੋਂ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਇੰਝ ਕਰਨ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਵਿੱਤੀ ਨੁਕਸਾਨ ਹੋਵੇਗਾ ਅਤੇ ਪਾਲਿਸੀ ਤੋਂ ਵੀ deviation ਹੋਵੇਗੀ।

7.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਕਮੇਟੀਜ਼ ਅਤੇ ਕੰਡਕਟ ਆਫ) ਰੈਗੂਲੇਸ਼ਨਜ਼ (ਬਿਜ਼ਨਸ, 2006 ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਸਬੰਧੀ ਮਾਮਲਿਆਂ ਵਿੱਚ ਫੈਸਲਾ ਲੈਣ ਦੇ ਅੱਖਤਿਆਰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਪਾਸ ਹਨ। ਇਸ ਲਈ ਪੁਲਿਸ ਵਿਭਾਗ ਵੱਲੋਂ ਦਿੱਤੀਆਂ ਜਾ ਰਹੀਆਂ ਸੇਵਾਵਾਂ)essential servicesਅਤੇ ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ (, ਐਸ .ਏ . ਨਗਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਸੈਕਟਰ .ਐਸ66 ਬੀਟਾ, ਆਈਸਿਟੀ .ਟੀ ., ਐਸ .ਐਸ .ਏ . ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੇ total F.A.R. ਵਿਚੋਂ ਵੱਧ ਤੋਂ ਵੱਧ 15% F.A.R. (As per Building Rules, 2021) ਨੂੰ ਸਟਾਫ ਕੁਆਟਰਾਂ ਲਈ ਮੁੱਫਤ ਵਿੱਚ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦੇਣ ਲਈ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸੰਨਮੁੱਖ ਪੇਸ਼ ਕੀਤਾ ਜਾਣਾ ਬਣਦਾ ਸੀ, ਲੇਕਿਨ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਸਬੰਧੀ ਮਿਤੀ ਨਿਰਧਾਰਿਤ ਨਾ ਹੋਣ ਅਤੇ ਪੁਲਿਸ ਵਿਭਾਗ ਵੱਲੋਂ ਬਾਰ ਬਾਰ ਜੋਨਿੰਗ ਬਦਲਣ ਸਬੰਧੀ ਪ੍ਰਤੀਬੇਨਤੀਆਂ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਇਸ ਸਬੰਧੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ / ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ

ਮਿਲਣ ਦੀ ਆਸ **ਵਿੱਚ** ਮਾਮਲਾ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਦੇ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ।

8.0 ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ (**ਅਨੁਲੱਗ-05**) ਮਿਲਣ ਤੇ ਪੁਲਿਸ ਵਿਭਾਗ ਨੂੰ ਆਈ ਟੀ ਸਿਟੀ, ਸੈਕਟਰ **66-**ਬੀਟਾ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ 2.00 ਏਕੜ ਸਾਈਟ ਵਿੱਚ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ, ਬਿਲਡਿੰਗ ਰੂਲਜ਼-2021 ਵਿੱਚ ਕੀਤੇ ਗਏ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ, ਕੁੱਲ F.A.R. ਦੇ 15% ਤੱਕ ਰਕਬਾ ਸਟਾਫ ਦੀ ਰਿਹਾਇਸ਼ ਲਈ ਵਰਤਣ ਦੀ ਆਗਿਆ **ਦੇਣ ਸਬੰਧੀ** ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਪੱਤਰ ਜਾਰੀ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਦੀ ਕਾਪੀ **ਅਨੁਲੱਗ-6** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਅੱਗੇ ਉੱਕਤ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ।

II. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:

" ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ । "

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

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82

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

To

Senior Superintendent of Police
SAS Nagar

Memo No:GMADA/EO/2014/
Dated:

Subject: **Allotment of Land measuring 2 acre for setting up Police Station in IT City, Sector-66 Beta.**

Reference subject cited above.

Greater Mohali Area Development Authority here by allots the following site to you for the purpose of setting up Police Station.

IT City, Sector- 66 Beta	Dimensions	Area in acres	Rate per Sq. Yds.
	As per Plan	2 Acre	Free of cost

This allotment is subject to following terms and conditions:-

1. The allotment shall be subject to provisions of the Punjab Regional and Town Planning and Development Act, 1995 and rules/regulations framed there under.
2. The cost of the site will not be charged.
3. The land shall continue to vest in GMADA.
4. You shall have no right to transfer by way of sale, gift, mortgage or otherwise site or any of its rights, title of interest therein.
5. The site shall be offered on "as is where is" basis shall be required to take possession of the site on as is where is basis within three months from the date of issue of this allotment letter. GMADA will not be responsible for leveling the uneven site. After taking over the possession, you shall submit the building plans within 60 days from for approval of the building plans. You shall be required to start construction within 30 days from the approval of building plans.
6. You shall complete the building within three years from the date of issue of allotment letter. This time limit may be extended by the Estate Officer concerned if the Estate Officer is satisfied that failure to complete the building within the said period was due to cause beyond your control.
7. On completion of the building you shall apply on prescribed from to obtain completion certificate from the competent authority of GMADA.
8. The plot/building shall be used for Police Station purpose only for which allotment is being made and shall be strictly in accordance with the plans approved by GMADA. No obnoxious trade shall be carried out of this site. Change of land use shall not be allowed at any stage.
9. No fragmentation of the site shall be permitted.
10. You shall pay all general and local taxes, rates and cesses imposed on the said site/building by the Municipal or any other authority competent to levy such taxes and rates.
11. GMADA may, by its officers and servants at all reasonable time and in reasonable manner after giving 24 hours notice in writing enter in any part of the site/building erected thereon for the purpose of ascertaining that you have duly performed and observed the conditions of allotment and the provisions under the Punjab Regional and Town Planning and Development Act, 1995 and rules regulations/policies made there under. If you violate any of the conditions of the

83

12. GMADA shall have full rights, powers and authority at any times to do through its officers or servants all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from you as list charge upon the said site, the cost of doing all or an such act and things and all cost incurred in connection therewith.
13. Any change in your address shall be notified by registered A.D. post to the concerned Estate Officer of GMADA.
14. Subject to the provisions of the Act, all the disputes and/ or differences which may be arise in any manner touching or concerning this allotment shall be referred to the sole Arbitrator,Chief Administrator,Greater Mohali Area Development Authority(GMADA) or any person appointed/nominatecd by him in this behalf. The award of such Arbitrator shall be final and binding on the parties. Arbitration shall be governed by the Arbitration & Conciliation Act 1996,as amended from time to time.

ESTATE OFFICER
GMADA, SAS Nagar

Endst. No. GMADA/EO/2016/ 19946 Dated 5.5.16

Copy of the above is forward to the following for information:-

1. District Town Planner, GMADA, SAS Nagar
2. Superintendent (Policy), GMADA, SAS Nagar.
3. Accounts Officer, GMADA, SAS Nagar
4. SDO (Building), GMADA, SAS Nagar

ESTATE OFFICER
GMADA, SAS Nagar

From,

The Senior Superintendent of Police,
S.A.S Nagar.

Chief Administrator
GMADA (SL)
Date: 16 MAY 2023

To,

The Chief Administrator,
Greater Mohali Area Development Authority,
S.A.S. Nagar.

No. 4845 /S /AC-1 Dated 11-5-23

Subject : Allotment of land measuring 2 acre for setting up police Station in I.T. City, Sector -66-Beta.

Memo.

Kindly refer to your office Memo. No. GMADA/EO/2014/19945 dated 05.05.2016 and this office letter No. 25475/G/AC-1 dated 06.05.2023 on the subject cited above.

In this regard, it brought to your kind notice that 2 acre land at I.T. City Sector-66 Beta S.A.S. Nagar for construction of Police Station was allotted to this district vide letter under reference. The zoning plan of the police station and clauses were also mentioned in the zoning plan by the district Town Planner S.A.S. Nagar. The construction work of the Police Station and some family quarters on the said site plan is going to start, but due to some technical reasons the Punjab Police Housing Corporation Limited has put some queries regarding preparation of design & estimate for construction of family quarters at the site plan.

In view of the above, it is again requested that zoning plan of the allotted site may kindly be changed and family quarters may also be added in the plan as there is acute shortage of family quarters for the police employees who are performing their 24 hours duty in this district. The zoning plan may kindly be supplied to this district as soon as possible, so that design & estimate can be sent to the concerned for providing the funds accordingly.

Senior Superintendent of Police,
S.A.S Nagar.

No. /AC-1 Dated

Copy of the above is forwarded to Addl. Director General of Police, Provisioning, Punjab, Chandigarh w.r.t their office Memo No. 2452-53/Building-2 dated 02.02.2023 for information and necessary action., please.

Senior Superintendent of Police,
S.A.S Nagar.

-37-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਮਨਦੀਪ -03

ਪਿ:ਪੰ: ਜੀ: -

ਪਿਛਲੇ ਨੋਟਿੰਗ ਪੰਨਾ-35-36 ਤੇ ਪਾਲਿਸੀ ਸ਼ਾਖਾ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਜੀ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਉਹ ਸੈਕਟਰ-66 (ਬੀਟਾ), ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ 2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਵਿੱਚ ਪੁਲਿਸ ਮੁਲਾਜਮਾਂ ਲਈ ਫੈਮਲੀ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ ਵੀ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹਨ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਜ਼ੋਨਿੰਗ ਵਿੱਚ ਬਦਲਾਅ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ । ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਦੀ ਰਾਇ ਮੰਗੀ ਗਈ ਹੈ ।

ਉਪਰੋਕਤ ਦੇ ਸਨਮੁੱਖ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਬਿਲਡਿੰਗ ਰੂਲ-2021 ਅਨੁਸਾਰ Public Office ਵਿੱਚ Housing for Staff or Workers ਲਈ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਉਪਬੰਧ ਦਰਜ ਹੈ: -

"Upto 15% of the total floor area ratio area in public buildings shall be permissible for the housing of Staff or Workers."

ਉਕਤ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਰੂਲਜ ਦੀ ਟੁੱਕ ਹੇਠਾਂ ਭੁੰਭੀ-ਉ ਤੇ ਰੱਖਦੇ ਹੋਏ ਮਿਸਲ ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ ਨੂੰ ਭੇਜਣ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ ।

ਪਲੈਨਿੰਗ ਅਫਸਰ
19-06-2023

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ

ਉਕਤ ਅਨੁਸਾਰ ਆਪ ਜੀ ਨਾਲ ਹੋਏ ਵਿਚਾਰ ਦੇ ਸਨਮੁਖ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕੀ ਇਸ ਵਿਭਾਗ ਵਲੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨਾ ਦੀ ਪ੍ਰਵਾਨਗੀ Building Rule 2021 ਅਨੁਸਾਰ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। Housing for Staff Workers ਲਈ Building Rule ਵਿੱਚ "ਓ" ਅਨੁਸਾਰ ਉਪਬੰਧ ਦਰਜ ਹੈ। ਇਥੇ ਇਹ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕੀ ਜੇਕਰ ਸਟਾਫ ਲਈ ਕੁਆਰਟਰਾਂ ਲਈ ਇਸ ਤੋਂ ਵੱਧ ਏਰੀਆ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਇਸ ਸੰਬੰਧੀ Building Rule ਵਿੱਚ ਸੋਧ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ। ਰਿਪੋਰਟ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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-40-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ: ਪੈ: ਤੋਂ: -

ਪਿਛਲੇ ਨੋਟਿੰਗ ਪੈਨਾ-39 ਤੇ ਦਰਜ ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਦੇ ਦਫਤਰੀ ਨੋਟ ਦੇ ਸਬੰਧ ਵਿੱਚ ਨਿਮਨਹਸਤਾਖਰ ਅਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਪ੍ਰਮੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਨਾਲ ਸਾਂਝੇ ਤੌਰ ਤੇ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ । ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਅਨੁਸਾਰ ਪੁਲਿਸ ਵਿਭਾਗ ਦੀ ਮੰਗ ਦੇ ਮੱਦੇ-ਨਜਰ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਇਸ 2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਵਿੱਚ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ-ਨਾਲ ਸਟਾਫ ਕੁਆਟਰ ਬਣਾਉਣ ਦੀ ਆਗਿਆ ਦੇਣੀ ਵੀ ਯੋਗ ਹੋਵੇਗੀ, ਕਿਉਂਕਿ ਪੁਲਿਸ ਵਿਭਾਗ ਇੱਕ essential service ਵਾਲਾ ਵਿਭਾਗ ਹੈ ਅਤੇ ਜਿਸ ਵਿੱਚ ਡਿਊਟੀ 24 ਘੰਟੇ ਲਈ ਹੁੰਦੀ ਹੈ, ਇਸ ਲਈ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ ਪੁਲਿਸ ਕੁਆਟਰਾਂ ਦੀ ਵੀ ਲੋੜ ਹੁੰਦੀ ਹੈ ।

ਉਕਤ ਦੇ ਮੱਦੇ-ਨਜਰ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ ਭੋਂ ਦੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਅਤੇ ਸਟਾਫ ਕੁਆਟਰ ਸਬੰਧੀ ਟਾਈਟਲ ਦਰਜ ਕਰਨਾ ਬਣਦਾ ਹੈ । ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਉੱਚ ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕਰਦੇ ਹੋਏ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਸੋਧ ਕਰਨ ਉਪਰੰਤ ਪੁਲਿਸ ਵਿਭਾਗ ਨੂੰ ਸੂਚਨਾ ਜਿੱਤ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਜੋਨਿੰਗ ਵਿੱਚ ਸੋਧ ਕਰਨ ਲਈ ਲਿਖ ਦਿੱਤਾ ਜਾਵੇ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ
05-07-2023

ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ

5/7/23

5/7/23

10/7/23

Section 180(2)

8 PUBLIC BUILDINGS.- The public buildings of various types shall be governed by the following norms, namely:-

(1) Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition; Religious Building; Public Offices

Serial Number	PARAMETERS	Permissible Limits			
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**		**Public Offices**
1.	Minimum Approach Road	**Within Master Plan:** 18 m (60'-0") **Outside MasterPlan:** 12m (40'-0")	12 m (40'-0")	18m (60'-0")	18 m (60'-0")
2.	Permissible or Minimum Site Area	2000 sq.m	1000 upto 2000 sq.m	Above 2000 sq.m	1000 sq.m
3.	Minimum Set back required: -	6m minimum from site boundary and as per sub rule (1) of rule 26 of these building rules.			
	However, for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, sikharas, crucifix etc. from building height, then one side setbacks may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authority in this regard.				
4.	Maximum permissible Floor Area Ratio (FAR)	1:1.0	1:1.0	Minimum approach Road width: 18m: 30m: 45m:	FAR 1:2.0 1:2.5 Unlimited
5.	Maximum Ground Coverage	40 percent of plot area	40 percent of plot area		40 percent of plot area

Serial Number	PARAMETERS	Permissible Limits			
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**		**Public Offices**
6.	Plinth	450mm or as specified by competent authority (from the crown of adjoining road in front), Provided that for a detached building, the plinth level may be more than 450mm: Provided further that the level of front courtyard of any building shall not exceed 450 mm and the ramp from the front road to the courtyard shall be within the plot boundary.			
7.	Maximum Height of Building	**No Restriction** subject to the fulfilment of norms such as setbacks around building, ground coverage, Floor Area Ratio, structural safety and fire safety norms. However, clearance from Airport Authority of India or Indian Air Force is required in case the height of the building is 15m or more or site falls in the red colour of home grid of Colour Coded Zoning Map issued by Airports Authority of India or Indian Air Force.			
8.	Minimum Clear Ceiling Height for religious gathering area	3.6m			
9.	Minimum requirements of different component of a building	**Component of Building**	**Min. (SQ.M)**	**Min. Width (M)**	**Min. Clear Height (M)**
		Habitable room	9.5	2.4	2.75
		Bathroom	1.8	1.2	2.1
		Water Closet (W.C.)	1.2	0.9	2.1
		combined bath and w.c	2.8	1.2	2.1
		Store	3	1.2	2.2
10.	Light and Ventilation	(a) One or more openings, such as windows and ventilators, opening directly to the external air or into an open Verandah.			

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
		(b) Such openings, excluding doors inclusive of frames, shall not be less than one-tenth of the floor area. In case of Kitchen such opening shall be increased by 25 percent.		
11.	Ventilation Shaft	The size of ventilation shaft shall not be less than the values given below:-		
		Height of building / Size (sq.m) / Min. one dimension		
		10m / 1.2 / 0.9 m		
		12m / 2.8 / 1.2 m		
		18m / 4.0 / 1.5 m		
		24m / 5.4 / 1.8 m		
		30m / 8.0 / 2.4 m		
		Above 30m / 9.0 / 3.0 m		
		Notes:- (a) For buildings of height above 30 m, a mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft. (b) For fully air conditioned, the ventilation shaft need not be insisted upon, provided the air conditioning system works in an uninterrupted manner, also, provided there is an alternative source of power supply. (c) Mechanical ventilation in building shall be as per the provision of the National Building Code of India, 2016, as amended from time to time.		
12.	Interior courtyard for Light and Ventilation	Minimum area 9 sq.m Minimum width 2.4 m or 1/5 of the average height of the building whichever is more.		
13.	Staircase	Minimum Clear Width:	2000 mm or as per occupants load whichever is more	Min. Width: 1500 mm or as per occupants load whichever is more

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
		Minimum Tread: 300 mm Maximum Riser: 150 mm Minimum Headroom Height: 2200 mm		Min. Tread: 300 mm Max. Riser: 150 mm Min. Headroom Height: 2200 mm
14.	Lift and Ramp requirement	Lift is mandatory in buildings 15m or more in height and basement provided more than one level as per the provision of the National Building Code of India, 2016. Ramp requirement for pedestrians, differently-abled, elderly and children upto Plinth Level :- Min. Width - 1800mm Min. Slope - 1:12		
15.	Mumty	Allowed upto 2.75 m otherwise counted in calculating the height of the building as well as covered area.		
16.	Services on Terrace	Solar Photo Voltaic installation, Water tank, Rain water pipes with drainage, Water Tank, cooling towers for air conditioning plants, mumty, machine room and screening parapet to hide services or as per the provisions of the National Building Code of India, 2016.		
17.	Gate and post check	Watch and ward cabins upto 100 sq.ft along each entry gate exempted from Ground Coverage and Floor Area Ratio (FAR).		
18.	Boundary wall	**Maximum height allowed: -** Facing road or open area: upto 0.9m solid wall with 0.9m high perforated Grill/ Jali. Facing other property: upto 1.83m solid wall **Minimum Turning Radius for corner plot: -** 5'-0" or 1/8th of the adjoining road width, whichever is more and maximum upto 20'-0".		
19.	Basement	**Plot size upto 2025 sq.m:** single story basement is allowed upto zoned area or upto the boundary of the plot except front		

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
		and rear side, as the case may be, subject to the condition that the owner shall leave minimum 2.44 m (8'-0") setback from the respective side of the boundary wall of the plot, if adjoining plot has a building upto 2.44m from the plot line. **Plot size above 2025 sq.m:** The multi-level basement shall be allowed below the ground and beyond the building line at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, subject to the provision of mechanical ventilation and all safety provisions and drainage. Basement shall not be allowed in the case of no construction Zone/ Area or Master Plan Green area or any other restricted area/zone under the provision of any other Act/policy of the State or Central Government. **Minimum clear height for basement shall be as below:** • Non-Habitable use: 2.40 m • Habitable Use: 2.75 m		
20.	Vehicular Ramp	Ramps are mandatory for plot size above 3000 sq.m. Minimum width:	7.2m for two way traffic 4m for one way traffic	
		Slope: (i) Cars	not less than 1:8 and at curve 1:12	
		(ii) Heavy vehicles	not less than 1:15	
21.	Parking	3 Equivalent Car Spaces/ 100 sq.m of the total Floor Area Ratio	2 Equivalent Car Spaces/ 100 sq.m of the total Floor Area Ratio	1 Equivalent Car Space / 100 sq.m of the total Floor Area Ratio
22.	Projection or Balcony	Maximum allowable projection (free from ground coverage and floor area ratio): 1.80m (6'-0") within zoned area		
23.	Rainwater Harvesting	Compulsory		

Serial Number	PARAMETERS	Permissible Limits		
		Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	**Religious Building**	**Public Offices**
24.	Solar Water Heating System	Not mandatory but recommended meeting its hot water demand from solar water heaters, as far as possible.		
25.	Solar Photo Voltaic	**Connected Load**	**Minimum Requirement**	
	i) Community Centre, Public Concert Hall or Public Exhibition Auditorium, Museum or Gymnasium	(a)50 KWp to 1000 KWp	Minimum 10 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
		(b) Above 1000 KWp	Minimum 50 Kilo Watt peak or 3 percent of connected load, whichever is higher.	
	ii) Public Offices	(a) 30KWp and above	Minimum 2 Kilo Watt peak or 5 percent of connected load, whichever is higher.	
26.	Flushing System	Dual button type flushing cistern in each water closet.		
27.	Parapet or Railing	Minimum Height: 1.0 m Maximum Height: 1.4 m from the finished floor level.		
28.	Minimum Passage or Corridor	2000mm or as per occupant load whichever is more	2000mm or as per occupant load whichever is more	1500 mm for single loaded and 1800 mm for double loaded or as per occupant load whichever is more.

Notes:-

(a) In case of Community Centre, it shall only have banquet hall, kitchen, library, office

and reading room, except these, if any, other activity is proposed then it shall be considered as club.

(b) Upto 1.0 percent of the total Floor Area Ratio area of Community Centre, Public Concert Hall or Auditorium, Museum, Gymnasium or Public Exhibition shall be allowable for commercial activity.

(c) *Unlimited Floor Area Ratio shall be subject to fulfillment of building controls such as ground coverage, setbacks around the building, parking norms, light and ventilation, height, fire and structural safety.

(d) Floor Area Ratio above 1:1.75, shall be chargeable on pro-rata basis except State or Central Government offices. However, the site allotted or sold by the development authority the charges shall be applicable as per the terms and conditions of the allotment letter.

(e) Upto 15 percent of the total Floor Area Ratio area in Public buildings shall be permissible for the housing of staff or workers.

(2) **Convention Centre**

Serial Number	PARAMETERS	Permissible Limits
1.	Minimum Approach Road	**Within Master Plan:** 18 m (60'-0") **Outside Master Plan:** 12m (40'-0")
2.	Minimum Site Area	2000 sq m
3.	Minimum Setback required	6m minimum from site boundary and as per table of sub rule (1) of rule 26 of these building rules. *However for the plots upto 2025 sq.m area where width of the plot is less than 30.50m (100'-0") and the maximum height of building is below 15m excluding the architectural and symbolism element of religious building like dome, minarets, shikaras, cupolas etc. from building height, then one side setback may be relaxed subject to the condition that the owner has to submit a fire safety certificate from the competent authorities in this regard.*
4.	Maximum Floor Area Ratio	1.2.0
5.	Maximum Ground Coverage	50 percent of plot area

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ -04

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ 5274-81 ਮਿਤੀ: 4/10/2017

ਵੱਲ:

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,

ਪੁੱਡਾ, ਪਟਿਆਲਾ, ਜਲੰਧਰ, ਅੰਮ੍ਰਿਤਸਰ, ਬਠਿੰਡਾ, ਲੁਧਿਆਣਾ, ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵਿਸ਼ਾ:- Calculation of Reserve Price for Institutional Sites under Development agencies.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਪੁੱਡਾ) ਦੀ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ 55ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 55.9 ਅਧੀਨ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੋਧੇ ਹੋਏ ਅਜੰਡੇ ਅਤੇ ਮੀਟਿੰਗ ਦੀ ਪ੍ਰਸੀਡਿੰਗ ਦੀ ਕਾਪੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਜੀ/ ਉਕਤ ਅਨੁਸਾਰ

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1) ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ (ਪ੍ਰੋਜੈਕਟ) ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2) ਅਮਲਾ ਅਫਸਰ (ਪਾਲਿਸੀ), ਪੁੱਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Agenda item no. 55.19
(Authority Meeting)
(Accounts Branch)

Subject:- Calculation of reserve price for institutional sites under development authorities.

Authority in its 49th meeting held on 28.05.2013 vide agenda item no. 49.21 and subsequent amendment in the 54th Meeting held on 09-11-2016 vide agenda item no 54.08 had approved the policy for fixation of prices of institutional sites on the basis of prices of residential plots.

2. Subsequently, PDA Patiala has proposed changes in the fixation of reserve price for sites mentioned at 1 (b & c),3(a), 4(c), 5 (d & e) and 8. Accordingly the Proposal of revised rate has been prepared and placed at Annexure-1.

3. The matter was placed before the Finance and Accounts Committee in 81st meeting held on 10.08.2017 vide agenda item no 81.01 and the same was approved with the remarks that all those sites which are to be sold through allotment may also be put to auction, if required.

4. The matter is now placed before the Authority for ratification of the decision taken by Finance and Accounts Committee vide Agenda Item no. 81.01

Annexure 1

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
1	EDUCATIONAL (FAR 1:1.0)				
a)	State Government	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government; including all Autonomous/ Statutory Bodies/ Universities set up by a Statute of Central/ State Government as well as Societies and Trusts promoted by them	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Others (Private)	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Auction	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
2	HEALTH (FAR 1: 1.5)				
a)	State Government	Sites for Dispensaries/ Primary Health Centres etc.	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Autonomus/ Statutory Bodies such as Punjab Health Systems Corporation Promoted by State/Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
d)	Private	Multi-Super Speciality Hospitals/ Other Hospitals	Auction	First Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Others	Nursing Home	Auction	First Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
3	SERVICE DEPARTMENTS (FAR 1: 1.0)				
a)	Essential Services - Police, Fire and Similar Services	Police Station/Fire Station and other Similar Services	Allotment	Free of Cost	
b)	For Other Services (Government Departments, State and Central and Statutory Bodies constituted under any Act)	Telephone (BSNL)/ Post & Telegraph Department/ State Power Utilities like Punjab Powercom & Punjab Transco/ Water Supply & Sewerage Board/ Bus Stand	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Secto /Scheme	

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate W.e.f 01-09-2017	Remarks
1	2	3	4	5	7
4	OFFICE BUILDINGS (FAR 1: 1.5)				
a)	State Government	For Office Use including District/Tehsil Administrative & Judicial Complexes	Allotment	Reserve Price to be 25% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	For Office Use	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government including PSU's	For Office Use	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	For Office Use	Allotment	Reserve Price to be 200% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
5	RESIDENTIAL BUILDINGS				
a)	State Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government including PSU's	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	Residential Colonies including Group Housing Sites for renting out to their Officers/ Officials	Allotment	Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Private Builders/ Co-operative Societies	Multi- Storey Group Housing Sites	Allotment	First Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	Reserve price in case of Auction will be calculated as per previous Policy.
6	COMMERCIAL SITES				
a)	Multiplex/ Chunk Sites	Commercial	Auction	~~Last Reserve Price shall be 125% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme (Inbuilt-FAR 1:2)~~	*DELETED*

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
b)	~~Booth Sites including Built-Up~~	~~Commercial~~	Auction	~~First Reserve Price to be 300% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
c)	~~SCO/SCF/ Single Storey Shop~~	~~Commercial~~	Auction	~~First Reserve Price to be 400% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
7	CHARITABLE INSTITUTIONS				
a)	Government Owned Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for Disabled Etc.	Charitable Puposes	Allotment	Free of Cost	
b)	Others- Governments Aided or Private (For Other Purpose)	Charitable Puposes	Allotment	Allotment on leasehold 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.	
c)	Cultural & Literacy Activities (Owned by Government Only)		Allotment	Free of Cost	
d)	Cultural & Literacy Activities (By Other Organisations- Government Aided or Private)	Minimum Area to be 4000 sq yds	Allotment	Allotment on Leasehold 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.	**Reserve Price to be 50 % of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.** (Amended vide letter no. 510-21 dated 07.01.2019) (Rest of the terms and conditions for allotment of site shall be same as circulated by CAO PUDA vide letter no. 9249-74 dated 27.10.2006 and as amended from time to time)
8	RELIGIOUS INSTITUTIONS	Religious Purpose. (The maximum area to be given for religious purpose not to exceed 1600 sq. yd. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area up to a maximum of 2600 sq yd as per agenda item no. 25.05/25.10.2000)	Allotment	Allotment on Freehold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment, and balance can be deposited either in lump sum or 4 equal annual installments along with prevailing rate of interest.	

Note:- i. Prevailing highest residential reserve price means the rate at which plots/sites sold in the last auction or reserve price for the last auction of that area/sector/scheme with 5% escalation for every year since the last auction.

ii. The Rates for allotment of land for Educational, Health, Service Department and Office Building will increase proportionately if higher FAR than mentioned against these is allowed.

iii. For sites to be allotted on 'Free of Cost' basis or below 'Collector Rate', the Income Tax Liability of Authority, if any, shall be recovered from the allottee.

- ੬੫ -

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਨੋਟ ਪੰਨੇ/50-53 ਤੇ ਦਫਤਰ ਦਾ ਨੋਟ ਵਾਚਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

1.0 ਇਸ ਕੇਸ ਦਾ ਸਬੰਧ ਸੈਕਟਰ 66 ਬੀਟਾ, ਆਈ.ਟੀ.ਸਿਟੀ , ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ 2 ਏਕੜ ਸਾਈਟ ਤੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਨੂੰ ਸਥਾਪਿਤ ਕਰਨ ਸਬੰਧੀ ਹੈ। ਇਸ 02 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਸਾਲ 2016 ਵਿੱਚ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ(ਝੰਡੀ ਓ) ਅਤੇ ਸਾਲ 2023 ਵਿੱਚ ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਜਿਹੜੀ 2 ਏਕੜ ਸਾਈਟ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਵਿੱਚ ਪੁਲਿਸ ਮੁਲਾਜਿਮਾਂ ਲਈ ਫੈਮਲੀ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ ਵੀ ਕਰਨਾਂ ਚਾਹੁੰਦੇ ਹਨ(ਝੰਡੀ ਅ)। ਇਸ ਲਈ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਜੋਨਿੰਗ ਵਿੱਚ ਬਦਲਾਅ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ।

2.0 ਸੀਨੀਅਰ ਪੁਲਿਸ ਕਪਤਾਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਜਾਰੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੂੰ ਘੋਖਿਆ ਗਿਆ, ਘੋਖਣ ਉਪਰੰਤ ਪਾਇਆ ਗਿਆ ਕਿ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ 8, ਜਿਸਦਾ ਦਾ ਫੈਰਵਾ ਨੋ.ਪੰ/51 ਤੇ ਲੜੀ ਨੰ 3.0 ਤੇ ਦਰਜ ਹੈ, ਦੀ ਉਲੰਘਣਾ ਹੁੰਦੀ ਜ਼ਾਪਦੀ ਹੈ। ਇਸ ਸਬੰਧੀ ਨੋਟ ਪੰਨਾਂ/37 ਤੇ ਟਾਉਨ ਪਲੈਲਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ 8 ਦੀ ਉਲੰਘਣਾ ਤੇ ਰਾਏ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਅਤੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਬਿਲਡਿੰਗ ਰੂਲਜ਼, 2021 ਤਹਿਤ ਪਬਲਿੱਕ ਬਿਲਡਿੰਗਸ ਦੀ ਸਾਈਟ ਵਿੱਚ ਵੱਧ ਤੋਂ ਵੱਧ 15% FAR ਨੂੰ ਸਟਾਫ ਅਤੇ ਵਰਕਰਾਂ ਦੀ ਹਾਊਸਿੰਗ ਲਈ ਵਰਤਿਆ ਜਾ ਸਕਦਾ ਹੈ।

3.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ(ਝੰਡੀ ਸ) ਤਹਿਤ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਨੂੰ essential services ਅਧੀਨ ਰੱਖਿਆ ਗਿਆ ਹੈ, ਜਿਸ ਵਿੱਚ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਫਰੀ ਆਫ ਕਾਸਟ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਦੋਂ ਕਿ ਰਾਜ ਸਰਕਾਰ ਦੇ ਵਿਭਾਗਾਂ ਨੂੰ ਆਪਣੇ ਅਧਿਕਾਰੀਆਂ/ਕਰਮਚਾਰੀਆਂ ਦੀ ਰਿਹਾਇਸ਼ ਲਈ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧਤ ਸੈਕਟਰ ਦੇ highest residential reserve price ਦੇ 50% ਦੇ ਬਰਾਬਰ ਰਿਜਰਵ ਰੇਟ ਚਾਰਜ ਕਰਨ ਦਾ ਉਪਬੰਧ ਹੈ। ਕਿਉਂਜੋ ਸਾਈਟ ਵਿੱਚ ਸਟਾਫ ਕੁਆਟਰਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਭੋਂ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ ਜਿਸ ਨਾਲ ਪਾਲਿਸੀ ਦੀ deviation ਹੋਵੇਗੀ।

4.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ(ਕਮੇਟੀਜ਼ ਅਤੇ ਕੰਡਕਟ ਆਫ ਬਿਜ਼ਨਸ) ਰੈਗੂਲੈਸ਼ਜਨ,2006 (ਕਾਪੀ ਹ) ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਸਬੰਧੀ ਮਾਮਲਿਆਂ ਵਿੱਚ ਫੈਸਲਾਂ ਲੈਣ ਦੇ ਅੱਖਤਿਆਰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਕੋਲ ਹਨ। ਨੋਟ ਪੰਨਾਂ/47-48 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ-ਕਮ-ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਜੀ ਵੱਲੋਂ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ 2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੇ ਟੋਟਲ ਐਫ.ਏ.ਆਰ ਵਿੱਚੋਂ ਵੱਧ ਤੋਂ ਵੱਧ 15% ਐਫ.ਏ.ਆਰ(as per buildings rules, 2021) ਨੂੰ ਸਟਾਫ ਕੁਆਟਰਾਂ ਲਈ ਮੁੱਫਤ ਵਿੱਚ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦੇਣ ਲਈ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ਼ ਕਰਨ ਅਜੰਡੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਗਈ ਸੀ।

5.0 ਹੁਣ ਪ੍ਰਬੰਧਕੀ ਸੱਕਤਰ(ਮਓ) ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਹਨ(ਝੰਡੀ ਵਿ.ਅ.ਪੱ) ਕਿ ਪਹਿਲਾ ਅਜੰਡਾ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ, ਕਿਉਂਜੋ ਹਾਲ ਦੀ ਘੜੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅਤੇ ਅਥਾਰਟੀ ਨੇੜਲੇ ਭਵਿਖ ਵਿੱਚ ਹੋਣ ਦੀ ਸੰਭਾਵਾਨਾ ਨਹੀਂ ਜਾਪਦੀ ਹੈ। ਇਸ ਲਈ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ 2.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੇ ਟੋਟਲ

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ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੰ.ਤੇ:-

ਐਫ.ਏ.ਆਰ ਵਿੱਚੋਂ ਵੱਧ ਤੋਂ ਵੱਧ 15% ਐਫ.ਏ.ਆਰ(as per buildings rules, 2021) ਨੂੰ ਸਟਾਫ ਕੁਆਟਰਾਂ ਲਈ ਮੁੱਫਤ ਵਿੱਚ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦੇਣ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਯੋਗ ਫੈਸਲੇ/ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ, ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਿਟੀ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ।

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ
22.11.2024

Hon'ble CM, Pb - CUM - CHAIRMAN, GMADA

ਦਫਤਰ ਮੁੱਖ ਮੰਤਰੀ ਗੁਪਤ ਸ਼ਾਖਾ ਡਾ. ਨੰ. 3164 ਮਿਤੀ 26/11/24

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸ਼ਹਿਰੀ ਯੋਜਨਾ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

Rahul Tewari, IAS
Admin. Secretary to Govt. of Punjab
Department of Housing & Urban Development

HUDM j'i

Level

CM j'i

Chief Minister, Punjab.

HUDM.

ASUHD

ACAP

CA GMADA

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File No. GMADA-PB0A.F(3)/1/2024-Policy -GMADA (Computer No. 263574)

I/101287/2024

GMADA-PB0A.F(3)/1/2024-Policy -GMADA

ਆਈਟਮ -6.

I/101287/2024

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

ਸੀਨੀਅਰ ਸੁਪਰਡੰਟ ਆਫ ਪੁਲਿਸ,
ਐਸ ਏ ਐਸ ਨਗਰ

ਨੰ: ਗਮਾਡਾ-ਪਾਲਿਸੀ/2024/1\|101287\| ਮਿਤੀ 20\|12\|2024

ਵਿਸ਼ਾ:- **Allotment of land measuring 2 acre for setting up Police Station in IT City, Sector 66-Beta, SAs nagar.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਆਪ ਦੇ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 4848 ਮਿਤੀ 11-05-2023, ਨੰ: 7678 ਮਿਤੀ 26-06-2023, ਨੰ: 25475 ਮਿਤੀ 06-05-2023 ਅਤੇ ਪੱਤਰ ਨੰ: 10299 ਮਿਤੀ 23-08-2024 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।

2.0 ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਆਈ ਟੀ ਸਿਟੀ, ਸੈਕਟਰ 66-ਬੀਟਾ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ 2.00 ਏਕੜ ਸਾਈਟ ਵਿੱਚ ਪੁਲਿਸ ਸਟੇਸ਼ਨ ਦੇ ਨਾਲ, ਬਿਲਡਿੰਗ ਰੂਲਜ਼-2021 ਵਿੱਚ ਕੀਤੇ ਗਏ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ, ਕੁੱਲ F.A.R. ਦੇ 15% ਤੱਕ ਰਕਬਾ ਸਟਾਫ ਦੀ ਰਿਹਾਇਸ਼ ਲਈ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ।

ਇਹ ਆਗਿਆ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਮਿਲਣ ਦੀ ਆਸ ਨਾਲ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਪਾਲਿਸੀ/2024/1\|101287\| ਮਿਤੀ 20\|12\|2024.

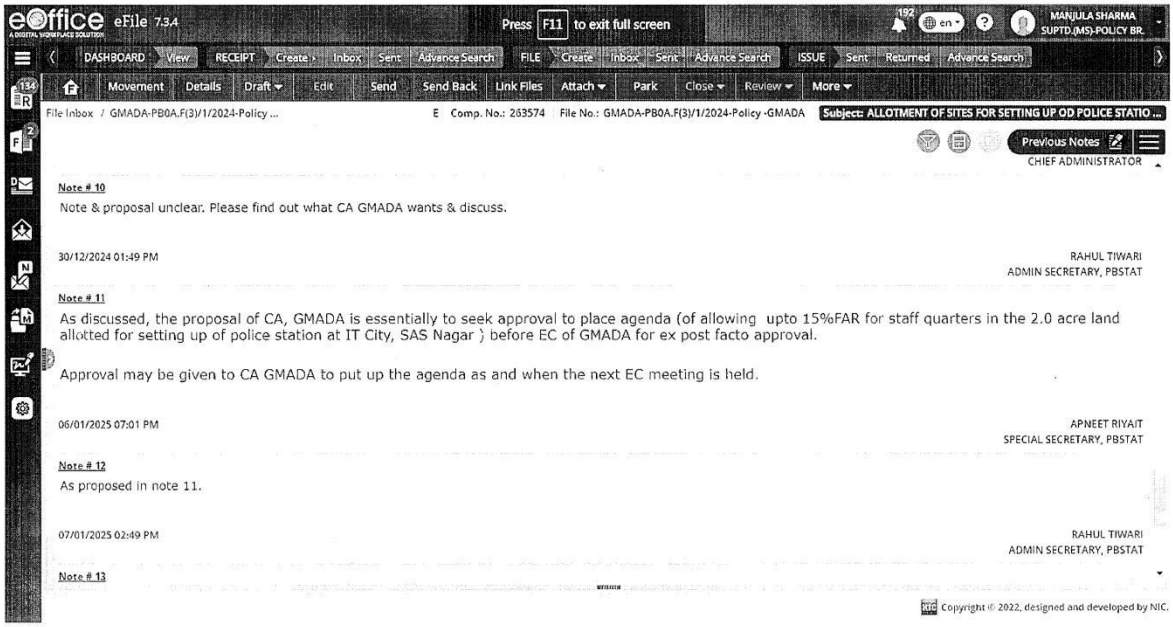
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
3. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ ਏ ਐਸ ਨਗਰ।

ਕਾਰਵਾਈ ਪੂਰਤੀ ਦੇ ਦੇਣ ਦੀ ਦਫਤਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

20/12/24
ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ

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MANJULA SHARMA
SUPTD.(MS)-POLICY BR.
DASHBOARD View RECEIPT Create Inbox Sent Advance Search FILE Create Inbox Sent Advance Search ISSUE Sent Returned Advance Search
Movement Details Draft Edit Send Send Back Link Files Attach Park Close Review More
File Inbox / GMADA-PB0A.F(3)/1/2024-Policy ... E Comp. No.: 263574 File No.: GMADA-PB0A.F(3)/1/2024-Policy -GMADA Subject: ALLOTMENT OF SITES FOR SETTING UP OD POLICE STATIO ...
Previous Notes
CHIEF ADMINISTRATOR
Note # 10
Note & proposal unclear. Please find out what CA GMADA wants & discuss.
30/12/2024 01:49 PM
RAHUL TIWARI
ADMIN SECRETARY, PBSTAT
Note # 11
As discussed, the proposal of CA, GMADA is essentially to seek approval to place agenda (of allowing upto 15%FAR for staff quarters in the 2.0 acre land allotted for setting up of police station at IT City, SAS Nagar) before EC of GMADA for ex post facto approval.
Approval may be given to CA GMADA to put up the agenda as and when the next EC meeting is held.
06/01/2025 07:01 PM
APNEET RIYAIT
SPECIAL SECRETARY, PBSTAT
Note # 12
As proposed in note 11.
07/01/2025 02:49 PM
RAHUL TIWARI
ADMIN SECRETARY, PBSTAT
Note # 13
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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.22

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- **Homi Bhabha Cancer Hospital and Research Centre ਨੂੰ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਹੋਰ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ।**

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 30.21 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

1.0 ਪੰਜਾਬ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਲਗਦੇ ਰਾਜਾਂ ਦੇ ਵਸਨੀਕਾਂ ਨੂੰ ਬਹਿਤਰ ਸਿਹਤ ਸੇਵਾਵਾਂ ਪ੍ਰਦਾਨ ਕਰਨ ਦੇ ਉਦੇਸ਼ ਨਾਲ ਗਮਾਡਾ ਵੱਲੋਂ ਮੁਲਾਂਪੁਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਲਗਭਗ 258.675 ਏਕੜ ਭੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ। ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਭੋਂ ਵਿੱਚੋਂ 50.00 ਏਕੜ ਭੋਂ, ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 18-7-2012 ਨੂੰ ਹੋਈ 13ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਸਪਲੀਮੈਂਟਰੀ ਮੱਦ ਨੰ: 13.22 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ, ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ ਤੇ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਇਸ ਸਾਈਟ ਦੇ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ, ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਫੀਸ ਆਦਿ ਵੀ ਨਾ ਚਾਰਜ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਮੱਦ ਨੰ: 13.22 ਅਥਾਰਿਟੀ ਦੇ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਸੰਯੁੱਕਤ ਤੌਰ ਤੇ **ਅਨੁਲੱਗ-01** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

2.0 ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਨੁਲੱਗ-02 ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਸਿਹਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਵੱਲੋਂ ਇਹ ਸਾਈਟ Department of

Atomic Energy, GOI ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਮੌਜੂਦਾ ਸਮੇਂ ਟਾਟਾ ਮੈਮੋਰਿਅਲ ਹਸਪਤਾਲ ਦੀ ਸਾਂਝ ਨਾਲ ਇਸ ਸਾਈਟ ਦੇ ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਚਲ ਰਿਹਾ ਹੈ।

3.0 ਡਾਇਰੈਕਟਰ, ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਰਿਸਰਚ ਸੈਂਟਰ, ਪੰਜਾਬ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ: 155 ਮਿਤੀ 12-03-2025(**ਅਨੁਲੱਗ-03**) ਰਾਹੀਂ ਮੌਜੂਦਾ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 12-14 ਏਕੜ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਸੰਸਥਾ ਵੱਲੋਂ ਇਸ ਰਕਬੇ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਗਤਿਵਿਧੀਆਂ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਪੇਸ਼ ਕੀਤੀ ਹੈ:-

1.	Childhood cancer and Blood cancer block (for additional 325 beds Hospital)
2.	Pediatric patient stays home: (Approx 100 rooms for children suffering from cancer and their families).
3.	Dharamshala/sarai- 200-300 room facility for patients and their attendants
4.	Academic block: For Academic related activities.
5.	Research and Academic block : For region specific research block.
6.	Center for cancer epidemiology: to run multiple public health related studies
7.	Cyclotron facility: for in house radio pharmaceuticals for PET, CT and nuclear research.
8.	Housing Facility for 1000 employees.

4.0 ਸੰਸਥਾ ਤੋਂ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਦੇ ਨਾਲ ਮੈਡੀਸਿਟੀ ਦੇ ਪਾਰਟ ਪਲੈਨ ਵਿੱਚ ਕੁੱਝ ਸਾਈਟਾਂ ਜੋ ਇਸ ਮੰਤਵ ਲਈ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ, ਦਰਸਾਈਆਂ ਹਨ:-

ਲੜੀ ਨੰ:	ਸਾਈਟ ਦਾ ਮੰਤਵ	ਰਕਬਾ (ਏਕੜ ਵਿੱਚ)
1	Public Building (PB-2)	1.58
2	Effluent Treatment Plant (ETP).	1.44
3	Hotel, Dharamshala and Sarai (HDS1)	2.76
4	Ancillary & Supporting Services (AS1) (Medical Mall)	3.45

5	Medical Research Institute (IR1)	3.449
	Total	**12.679 Acres**

5.0 ਸੰਸਥਾ ਵੱਲੋ ਕੀਤੀ ਗਈ ਮੰਗ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਦੇ ਪੱਧਰ ਤੇ ਵੀ ਘੋਖੀ ਗਈ ਹੈ ਅਤੇ ਵਿਭਾਗ ਵੱਲੋਂ Homi Bhabha Cancer Hospital and Research Centre ਵੱਲੋਂ ਮੰਗੀਆਂ ਸਾਈਟਾਂ ਸੰਸਥਾ ਨੂੰ ਅਲਾਟ ਕਰਨ ਲਈ ਲਿਖਿਆ ਹੈ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਦਾ ਦਫਤਰੀ ਨੋਟ, ਜਿਸ ਤੇ ਮਾਨਯੋਗ ਕੈਬੀਨੇਟ ਮੰਤਰੀ-ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ, **ਅਨੁਲੱਗ-04** ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

6.0 ਸੰਸਥਾ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਸਾਈਟਾਂ ਦੀ ਉਪਲਬੱਧਤਾ ਸਬੰਧੀ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ, ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਮੇਡੀਸੀਟੀ ਫੇਜ 1 ਦੇ ਪਲਾਨ ਵਿੱਚ Homi Bhabha Cancer Hospital and Research Centre ਦੇ ਨਾਲ ਲਗਦੀਆ ਸਾਈਟਾ ਭਾਵ ਜਿਸ ਵਿੱਚ Medical Research Institute (IR1 ਰਕਬਾ 3.449 ਏਕੜ), Ancillary & Supporting Services (AS1 ਰਕਬਾ 3.45 ਏਕੜ), Public Building (PB2 ਰਕਬਾ 1.58 ਏਕੜ) ਅਤੇ Hotel, Dharamshala and sarais (HDS1 ਰਕਬਾ 2.76 ਏਕੜ) **(ਕੁੱਲ ਰਕਬਾ 11.239 ਏਕੜ - ਅਨੁਲੱਗ 5 ਤੇ ਰੱਖੇ ਪਾਰਟ ਪਲੈਨ ਅਨੁਸਾਰ)** ਸ਼ਾਮਿਲ ਹਨ, ਹਾਲ ਦੀ ਘੜੀ ਅਲਾਟਿਡ ਨਹੀਂ ਹਨ, ਨੂੰ ਪ੍ਰਾਰਥੀ ਅਦਾਰੇ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸਨਮੁਖ ਅਲਾਟ ਕਰਨ ਲਈ ਵਿਚਾਰਨ ਦੀ ਸਿਫਾਰਿਸ਼ ਕੀਤੀ ਹੈ। ਮਿਲਖ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 53712 ਮਿਤੀ 05-09-2024 **(ਅਨੁਲੱਗ-6)** ਰਾਹੀਂ Public Building (PB2 ਰਕਬਾ 1.50 ਏਕੜ) ਅਤੇ Hotel, Dharamshala and Sarai (HDS1 ਰਕਬਾ 2.76

ਏਕੜ), Canara Bank, Sector 17, Chandigarh ਨੂੰ mortgage ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ। ਜਿਨ੍ਹਾਂ ਨੂੰ De-mortgage ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਸਿਹਤ ਵਿਭਾਗ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕੀਤਾ ਜਾਵੇਗਾ।

7.0 ਪੰਜਾਬ ਦੇ ਵਸਨੀਕਾਂ ਨੂੰ ਵਧੇਰੀ ਸਿਹਤ ਸਹੂਲਤਾਂ ਪ੍ਰਦਾਨ ਕਰਨ, Homi Bhabha Cancer Hospital and Research Centre ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਅਤੇ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀਆਂ ਗਈਆਂ ਸਿਫਾਰਿਸ਼ਾਂ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਿਧਾਂਤੱਕ ਫੈਸਲੇ ਲੈਣ ਹਿੱਤ ਪੇਸ਼ ਹੈ:-

ੳ. ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ ਗਮਾਡਾ ਵੱਲੋਂ ਸੁਝਾਈਆਂ ਸਾਈਟਾਂ (ਕੁੱਲ ਰਕਬਾ 11.239 ਏਕੜ) ਦੀ ਅਲਾਟਮੈਂਟ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 18-7-2012 ਨੂੰ ਹੋਈ 13ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਸਪਲੀਮੈਂਟਰੀ ਮੱਦ ਨੰ: 13.22 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਤਰਜ ਤੇ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਪੰਜਾਬ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਲਈ। ਸਿਹਤ ਵਿਭਾਗ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧਤ ਅਦਾਰੇ ਨੂੰ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰੇਗਾ।

ਅ. ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ, ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਫੀਸ ਆਦਿ ਨਾ ਚਾਰਜ ਕਰਨ ਸਬੰਧੀ।

ੲ. ਮੈਡਿਸਿਟੀ ਦੇ ਲੇ-ਆਉਟ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੋਧ/ਇੰਦਰਾਜ ਕਰਨ ਲਈ।

ਸ. ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿਹਤ ਵਿਭਾਗ ਨੂੰ ਸਾਈਟਾਂ De-Mortgage ਕਰਵਾਉਣ ਅਤੇ ਲੇ-ਆਉਟ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੋਧ ਕਰਵਾਉਣ ਉਪਰੰਤ ਕਰਨ ਬਾਰੇ।

II. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:

" ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ । "

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

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13th Meeting of Authority

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:13.22
(ਪਾਲਿਸੀ ਸਾਖਾ)
(ਅਥਾਰਟੀ)

ਵਿਸਾ:– ਮੁਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੌਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ ।

ਮੁਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਲਈ ਲਗਭਗ 97 ਏਕੜ ਭੌਂ ਅੰਦਾਜਨ 1.7 ਕਰੋੜ ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ। ਜਿਆਦਾਤਰ ਭੌਂ ਮਾਲਕਾਂ ਨੇ ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ ਦੀ ਚੋਣ ਕੀਤੀ ਹੈ, ਜਿਸ ਅਧੀਨ ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ ਪ੍ਰਤੀ ਏਕੜ ਪਿਛੇ 1000 ਵ:ਗ: ਦਾ ਵਿਕਸਿਤ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਿਡ ਰਕਬਾ ਅਤੇ 100 ਵ:ਗ: ਵਪਾਰਕ ਵਿਕਸਤ ਰਕਬਾ ਇਕੋ ਸਿਟੀ ਵਿਖੇ ਦਿੱਤਾ ਜਾਣਾ ਹੈ।

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਨੇ ਮਾਨਯੋਗ ਪ੍ਰਧਾਨ ਮੰਤਰੀ ਜੀ ਨੂੰ ਪੰਜਾਬ ਵਿਚ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ ਤੇ ਕੈਂਸਰ ਦਾ ਹਸਪਤਾਲ ਸਥਾਪਤ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਸੀ, ਜਿਸ ਦੇ ਸਬੰਧ ਵਿਚ ਸਕੱਤਰ, ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੇ ਪੰਜਾਬ ਵਿਚ ਇਹ ਹਸਪਤਾਲ ਖੋਲਣ ਦੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ। ਸੰਯੁਕਤ ਸਕੱਤਰ, ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਅਤੇ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵਲੋਂ ਮੈਡੀਸਿਟੀ ਲਈ ਪ੍ਰਾਪਤ ਕੀਤੀ ਭੌਂ ਦਾ ਦੌਰਾ ਕੀਤਾ ਗਿਆ ਸੀ ।

ਜਿਸ ਉਪਰੰਤ ਉਹਨਾਂ ਵਲੋਂ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਦਿੱਤੀ ਜਾਣ ਵਾਲੀ ਭੌਂ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ ਯੋਗ ਪਾਇਆ ਹੈ। ਉਹਨਾਂ ਵਲੋਂ ਇਸ ਮੰਤਵ ਲਈ 50 ਏਕੜ ਭੌਂ ਦੀ ਮੰਗ ਕੀਤੀ ਹੈ। ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੇ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 11-7-2012(ਅਨੁਲੱਗ-ਓ) ਨਾਲ ਉਕਤ ਅਨੁਸਾਰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੌਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਅਤੇ ਭੌਂ ਦਾ ਕਬਜਾ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਸੌਂਪਣ ਲਈ ਲਿਖਿਆ ਹੈ।

ਸਮੇਂ ਦੀ ਪਹਿਲਤਾ ਨੂੰ ਮੁੱਖ ਰਖਦੇ ਹੋਏ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵਲੋਂ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ, ਕੇਂਦਰ ਸਰਕਾਰ ਨੂੰ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ ਤੇ ਕੈਂਸਰ ਦਾ ਹਸਪਤਾਲ ਬਣਾਉਣ ਲਈ 50 ਏਕੜ ਭੌਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਹੈ। ਇਸ ਭੌਂ ਲਈ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸਿੰਗ ਫੀਸ ਆਦਿ ਵੀ ਨਹੀਂ ਲਈ ਜਾਣੀ ਹੈ। ਇਹ ਭੌਂ ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਜਾਵੇਗੀ ਜੋ ਅੱਗੋਂ ਕੇਂਦਰ ਸਰਕਾਰ ਨੂੰ ਅਲਾਟ ਕਰੇਗੀ।

ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿਤ ਪੇਸ ਹੈ ਜੀ।

13th Meeting of Authority

ਅਨੁਬੰਧ - 6

Government of Punjab
Department of Health & Family Welfare
Room No. 426, 4th Floor, Punjab Civil Secretariat-2, Sector-9, Chandigarh
Phone No. 0172-2741711, 2741820, E-mail: pshfwpunjab@gmail.com

To

Principal Secretary to Government of Punjab
Department of Housing & Urban Development,
Chandigarh.

No. PS/PSHFW/3A/51/12-3H7/
Dated Chandigarh the July, 2012

Subject- Land for setting up of Cancer Hospital in Punjab

Kindly refer to D.O. No. CMO/Con/i/2012/407 dated 26/4/2012 from Hon'ble Chief Minister, Punjab to the Prime Minister and DO letter from Secretary, Department of Atomic Energy to Hon'ble Chief Minister, Punjab with regard to the proposal for a Cancer Hospital to be set up by the Department of Atomic Energy in Punjab (copies annexed). Reference is also invited to the visit of the proposed site by the team led by Joint Secretary, Department of Atomic Energy and including representative of TMC, Mumbai. The site offered by the State Government was found suitable by the Department of Atomic Energy. Vide e-mail dated 3rd July, 2012 (copy annexed) it was informed that about 50 acre of land would be required for this project.

2. The matter was discussed by Hon'ble Chief Minister, Punjab today with Secretary DAE with a view to exploring the possibility of reducing the land requirement. However, Secretary DAE emphatically reiterated that in view of the proposed future expansion of this hospital, site measuring at least 50 acre should be provided free of cost for this project to the Department of Atomic Energy. CM was also apprised that the Atomic Energy Commission has granted in principle approval for setting up of Cancer Hospital on the lines of the TMC Mumbai in Punjab near Chandigarh and the Department of Atomic Energy intends to initiate work on site immediately.

3. Against this background, it is requested that the Department of Housing & Urban Development may kindly agree to allot 50 acre of land in Medi-city near Mullanpur, District S.A.S. Nagar, Punjab, for this project. This land is to be provided for the purpose of setting up of Cancer Hospital by the Department of Atomic Energy and will therefore have to be provided free of cost and no charges on account of license fee, change of land use and the external development charges shall be levied.

4. Department of Atomic Energy may also kindly be handed over possession of this site to their designated officer.

(Vini Mahajan)
Principal Secretary to Government of Punjab
Department of Health & Family Welfare

Endst. No. PA/PSHFW/3A/51/12-3H7/1799 Dated 17 July, 2012

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

1. Principal Secretary to Chief Minister, Punjab.
2. Chief Administrator, Greater Mohali Area Development Authority, SAS Nagar, Mohali.

Principal Secretary to Government of Punjab
Department of Health & Family Welfare

Page 4 of 4

1 ਅਜੰਡਾ-8

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ,
ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ
(ਤਾਲਮੇਲ ਸਾਖਾ)

ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/ 31885-91 ਮਿਤੀ: 7-8-2012

ਸੇਵਾ ਵਿਖੇ

1) ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
2) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
3) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
4) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
5) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ
ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ
ਐਸ.ਏ.ਐਸ. ਨਗਰ ।
7) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵਿਸ਼ਾ: - **ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਤੇਰਵੀਂ ਮੀਟਿੰਗ ਸਬੰਧੀ।**

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 18-7-2012 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ-ਚੇਅਰਮੈਨ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ ।

2/ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/ 31-92 ਮਿਤੀ: 7/8/2012

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਅਥਾਰਟੀ ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਵਿਸੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ, ਜੀ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਜੀ।

2/ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)।

-9-

-10-

<u>ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 13.22</u>

ਮੁੱਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿੱਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੌਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।

ਅਜੰਡਾ-6

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ,

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ

(ਤਾਲਮੇਲ ਸਾਖਾ)

ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/ 31885-91 ਮਿਤੀ: 7-8-2012

ਸੇਵਾ ਵਿਖੇ

1) ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
2) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
3) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
4) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
5) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ
ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ
ਐਸ.ਏ.ਐਸ. ਨਗਰ ।
7) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵਿਸ਼ਾ: - **ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ** ਤੇਰਵੀਂ ਮੀਟਿੰਗ ਸਬੰਧੀ।

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 18-7-2012 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ-ਚੇਅਰਮੈਨ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/ 31892 ਮਿਤੀ: 7/8/2012

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਅਥਾਰਟੀ ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਵਿਸੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ, ਜੀ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਜੀ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)।

-8-

-10-

<u>ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 13.22</u>

ਮੁੱਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿੱਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੌਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।

File No. GMADA-PB0A.F(2)/2/2025-Policy -GMADA (Computer No. 280585)
840 15/2025/POLICY BR-GMADA

19

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(PUDA BHAWAN, SECTOR-62, AJIT GARH)

To

The Principal Secretary, Govt. of Punjab
Department of Health and Family Welfare,
Chandigarh.

Memo No.
Dated.

Subject:- Allotment of land for Cancer Hospital in Medicity near Mullanpur.

With reference to your letter no.3A/51/R-3H/1799 Dated 11-07-2012 addressed to Principal Secretary, Department of Housing and Urban Development on which decision to allot 50 acre land was taken in principle at the level of Hon'ble CM as Chairman GMADA and conveyed to your good-self on 11-07-2012 itself, allotment of 50 acre land for the purpose of setting of Cancer Hospital by Department of Atomic Energy, Government of India is hereby made, which will be subject to following conditions:

1. The land is being allotted free of cost.
2. License fee and External Development Charges have been waived off.
3. There is no charge on account of Change of Land Use for the purpose of Hospitals.
4. Land will be used only for the specified purpose.
5. The Punjab Regional and Town Planning and Development

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/2025/POLICY BR-GMADA

-2-

Act, 1995 and Punjab Urban Planning and Development Authority (Building Rules),1996 as amended from time to time will apply to the site.

Estate Officer
GMADA, Ajitgarh.

Endst. No.GMADA/2012/29985 Dated: 19-7-12

Copy of the above is being sent to the following for information and appropriate action where necessary:-

1. Principal Secretary, Government of Punjab, Department of Housing and Urban Development Chandigarh.
2. Chief Administrator, GMADA, Ajitgarh.
3. Additional Chief Administrator (HQ.), GMADA, Ajitgarh.
4. Divisional Town Planner, Punjab, Ajitgarh.

Estate Officer
GMADA, Ajitgarh.

File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)
037985/2025/HEALTH-7

HOMI BHABHA CANCER HOSPITAL & RESEARCH CENTRE, NEW CHANDIGARH
होमी भाभा कैंसर हॉस्पिटल एंड रिसर्च सेंटर, न्यू चंडीगढ़
(A unit of TATA Memorial Centre, Mumbai)
(A Grant-in-aid Institution of the Department of Atomic Energy, Government of India)
(परमाणु ऊर्जा विभाग, भारत सरकार का एक सहायता अनुदान प्राप्त संस्थान)

Dr (Prof.) Ashish Gulia, MS, MCh (Surgical Oncology)
डा. (प्रोफेसर) आशीष गुलिया, एम. एस.
Director / निदेशक

Ref. No. HBCH&RC(M)/TMC/2025/155 **Dated : 12.03.2025**

To,
Shri Bhagwant Mann ji,
Honorable Chief Minister,
Punjab

Subject: Request for Allocation of Land for Future Expansion of Homi Bhabha Cancer hospital and Research Centre, New Chandigarh, Mohali, Punjab.

Respected Sir,

Sat Shri Akal.

As you are aware that Tata Memorial Centre (TMC) is a premier national Comprehensive Cancer Centre and a **Grant-in-Aid Institute functioning under the aegis of Department of Atomic Energy,** Government of India. With its expansion to 11 exclusive cancer care institutes across 7 states of India, we offer state of art cancer services to our patients which are at par with those provided at the best cancer centers across the globe.

With the vision to provide uniform standardized cancer treatment nationwide at patient's door step, TMC has set up global standard cancer institutes across the country.**Homi Bhabha Cancer Hospital & Research Centre, Punjab** has been set up in Medicity, New Chandigarh with immense support of Punjab government. **We are indebted to the state of Punjab for providing us 50 acres of land, free of cost** for this state-of-the-art cancer hospital and research center. This noble gesture of Punjab government will be remembered as a major mile stone in the history of health care in north India.

Homi Bhabha Cancer Hospital & Research Centre, New Chandigarh, Punjab - 140901
Tel: 0160-2310023, 01672-223931, Email : directorpunjab@tmc.gov.in, guliaa@tmc.gov.in / website:tmc.gov.in

With your kind support and guidance, we envisage making this institute a landmark in cancer care, not only in this region but across the globe. This hospital is a boon to the needy patients of Punjab and northern India and shall be catering to the adjoining states of Haryana, Uttrakhand, Rajasthan, Himachal Pradesh, Uttar Pradesh and the union territories of Jammu & Kashmir, Ladakh and Chandigarh. **We have registered more than 18000 new cancer patients at this center last year.** This institute works on a "**hub and spoke" model** with New Chandigarh center being the hub and having multiple spokes in periphery and **its main spoke of Homi Bhabha Cancer Hospital, Sangrur**. This helps the patients at far flung places to get the same quality cancer care at their door steps. This shall create an additional annual footfall of 10,000 to 20,000 new patients in the peripheral spokes who would get treated there.

HBCHRC Punjab would be instrumental in creating trained and skilled man power in oncology which is our niche area, for which we intend to run multiple medical, para medial and technical courses in our institute. This would create a skilled and employable work force thus adding to the pool of people who can get well-paying jobs. We are already running such courses in our Sangrur facility, and have applied to National Medical Council (NMC) for various post graduate and post-doctoral courses for our New Chandigarh center. **This will be first Cancer Hospital in Public sector in Punjab to start these super specialty courses.**

HBCHRC Punjab is a research-intensive institute, and conducts high level medical, translational and collaborative research at our campus that has great impact in improving patient care and decreasing their pain. We do indigenous cancer research which is centric to the need of the local population of Punjab and neighboring states. This includes the research on Indian systems of medicine like Ayurveda, Yoga in addition to allopathy.

Cancer prevention and early diagnosisis one of our most important mandates and our public health department is working tirelessly to promote cancer

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awareness. We are running multiple public health programs including Early Detection Program (EDP) where we intend to "nip the evil in the bud"; ISHA project (Indian Study of Healthy Aging) for detecting cancer in women where we intend to screen 2 lakh women for cancer; population-based cancer registries (PBCR) and hospital-based cancer registries (HBCR), to name a few.

We strongly believe that no patient should go out of the doors of our hospital due to lack of funds. For this purpose, **we have created multiple funding sourced which cater to the financial needs of the patients.** These funds are in addition to the government funded schemes like Mukh Mantri Cancer Rahat Kosh and Ayushmann Bharat schemes. I am very happy to share Sir that we are able to fulfill this goal and majority of the patients treated at our institute are being treated at very low cost as compared to the private sector bringing a big relief on the pockets of these needy patients.

To develop HBCHRC into a world class standard tertiary cancer care hub which will act as a beacon of hope for all needy patients, we need your kind support to provide us land to expand our hospital and patient support services. To name a few services which are a part of expansion plan:

1. **Childhood cancer and Blood cancer block** (Hematoma lymphoid oncology block): this shall add an additional 325 beds and shall double our bed capacity to approx. 650 beds. With this expansion **HBCHRC Punjab would be one of the largest public sector exclusive tertiary care cancer institutes in the country**.
2. **Pediatric patient stays home:** where the children can stay with their families while on treatment. (Approx 100 rooms for children suffering from cancer and their families.)
3. **Dharamshala / Sarai** – 200 to 300 room facility for the patients and their attendants.
4. **Academic block:** We will be starting DM and MCh courses in medical and surgical oncology which are currently not being run the state-owned medical

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colleges of Punjab. The academic block would house the departed of academic and run multiple other academic related activities.

5. **Research and academic Block:** Which will help us to conduct high impact cancer research that will assist in favorable patient outcomes and decrease disease related toxicities. We plan to run **"region specific"** cancer research for the people of Punjab and adjoining states.
6. **Center for Cancer Epidemiology:** As the food habits and environmental factors of Punjab and adjoining states are different from rest of the country, we plan to run multiple public health studies and collect epidemiological data that would help us plan the distribution of resources.
7. **Cyclotron facility:** We also plan start a in house radio pharmaceuticals for PET CT and nuclear research. As of today, such a facility is not available in the public sector in the state of Punjab.

Respected Sir, As you are aware, such a big center requires a lot of land to function properly, hence we request you to **kindly allot us 12 to 14 acres of additional land for future expansion in and around to our existing facility.**This location is ideal, as it will enable us to maintain continuity of services and minimize disruption to our operations. We are also in dire need of space to create housing facility for our approximately 1000 employees working relentlessly to this noble cause.

We believe that this Hospital services expansion will not only benefit our institution but **also contribute to the overall development of the community by creating job opportunities for local population**. Also, the ancillary services being provided by the hospital expansion **will also create sources of livelihood for the people of Punjab and neighboring states**. We are already witnessing a paradigm change in the financial condition of the people in and around our hospital due to the initiation of services of this hospital.

Sir, we are committed to providing the state of art cancer services to our patients and we seek your kind support for this noble cause. We are here to create a healing

atmosphere for our patients and a better environment for the community as a whole and your role in fulfilling this vision is extremely vital.

Your kind gesture of supporting us would go a very long way in alleviating human sufferings from the dreaded demon of cancer for the needy patient of Punjab and entire North India.

With warm Regards!

Yours Sincerely,

Dr. (Prof.) Ashish Gulia
Director
Homi Bhabha Cancer Hospital & Research Centre, Punjab
Tata Memorial Centre – Punjab

Enclosure:

(1) **GMADA Map depicting requested additional land for expansion of the Hospital (marked in Yellow Color) and existing allotted land of HBCH&RC Punjab (marked in Blue Color)**

Copy to:

1. **Honorable Health Minister, Punjab**
2. **Secretary, Department of Health & Family Welfare**
3. **Secretary, Department of Housing and Urban Development**

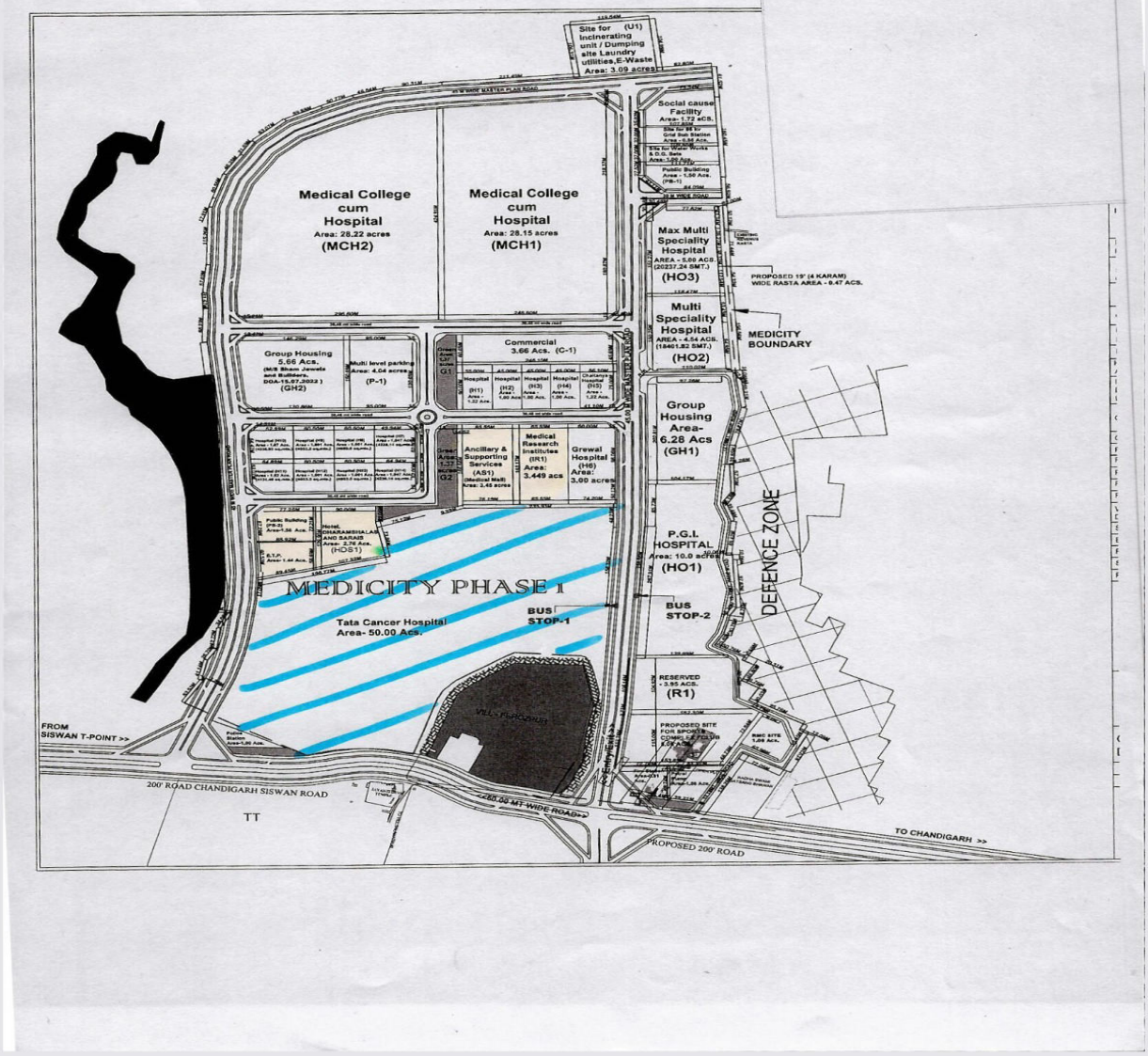
Yours Sincerely,

Dr. (Prof.) Ashish Gulia
Director
Homi Bhabha Cancer Hospital & Research Centre, Punjab
Tata Memorial Centre – Punjab

File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)

4037985/2025/HEALTH-7

Enclosure



6

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398-E- 864831

Note # 1

Subject: Request for Allocation of Land for Future Expansion of Homi Bhabha Cancer Hospital and Research Centre, New Chandigarh, Mohali, Punjab.

*****

ਪੱ.ਵਿ/(1-6) ਪ੍ਰਾਪਤੀ

ਵਿਅਪ Dr. (Prof.) Ashish Gulia, Director,Homi Bhabha Cancer Hospital and Research Centre, Punjab, Tata Memorial Centre, Punjab, ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ, ਮੂਲ ਰੂਪ ਵਿੱਚ ਵਾਚ ਲਿਆ ਜਾਵੇ ਜੀ।

2) ਇਸ ਪੱਤਰ ਰਾਹੀਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਸੈਂਟਰ (ਟੀ. ਐੱਮ. ਸੀ.) ਇੱਕ ਪ੍ਰਮੁੱਖ ਰਾਸ਼ਟਰੀ ਵਿਆਪਕ ਕੈਂਸਰ ਕੇਂਦਰ ਅਤੇ ਇੱਕ ਗ੍ਰਾਂਟ-ਇਨ-ਏਡ ਸੰਸਥਾਨ ਹੈ ਜੋ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ, ਭਾਰਤ ਸਰਕਾਰ ਦੀ ਸਰਪ੍ਰਸਤੀ ਹੇਠ ਕੰਮ ਕਰ ਰਿਹਾ ਹੈ। ਭਾਰਤ ਦੇ 7 ਰਾਜਾਂ ਵਿੱਚ 11 ਵਿਸ਼ੇਸ਼ ਕੈਂਸਰ ਦੇਖਭਾਲ ਸੰਸਥਾਵਾਂ ਵਿੱਚ ਇਸ ਦੇ ਵਿਸਤਾਰ ਦੇ ਨਾਲ, ਉਹ ਆਪਣੇ ਮਰੀਜ਼ਾਂ ਨੂੰ ਅਤਿ ਆਧੁਨਿਕ ਕੈਂਸਰ ਸੇਵਾਵਾਂ ਦੀ ਪੇਸ਼ਕਸ਼ ਕਰਦੇ ਹਨ ਜੋ ਦੁਨੀਆ ਭਰ ਦੇ ਸਰਬੋਤਮ ਕੈਂਸਰ ਕੇਂਦਰਾਂ ਵਿੱਚ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

3) ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਪੰਜਾਬ ਦੀ ਸਥਾਪਨਾ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਭਰਪੂਰ ਸਹਿਯੋਗ ਨਾਲ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਅਤਿ ਆਧੁਨਿਕ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ ਲਈ ਉਨ੍ਹਾਂ ਨੂੰ 50 ਏਕੜ ਜ਼ਮੀਨ ਮੁਫ਼ਤ ਜਮੀਨ ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਹੈ। ਪਿਛਲੇ ਸਾਲ ਇਸ ਕੇਂਦਰ ਵਿੱਚ 18,000 ਤੋਂ ਵੱਧ ਨਵੇਂ ਕੈਂਸਰ ਮਰੀਜ਼ਾਂ ਨੂੰ ਰਜਿਸਟਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਹ ਸੰਸਥਾ ਇੱਕ "ਹੱਬ ਐਂਡ ਸਪੋਕ" ਮਾਡਲ ਉੱਤੇ ਕੰਮ ਕਰਦੀ ਹੈ ਜਿਸ ਦਾ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਸੈਂਟਰ ਹੱਬ ਹੈ ਅਤੇ ਇਸ ਦੇ ਘੇਰੇ ਵਿੱਚ ਕਈ ਸਪੋਕ ਹਨ ਅਤੇ ਇਸ ਦਾ ਮੁੱਖ ਸਪੋਕ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ, ਸੰਗਰੂਰ ਹੈ। ਇੰਨੇ ਵੱਡੇ ਕੇਂਦਰ ਨੂੰ ਸਹੀ ਢੰਗ ਨਾਲ ਕੰਮ ਕਰਨ ਲਈ ਬਹੁਤ ਸਾਰੀ ਜ਼ਮੀਨ ਦੀ ਜ਼ਰੂਰਤ ਹੁੰਦੀ ਹੈ।

4) ਇਸ ਲਈ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਹਸਪਤਾਲ ਦੇ ਆਲੇ ਦੁਆਲੇ ਭਵਿੱਖ ਵਿੱਚ ਵਿਸਤਾਰ ਕਰਨ ਲਈ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜ਼ਮੀਨ ਅਲਾਟ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ।

5) ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਜਮੀਨ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਪੰਜਾਬ ਦੇ ਗਮਾਡਾ ਵਿੰਗ ਦੇ ਅਧੀਨ ਹੈ। ਇਸ ਲਈ ਜੇਕਰ ਪ੍ਰਵਾਨ ਹੋਵੇ ਤਾਂ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਵਿਅਪ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿੱਖ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਹਸਪਤਾਲ ਦੇ ਭਵਿੱਖੀ ਵਿਸਥਾਰ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜ਼ਮੀਨ ਅਲਾਟ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਮਿਸਲ ਪ੍ਰਵਾਨਗੀ/ਅਗਲੇਰੇ ਯੋਗ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

19/03/2025 01:20 PM
GURJINDER SINGH
SENIOR ASSISTANT
Note # 2

ਉਕਤ ਦਰਸਾਈ ਤਜ਼ਵੀਜ ਦੇ ਪੈਰਾ-5 ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਮਿਸਲ ਪ੍ਰਵਾਨਗੀ/ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਪੱਧਰ

ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਸਿਹਤ ਜੀ।

19/03/2025 02:31 PM
MANJEET KAUR
SUPERINTENDENT
Note # 3

ਦਫਤਰੀ ਨੋਟ 1 ਵਾਚ ਲਿਆ ਜਾਵੇ ਜੀ ।

ਕੇਸ ਦਾ ਵੇਰਵਾ ਪੈਰ੍ਹਾ 2-5 ਵਿਚ ਦਰਸਾਇਆ ਗਿਆ ਹੈ। ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਜਮੀਨ / ਮਕਾਨ ਆਦਿ ਅਲਾਟ ਕਰਨ ਦਾ ਮਾਮਲਾ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਪੰਜਾਬ ਦੇ ਗਮਾਡਾ ਵਿੰਗ ਦੇ ਅਧੀਨ ਆਉਂਦਾ ਹੈ। ਇਸ ਲਈ ਦਫ਼ਤਰ ਦੀ ਤਜਵੀਜ਼ ਅਨੁਸਾਰ ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਵਿਅਪ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿੱਖ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਹਸਪਤਾਲ ਦੇ ਭਵਿੱਖੀ ਵਿਸਥਾਰ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜ਼ਮੀਨ ਅਲਾਟ ਕਰਨ ਲਈ ਵਿਚਾਰ ਲਿਆ ਜਾਵੇ ਜੀ।

ਪੱਧਰ

ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਸਿਹਤ ਜੀ।

19/03/2025 03:15 PM
RAM ISHWAR
UNDER SECRETARY
Note # 4

Note #1 may kindly be perused.
Submitted for kind approval so that it is sent to Housing Department for further necessary action.

19/03/2025 03:33 PM
KUMAR RAHUL
ADMINISTRATIVE SECRETARY

Approved.

14.3.25

DR BALBIR SINGH
CABINET MINISTER-HEALTH AND FAMILY WELFAR

PSHFW


Site for (U1) Incinerating unit / Dumping site Laundry utilities,E-Waste Area: 3.09 acres
45 M WIDE MASTER PLAN ROAD
Social cause Facility Area- 1.72 aCS.
Site for 66 kv Grid Sub Station Area - 6.88 Acs.
Site for Water Works & D.G. Sets Area- 1.20 Acs.
Public Building Area - 1.59 Acs. (PB-1)
30 M WIDE ROAD
Medical College cum Hospital Area: 28.22 acres (MCH2)
Medical College cum Hospital Area: 28.15 acres (MCH1)
Max Multi Speciality Hospital AREA - 5.00 ACS. (20237.24 SMT.) (HO3)
EXISTING REVENUE RASTA
PROPOSED 19' (4 KARAM) WIDE RASTA AREA - 0.47 ACS.
Multi Speciality Hospital AREA - 4.54 ACS. (18401.82 SMT.) (HO2)
MEDICITY BOUNDARY
Group Housing 5.66 Acs. (M/S Sham Jewels and Builders. DOA-15.07.2022) (GH2)
Multi level parking Area: 4.04 acres (P-1)
Commercial 3.66 Acs. (C-1)
Green Area: 1.37 acres G1
Hospital (H1) Area - 1.22 Acs.
Hospital (H2) Area - 1.00 Acs.
Hospital (H3) Area - 1.00 Acs.
Hospital (H4) Area - 1.00 Acs.
Chattargarh Hospital (H5) Area - 1.22 Acs.
Group Housing Area- 6.28 Acs (GH1) (SITE ALLOTTED TO GV TRADING CO)
Green Area: 1.37 acres G2
Ancillary & Supporting Services (AS1) (Medicity Hotel) Area: 3.45 acres
Medical Research Institutes (IR1) Area: 3.449 acs
Grewal Hospital (H6) Area: 3.00 acres
45.00 M WIDE MASTER PLAN ROAD
Sites for consideration for additional area for Cancer Hospital . Total Area- 11.259 Acs.
Public Building Area - 1.34 Acs.
Hotel, DHARAMSHALAS AND SARAIS, Area- 2.76 Acs. (HO81)
E.T.P. Area 1.44 Acs.
P.G.I. HOSPITAL Area: 10.0 acres (HO1)
DEFENCE ZONE
MEDICITY PHASE 1
Tata Cancer Hospital Area- 50.00 Acs.
RESERVED - 3.95 ACS. (R1)
VILL - FEROZPUR
PROPOSED SITE FOR SPORTS COMPLEX / CLUB 5.09 ACS.
RMC SITE 1.66 Acs.
Police Station Area-1.00 Acs.
Fire Station Area-0.91 Acs.
Petrol Pump Area-1.16 Acs.
FROM SISWAN T-POINT >>
<< Entry/Exit >>
200' ROAD CHANDIGARH SISWAN ROAD
<<60.00 MT WIDE ROAD>>
TT
PROPOSED 200' ROAD
TO CHANDIGARH >>

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
PUDA Bhawan, Sector-62, S.A.S Nagar

ਵੱਲ

Manager,
Canara Bank,
Sector-17 C, Chandigarh.

ਪੱਤਰ ਨੰ.: ਗਮਾਡਾ-ਮਿ.ਅ.(ਪ)/2024/ ਮਿਤੀ:-

ਵਿਸ਼ਾ:- Creation of Lien/Mortgage over properties against GMADA property.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਣਯੋਗ ਹੈ ਕਿ ਵਿਸ਼ੇ ਅਧੀਨ ਸਾਈਟ ਗਮਾਡਾ ਵਲੋਂ ਨਿਊ ਚੰਡੀਗੜ ਦੇ ਮੈਡੀਸਿਟੀ ਵਿੱਚ ਪੈਦੀ ਗਰੁਪ ਹਾਊਸਿੰਗ (GH-1) ਸਾਈਟ 6.28 ਏਕੜ ਅਤੇ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ (C-1) Site 3.66 Acres ਨੂੰ De-Mortgage ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਇਸ ਸਾਈਟ ਦੀ ਬਜਾਏ ਹੇਠ ਲਿਖੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਮੋਰਟਗੇਜ ਕਰਕੇ ਲੀਅਨ ਆਪ ਜੀ ਦੇ ਹੱਕ ਵਿੱਚ ਮਾਰਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

Sr No.	Site	Area	Reservce Price per sq mtr	Tentative Value of property
1	Multi-level Parking Medicity	4.04 Acre	56,886/-	93.00 Crore
2	Hotel, Dharamshala and Sarai Medicity	2.76 Acres	56,886	63.54 Crore
3	Public Building	1.50 Acres	56,886	34.53 Crore

ਮਿਲਖ ਅਫਸਰ (ਪ),
ਗਮਾਡਾ,ਐਸ.ਏ.ਐਸ.ਨਗਰ
ਮਿਤੀ: 05/09/2024

ਪਿੱਠ ਅੰਕਣ ਨੰ.: ਗਮਾਡਾ:-ਮਿ.ਅ.(ਪ)/2024/ 5372

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ :-

1. ਮੁੱਖ ਲੇਖਾ ਅਫ਼ਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
3. ਸੀਨੀਅਰ ਲੇਖਾ ਅਫਸਰ, ਮਿਲਖ ਦਫਤਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।
4. ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਿ), ਗਮਾਡਾ,ਐਸ.ਏ.ਐਸ.ਨਗਰ।

Put up on file.

ਮਿਲਖ ਅਫਸਰ (ਪ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

5/9/2024
SAO(4)

S.A-Harman

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.23

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਗਮਾਡਾ)

ਵਿਸ਼ਾ:- **Allotment of land for setting up Science Centre at Sector 81, SAS Nagar.**

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 30.23 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

1.0 ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ, ਜੋ ਕਿ ਭਾਰਤ ਸਰਕਾਰ ਅਤੇ ਪੰਜਾਬ ਸਰਕਾਰ ਦਾ ਸੰਯੁੱਕਤ ਪ੍ਰੋਜੈਕਟ ਹੈ, ਵੱਲੋਂ ਮੋਹਾਲੀ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਸਥਾਪਿਤ ਕਰਨ ਦੀ ਇੱਛਾ ਪ੍ਰਗਟਾਈ ਅਤੇ ਇਸ ਮੰਤਵ ਲਈ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪ੍ਰਤੀਬੇਨਤੀ ਦਿੱਤੀ। ਸੋਸਾਇਟੀ ਦੀ ਇਸ ਮੰਗ ਨੂੰ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ: 76 ਮਿਤੀ 25-11-2022 (**ਅਨੁਲੱਗ-01**) ਰਾਹੀਂ ਇੰਡੋਰਸ ਕੀਤਾ ਗਿਆ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਸੈਕਟਰ 81, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਭੋਂ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕਰਨ ਲਈ ਵੀ ਬੇਨਤੀ ਕੀਤੀ।

2.0 ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਦੀ ਮੰਗ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਲਈ ਸੈਕਟਰ 81, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਸੁਝਾਈ ਹੈ, ਜਿਸ ਦੇ ਪਾਰਟ ਪਲੈਨ ਦੀ ਕਾਪੀ **ਅਨੁਲੱਗ-02** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ। ਸਾਈਟ ਨਾਲ ਸਬੰਧਤ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਕਰਨ ਤੇ ਇਹ ਸਾਹਮਣੇ ਆਇਆ ਹੈ ਕਿ ਇਹ ਸਾਈਟ ਫਿਜੀਬਲ ਹੈ, ਬੈਂਕ ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕੀਤੀ ਹੈ ਅਤੇ ਲਿਟੀਗੇਸ਼ਨ ਮੁੱਕਤ ਹੈ । ਇਹ

ਸਾਈਟ Indian School of Business, SAS Nagar ਦੇ ਨਾਲ ਪੈਂਦੀ ਹੈ ਅਤੇ ਇਸ ਮੰਤਵ ਲਈ ਢੁੱਕਵੀਂ ਹੈ।

3.0 ਸਾਇੰਸ ਸੈਂਟਰ ਦਾ ਸਬੰਧ Educational cum Recreational activities ਨਾਲ ਹੈ। ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਅਜਿਹੀਆਂ ਸੰਸਥਾਵਾਂ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਿਹੜੇ ਰੇਟਾਂ ਤੇ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਸਬੰਧੀ ਕੁੱਝ ਵੀ ਜਿਕਰ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਸਾਇੰਸ ਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਲਈ ਪ੍ਰਾਪਤ ਕੰਸੈਪਟ ਨੋਟ ਤੋਂ ਪਤਾ ਚਲਦਾ ਹੈ ਕਿ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਦੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਉਸਾਰੀ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਜਿਸ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ Thematic gallery, Fun science Gallery, Inflatable Planetarium, VR and AR Lab, Temporary Exhibition Area and Activity Area, Workshops and Offices ਦੀ ਸਥਾਪਨਾ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਨ੍ਹਾਂ ਗਤੀਵਿਧੀਆਂ ਵਿੱਚੋਂ ਜਿਆਦਾਤਰ Cultural and Literary Activities ਨਾਲ ਸਬੰਧਤ ਹਨ।

ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ (**ਅਨੁਲੱਗ-03**) ਵਿੱਚ ਸਭਿਆਚਾਰਿਕ ਅਤੇ ਸਾਹਿਤੱਕ ਗਤਿਵਿਧੀਆਂ ਲਈ ਭੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਲਾਟ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

Cultural and Literary Activities (Owned by Government Only)	Allotment	Free of cost
Cultural and Literary Activities (by Other Organizations-Government Aided or Private)	Allotment	Reserve Price to be 50 % of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

4.0 ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰਾਂ ਰਾਹੀਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਦੇ ਨਾਮ ਤੇ ਲੋਕ ਹਿੱਤ ਵਿੱਚ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਰਾਜ ਸਰਕਾਰ ਜਾਂ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਵਿਭਾਗ, ਬੋਰਡਾਂ/ਕਾਰਪੋਰੇਸ਼ਨਾਂ ਆਦਿ ਨੂੰ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿੱਧੇ ਤੌਰ ਤੇ ਅਲਾਟ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਅਤੇ ਸੋਸਾਇਟੀਆਂ/ਟਰੱਸਟਾਂ ਨੂੰ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿੱਧੇ ਤੌਰ ਤੇ ਨਹੀਂ ਸਗੋਂ ਅੱਖਬਾਰਾਂ ਵਿੱਚ ਵਿਗਿਆਪਨ ਦਿੰਦੇ ਹੋਏ ਬਿਨੈਪੱਤਰ ਮੰਗਦੇ ਹੋਏ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ Recreational activities ਅਤੇ ਸੈਰ ਸਪਾਟੇ ਲਈ ਬਹੁੱਤ ਹੀ ਘੱਟ ਥਾਵਾਂ ਹਨ। ਸਾਇੰਸ ਸੈਂਟਰ ਦੇ ਮੋਹਾਲੀ ਵਿਖੇ ਸਥਾਪਿਤ ਹੋਣ ਨਾਲ ਸੈਰ ਸਪਾਟੇ ਨੂੰ ਹੁੰਗਾਰਾ ਮਿਲੇਗਾ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਹੀ ਮੋਹਾਲੀ ਦੇ ਵਸਨੀਕਾਂ ਖਾਸ ਕਰਕੇ ਸਕੂਲੀ ਵਿਦਿਆਰਥੀਆਂ ਨੂੰ ਲਾਭ ਹੋਵੇਗਾ। ਇਸ ਲਈ ਲੋਕ ਹਿੱਤ ਵਿੱਚ ਇਸ ਸਾਈਟ ਨੂੰ ਸਭਿਆਚਾਰਕ ਅਤੇ ਸਾਹਿਤੱਕ ਗਤਿਵਿਧੀਆਂ ਅਧੀਨ ਮੰਣਦੇ ਹੋਏ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨੋਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ। ਜਿਸ ਦੇ ਸੰਨਮੁੱਖ ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਵੀ ਇਸ ਮੰਤਵ ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਗਈ ਸਾਈਟ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਉਂਦੇ ਹੋਏ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਦੀ ਸਹਿਮਤੀ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਸੀ।

5.0 ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 18-12-2023 (**ਅਨੁਲੱਗ-04**) ਰਾਹੀਂ ਸੈਕਟਰ 81, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਲਈ ਉਪਲਬੱਧ ਹੋਈ 5.00 ਏਕੜ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੇ ਨਾਮ ਤੇ ਕਰਨ ਲਈ ਲੋੜੀਂਦੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਫੈਸਲਾ ਕਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਦੇ ਅੱਖਤਿਆਰ ਮਾਨਯੋਗ ਮੁੱਖ

ਮੰਤਰੀ ਜੀ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸ ਹਨ, ਲੇਕਿਨ ਗਮਾਡਾ ਅਧੀਨ ਆਉਂਦੀਆਂ ਸਾਈਟਾਂ ਦੇ ਦੀ ਡਿਸਪੋਜ਼ਲ ਦੇ ਰੇਟ ਅਤੇ ਪਾਲਿਸੀਆਂ ਨਿਰਧਾਰਿਤ ਕਰਨ ਦੇ ਅੱਖਤਿਆਰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਪਾਸ ਹਨ।

6.0 ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਜਾਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਉਸ ਸਮੇਂ ਫਿਕਸ ਨਾ ਹੋਣ ਕਰਕੇ ਲੋਕ ਹਿੱਤ, ਖਾਸ ਕਰਕੇ ਵਿਦਿਆਰਥੀਆਂ ਦੇ ਹਿੱਤ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਿਟੀ ਤੋਂ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਮਿਲਣ ਦੀ ਆਸ ਵਿੱਚ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਦੇ ਪੱਧਰ ਤੇ ਮਿਤੀ 12-10-2024 (**ਅਨੁਲੱਗ-05**) ਨੂੰ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ :-

> " ਸੈਕਟਰ 81, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਨੂੰ ਸਾਹਿਤੱਕ ਅਤੇ ਸਭਿਆਚਾਰਿਕ ਗਤੀਵਿਧੀਆਂ ਅਧੀਨ Free of cost ਵਿੱਚ ਇਸ ਸ਼ਰਤ ਤੇ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਕਿ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਇਸ ਸਾਈਟ ਤੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਅਤੇ ਰੱਖ ਰਖਾਵ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਤੋਂ ਕਰਵਾ ਸਕਦਾ ਹੈ, ਲੇਕਿਨ ਇਹ ਸਾਈਟ ਕਦੇ ਵੀ ਸਬੰਧਤ ਸੋਸਾਇਟੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਸੋਸਾਇਟੀ/ਵਿਭਾਗ ਦੇ ਨਾਮ ਤੇ ਤਬਦੀਲ ਨਹੀਂ ਹੋਵੇਗੀ। "

ਉੱਕਤ ਅਨੁਸਾਰ ਪ੍ਰਾਪਤ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸੰਨਮੁੱਖ ਸੈਕਟਰ 81 ਦੀ 5.00 ਏਕੜ ਸਾਈਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਲਈ ਮਿਲਖ ਦਫਤਰ ਨੂੰ ਡਾਇਰੈਕਸ਼ਨਜ਼ ਜਾਰੀ ਕਰ ਦਿੱਤੀਆਂ ਗਈਆਂ ਸਨ।

ਮਾਮਲਾ ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਉੱਕਤ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ।

IX. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:

" ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਜਾਂਦੀ "

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

* * * * * *

25

Rahul Tewari, IAS
ਰਾਹੁਲ ਤਿਵਾਰੀ, ਆਈ.ਏ.ਐਸ.
Secretary
ਸਕੱਤਰ
Tele. No.0172-2742691
E-mail : secy.te@punjab.gov.in

ACA(P) 24/11/22

DIP(Ca) to identify one suitable land for the purpose as already directed

D.O. No. PLSc/MOH/76
ਅੰਕ:ਸ:ਪੰ:ਨੰ:
Government of Punjab
ਪੰਜਾਬ ਸਰਕਾਰ
Deptt. of Science, Technology & Environment
ਵਿਗਿਆਨ, ਤਕਨੀਕ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ
Chandigarh
ਚੰਡੀਗੜ੍ਹ
Chandigarh, the 25/11/2022

I would like to draw your kind attention to the meeting held on 22.06.2022 under the Chairmanship of the then Chief Secretary, Govt. of Punjab w.r.t setting up of a new Science Centre at Mohali with a view to promote decentralized non-formal science education. The Centre would be a unique state of the art science edutainment facility based on Augmented and Virtual Reality with AI based exhibits and would be a major tourist attraction. It would function as an extension of Pushpa Gujral Science City and operated on similar lines. It was proposed that land / building would be provided by the State 'free of cost' to PGSC in "public interest".

In this regard, a corner plot of 4.39 acre at Sector 77, GMADA (near DC office, Mohali) was proposed as a probable site for setting up of the Science Centre. The site was physically inspected and found to be highly suitable in view of its easy accessibility and potential to attract visitors from all over state as well as transit tourists enroute Himachal Pradesh and J & K, making it a financially viable and self sustainable proposition.

9701 29/11/2022

Accordingly, a proposal was submitted to Hon'ble Chief Minister Punjab, for his consideration and kind approval to transfer the site to Pushpa Gujral Science City. CMO had further desired to seek comments from GMADA in the matter. In this regard, as directed, DG, PGSC had written to the Chief Administrator, GMADA (vide letter no. PGSC/MOH/54 dated 24/8/22) seeking his comments/consent. The reply is yet awaited.

I shall be grateful if you could kindly consider the proposal positively and send your consent.

Alternatively, about 2-4 acre land could also be considered for allotment to POGSC at sector 82 out of 80 acre land returned to GMADA by Deptt. of Science, Technology & Environment (earlier proposed for Mohali Biotech Park).

I look forward to your early response.

Yours sincerely

(Rahul Tewari)

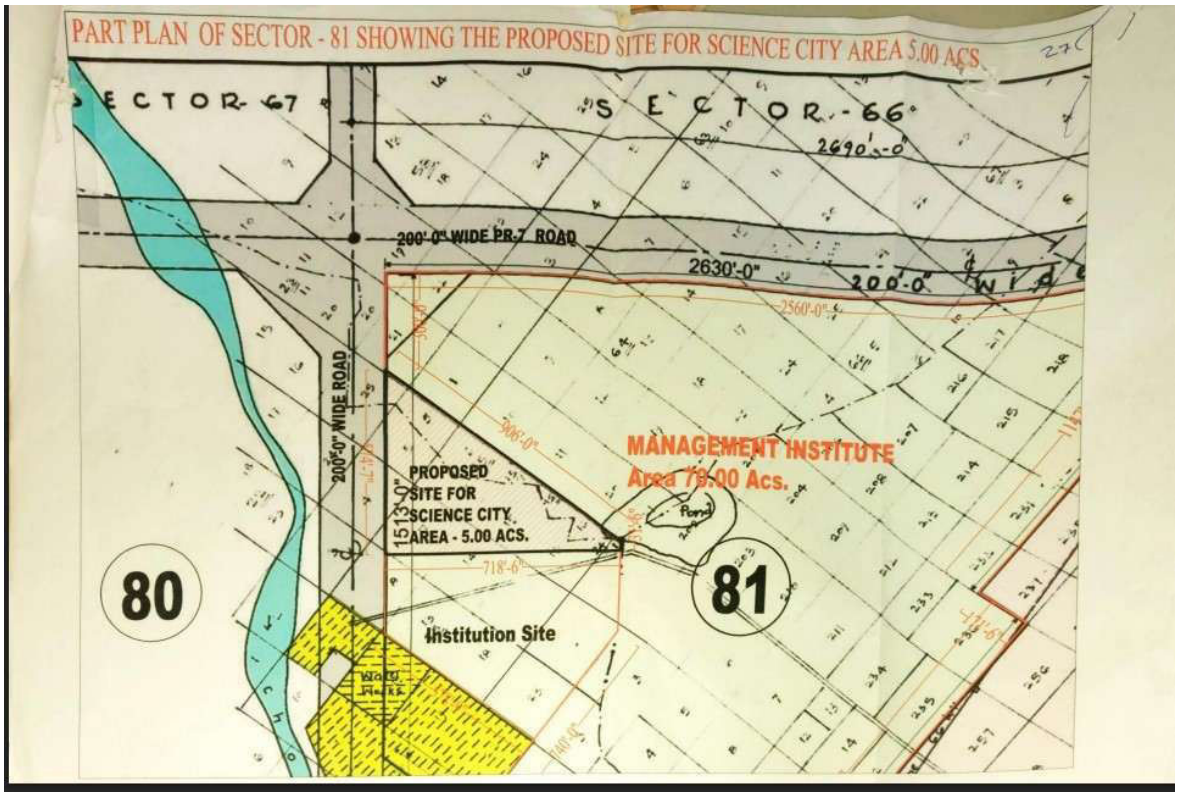
Sh. Ajoy Kumar Sinha, IAS
Principal Secretary, Housing and Urban Development
PUDA Bhawan, Sector-62, SAS Nagar.

PRINCIPAL SECRETARY
Housing & Urban
Development Department
Date: 25 NOV 2022

for further necessary action please

ACA(Ps. Ucy)

CA, GMADA 30.11.2022


PART PLAN OF SECTOR - 81 SHOWING THE PROPOSED SITE FOR SCIENCE CITY AREA 5.00 ACS.
SECTOR-67
SECTOR-66
2690'-0"
200'-0" WIDE PR-7 ROAD
2630'-0"
200'-0"
200'-0" WIDE ROAD
PROPOSED SITE FOR SCIENCE CITY AREA - 5.00 ACS.
MANAGEMENT INSTITUTE
Area 79.00 Acs.
Pond
80
81
Institution Site

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ

ਨੰ: ਪੁੱਡਾ–ਲੇਖਾ (ਵਰਕਸ)/2017/ 5274–81 ਮਿਤੀ: 4/10/2017

ਵੱਲ:

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,

ਪੁੱਡਾ, ਪਟਿਆਲਾ, ਜਲੰਧਰ, ਅੰਮ੍ਰਿਤਸਰ, ਬਠਿੰਡਾ, ਲੁਧਿਆਣਾ, ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵਿਸ਼ਾ:– **Calculation of Reserve Price for Institutional Sites under Development agencies.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਪੁੱਡਾ) ਦੀ ਮਿਤੀ 01–09–2017 ਨੂੰ ਹੋਈ 55ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੈਡਾ ਆਈਟਮ ਨੰ: 55.09 ਅਧੀਨ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੋਧੇ ਹੋਏ ਅਜੈਡੇ ਅਤੇ ਮੀਟਿੰਗ ਦੀ ਪ੍ਰਸੀਡਿੰਗ ਦੀ ਕਾਪੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

3/x/17

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

ਨੱਥੀ/ ਉਕਤ ਅਨੁਸਾਰ

ਨੰ: ਪੁੱਡਾ–ਲੇਖਾ (ਵਰਕਸ)/2017/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1) ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ (ਪ੍ਰੋਜੈਕਟ) ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2) ਅਮਲਾ ਅਫਸਰ (ਪਾਲਿਸੀ), ਪੁੱਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

3/x/17

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Agenda item no. 55.19
(Authority Meeting)
(Accounts Branch)

Subject:- **Calculation of reserve price for institutional sites under development authorities.**

Authority in its 49th meeting held on 28.05.2013 vide agenda item no. 49.21 and subsequent amendment in the 54th Meeting held on 09-11-2016 vide agenda item no 54.08 had approved the policy for fixation of prices of institutional sites on the basis of prices of residential plots.

2. Subsequently, PDA Patiala has proposed changes in the fixation of reserve price for sites mentioned at 1 (b & c),3(a), 4(c), 5 (d & e) and 8. Accordingly the Proposal of revised rate has been prepared and placed at **Annexure-1.**

3. The matter was placed before the Finance and Accounts Committee in 81st meeting held on 10.08.2017 vide agenda item no 81.01 and the same was approved with the remarks that all those sites which are to be sold through allotment may also be put to auction, if required.

4. The matter is now placed before the Authority for ratification of the decision taken by Finance and Accounts Committee vide Agenda Item no. 81.01

Annexure 1

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
1	**EDUCATIONAL (FAR 1:1.0)**				
a)	State Government	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government including all Autonomous/ Statutory Bodies/ Universities set up by a Statute of Central/ State Government as well as Societies and Trusts promoted by them	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Others (Private)	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Auction	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
2	**HEALTH (FAR 1: 1.5)**				
a)	State Government	Sites for Dispensaries/ Primary Health Centres etc.	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Autonomus/ Statutory Bodies such as Punjab Health Systems Corporation Promoted by State/Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
d)	Private	Multi-Super Speciality Hospitals/ Other Hospitals	Auction	First Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Others	Nursing Home	Auction	First Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
3	**SERVICE DEPARTMENTS (FAR 1: 1.0)**				
a)	Essential Services - Police, Fire and Similar Services	Police Station/Fire Station and other Similar Services	Allotment	Free of Cost	
b)	For Other Services (Government Departments- State and Central and Statutory Bodies constituted under any Act)	Telephone (BSNL)/ Post & Telegraph Department/ State Power Utilities like Punjab Powercom & Punjab Transco/ Water Supply & Sewerage Board/ Bus Stand	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	

Sr. No.	Particulars 295	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
4	**OFFICE BUILDINGS (FAR 1: 1.5)**				
a)	State Government	For Office Use including District/Tehsil Administrative & Judicial Comlexes	Allotment	Reserve Price to be 25% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	For Office Use	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	For Office Use	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	For Office Use	Allotment	Reserve Price to be 200% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
5	**RESIDENTIAL BUILDINGS**				
a)	State Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	Residential Colonies including Group Housing Sites for renting out to their Officers/ Officials	Allotment	Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Private Builders/ Co-operative Societies	Multi- Storey Group Housing Sites	Allotment	First Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	Reserve price in case of Auction will be calculated as per previous Policy.
6	**COMMERCIAL SITES**				
a)	~~Multiplex/ Chunk Sites~~	~~Commercial~~	~~Auction~~	~~First Reserve Price shall be 135% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme (inbuilt FAR 1:2)~~	*DELETED*

296

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
b)	~~Booth Sites including Built-Up~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 300% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
c)	~~SCO/SCF/ Single Storey Shop~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 400% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
7	**CHARITABLE INSTITUTIONS**				
a)	Government Owned Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for Disabled Etc.	Charitable Puposes	Allotment	Free of Cost	
b)	Others- Governments Aided or Private (For Other Purpose)	Charitable Puposes	Allotment	Allotment on Leasehold 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.	
c)	Cultural & Literacy Activities (Owned by Government Only)		Allotment	Free of Cost	
d)	Cultural & Literacy Activities (By Other Organisations- Government Aided or Private)	Minimum Area to be 4000 sq yds	Allotment	Allotment on Leasehold 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.	
8	RELIGIOUS INSTITUTIONS	Religious Purpose. (The maximum area to be given for religious purpose not to exceed 1000 sq. yd. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area up to a maximum of 2000 sq. yd. as per agenda item no. 25.05/25.10.2000	Allotment	Allotment on Freehold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and balance can be deposited either in lump sum or 4 equal annual installments along with prevailing rate of interest.	

Note:- i. Prevailing highest residential reserve price means the rate at which plots/sites sold in the last auction or reserve price for the last auction of that area/sector/scheme with 5% escalation for every year since the last auction.

ii. The Rates for allotment of land for Educational, Health, Service Department and Office Building will increase proportionately if higher FAR than mentioned against these is allowed.

iii. For sites to be alloted on 'Free of Cost' basis or below 'Collector Rate', the 'Income Tax' liability of Authority, if any, shall be recovered from the allottee.

ਗਮਾਡਾ ਮੁਹਾਲੀ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

GMADA

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ) 2018- 3

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
6. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ/ਹਾਊਸਿੰਗ,ਪ੍ਰੋਜੈਕਟ-ਰੈਗੂਲੇਟਰੀ/ਪਾਲਿਸੀ/ ਈ-ਆਕਸ਼ਨ)
ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ. ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ/ਸ-1 /2019/ 3710-31

ਮਿਤੀ : 7/11/19

ਵਿਸ਼ਾ : **Revision of Rates on Institutional sites in various Urban Estates-Sites meant for Cultural and Literary activities.**

ਹਵਾਲਾ: ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਦੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74 ਮਿਤੀ 27-10-2006 ਅਤੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ(ਵਰਕਸ)/2017/5274-81 ਮਿਤੀ 04-10-2017 ਦੀ ਲਗਾਤਾਰਾ ਵਿੱਚ।

ਮਿਤੀ 11-10-2018 ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 23.02 ਰਾਹੀਂ ਸਾਹਿਤਿੱਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਲਈ ਰੇਟਸ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ:-

7.	Charitable Institutions			
c)	Cultural and Literary Activities (Owned by Government Only)		Allotment	Free of cost
d)	Cultural and Literary Activities (by Other Organisations-Government Aided or Private)	Minimum area 3000 sq yds.	Allotment	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

ਸਾਹਿਤਿੱਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਬਾਕੀ ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74 ਮਿਤੀ 27-10-2006 ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਜਾਰੀ ਕੀਤੀਆਂ ਸੋਧਾ ਵਾਲੀਆਂ ਹੀ ਰਹਿਣਗੀਆਂ।

ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੇ ਉਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੰਟ(ਪਾਲਿਸੀ)

ਵੱਲ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

- 19 -

ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿਗਿਆਨ ਤਕਨੀਕ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ

Chief Administrator
GMADA
Date: 21 DEC 2023

ਵਿਖੇ,

ਚੀਫ ਐਡਮਨਿਸਟ੍ਰੇਟਰ,
ਕਮਰਾ ਨੰ. 102, ਪੁੱਡਾ ਭਵਨ,
ਸੈਕਟਰ 62, ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ।

ACA (Policy)

ਨੰ: PGSC/5422

ਮਿਤੀ: 18.12.2023

EO (Policy) 22/12

ਵਿਸ਼ਾ: **Allotment of land for setting up Science Centre at SAS Nagar.**

ਹਵਾਲਾ: **ਗ੍ਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦਾ ਪੱਤਰ ਨੰ. ਗਮਾਡਾ-ਪਾਲਿਸੀ/2023/29952 ਮਿਤੀ: 12.12.2023.** CP1 -96.

22/12/23

ਉਪੋਰਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਐੱਸ.ਏ.ਐੱਸ ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ 5.00 ਏਕੜ ਜ਼ਮੀਨ ਵਿਗਿਆਨ ਤਕਨੀਕ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਨੂੰ ਅਲਾਟ ਕਰਨ ਲਈ ਵਿਭਾਗ ਆਪਣੀ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦਾ ਹੈ।

ਇਹ ਆਪ ਦੀ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਹੈ।

ਸਕੱਤਰ,
ਵਿਗਿਆਨ ਤਕਨੀਕ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਰਕਾਰ।

2024- 377
Noting GMADA
PUR- 3068.

— 46 —

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੰ.ਤੋ.... **Allotment of land for setting up Science Centre at SAS Nagar.**

ਪਿਛੇ ਨੋਟ ਪੰਨ੍ਹਾਂ/- 35 ਤੇ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦੇ ਸੰਨਮੁੱਖ ਸਾਈਟ ਦੀ Suitability ਅਤੇ ਹੋਰ Instituitions ਤੇ ਪੈਣ ਵਾਲੇ ਪ੍ਰਭਾਵ ਸਬੰਧੀ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ ਏ ਐਸ ਨਗਰ ਤੋਂ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਹਨ।

1.● ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਆਪਣੇ ਨੋਟ (ਨੋਟ ਪੰਨ੍ਹਾਂ/-2● ਅਤੇ 37) ਰਾਹੀਂ ਇਸ ਸੈਕਟਰ 81 ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਗਈ ਸਾਈਟ ਇਸ ਮੰਤਵ ਲਈ Suitable ਦੱਸੀ ਹੈ। ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਾਇੰਸ ਸੈਂਟਰ ਲਈ ਤਿਆਰ ਕੰਸੈਪਟ ਨੋਟ ਅਤੇ ਪੁੱਡਾ (ਬਿਲਡਿੰਗ) ਰੂਲਜ਼, 2●21 ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਨਾਲ ਤੁਲਣਾ ਕਰਦੇ ਹੋਏ ਸਾਈਟ ਦੀ Suitability ਸਬੰਧੀ ਉੱਚ ਪੱਧਰ ਤੇ ਫੈਸਲਾ ਲੈਣ ਲਈ ਲਿਖਿਆ ਹੈ।

2.● ਪਿਛੋਕੜ ਲਈ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ, ਜੋ ਕਿ ਭਾਰਤ ਸਰਕਾਰ ਅਤੇ ਪੰਜਾਬ ਸਰਕਾਰ ਦਾ ਸੰਯੁੱਕਤ ਪ੍ਰੋਜੈਕਟ ਹੈ, ਵੱਲੋਂ ਮੋਹਾਲੀ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਸਥਾਪਿਤ ਕਰਨ ਦੀ ਇੱਛਾ ਪ੍ਰਗਟਾਈ ਹੈ। ਸੋਸਾਇਟੀ ਦੀ ਇਸ ਮੰਗ ਨੂੰ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਵੱਲੋਂ ਆਪਣੇ ਡੀ.ਓ. ਪੱਤਰ ਨੰ: 76 ਮਿਤੀ 25-11-2●22 (ਝੰਡੀ ੳ) ਰਾਹੀਂ ਇੰਡੋਰਸ ਕੀਤਾ ਗਿਆ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਸੈਕਟਰ 81, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਭੌਂ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕਰਨ ਲਈ ਵੀ ਬੇਨਤੀ ਕੀਤੀ।

3.● ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਦੀ ਮੰਗ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਲਈ ਸੈਕਟਰ 81, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 5.●● ਏਕੜ ਦੀ ਸਾਈਟ ਸੁਝਾਈ ਹੈ, ਜਿਸ ਦੇ ਪਾਰਟ ਪਲੈਨ ਦੀ ਕਾਪੀ ਹੇਠ ਝੰਡੀ ਅ ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ। ਸਾਈਟ ਨਾਲ ਸਬੰਧਤ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਕਰਨ ਤੇ ਇਹ ਸਾਹਮਣੇ ਆਇਆ ਹੈ ਕਿ ਇਹ ਸਾਈਟ ਫਿਜੀਬਲ ਹੈ, ਬੈਂਕ ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕੀਤੀ ਹੈ ਅਤੇ ਲਿਟੀਗੇਸ਼ਨ ਮੁੱਕਤ ਹੈ । ਇਹ ਸਾਈਟ Indian School of Business, SAS Nagar ਦੇ ਨਾਲ ਪੈਂਦੀ ਹੈ।

4.● ਸਾਇੰਸ ਸੈਂਟਰ ਦਾ ਸਬੰਧ Educational cum Recreational activities ਨਾਲ ਹੈ। ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਅਜਿਹੀਆਂ ਸੰਸਥਾਵਾਂ ਨੂੰ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ

2024- 378
Noting GMADA
PUR- 3068

-47-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਕਿਹੜੇ ਰੇਟਾਂ ਤੇ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਸਬੰਧੀ ਕੁੱਝ ਵੀ ਜਿਕਰ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਸਾਇੰਸ ਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਲਈ ਪ੍ਰਾਪਤ ਕੰਸੈਪਟ ਨੋਟ ਤੋਂ ਪਤਾ ਲਗਦਾ ਹੈ ਕਿ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਦੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਉਸਾਰੀ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਜਿਸ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ Thematic Galary, Fun Science Gallery, Inflatable Planaterium, VR and AR Lab, Temporary Exibition Area and Activity Area, Workshopes and Offices ਦੀ ਸਥਾਪਨਾ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਨ੍ਹਾਂ ਗਤੀਵਿਧੀਆਂ ਵਿੱਚੋਂ ਜਿਆਦਾਤਰ Cultural and Literary Activities ਨਾਲ ਸਬੰਧਤ ਹਨ, ਇਸ ਲਈ ਇਹ ਯੋਗ ਸਮਝਿਆ ਗਿਆ ਕਿ ਇਸ ਕੇਸ ਨੂੰ Cultural and Literary Activities ਅਧੀਨ ਅਲਾਟਮੈਂਟ ਲਈ ਵਿਚਾਰਿਆ ਜਾਵੇ। ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ (ਝੁੰਡੀ ਏ) ਵਿੱਚ ਸਭਿਆਚਾਰਿਕ ਅਤੇ ਸਾਹਿਤੱਕ ਗਤਿਵਿਧੀਆਂ ਲਈ ਭੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਲਾਟ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

Cultural and Literary Activities (Owned by Government Only)	Allotment	Free of cost
Cultural and Literary Activities (by Other Organizations-Government Aided or Private)	Allotment	Reserve Price to be 50 % of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

5.● ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰਾਂ ਰਾਹੀਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਦੇ ਨਾਮ ਤੇ ਲੋਕ ਹਿੱਤ ਵਿੱਚ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਰਾਜ ਸਰਕਾਰ ਜਾਂ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਵਿਭਾਗ, ਬੋਰਡਾਂ/ਕਾਰਪੋਰੇਸ਼ਨਾਂ ਆਦਿ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿੱਧੇ ਤੌਰ ਤੇ ਅਲਾਟ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਅਤੇ ਸੋਸਾਇਟੀਆਂ/ਟਰੱਸਟਾਂ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿੱਧੇ ਤੌਰ ਤੇ ਨਹੀਂ ਸਗੋਂ ਅੱਖਬਾਰਾਂ ਵਿੱਚ ਵਿਗਿਆਪਨ ਦਿੰਦੇ ਹੋਏ ਬਿਨੈਪੱਤਰ ਮੰਗਦੇ ਹੋਏ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ Recreational activities ਅਤੇ ਸੈਰ ਸਪਾਟੇ ਲਈ ਬਹੁੱਤ ਹੀ ਘੱਟ ਥਾਵਾਂ ਹਨ। ਸਾਇੰਸ ਸੈਂਟਰ ਦੇ ਮੋਹਾਲੀ ਵਿਖੇ ਸਥਾਪਿਤ ਹੋਣ ਨਾਲ ਸੈਰ ਸਪਾਟੇ ਨੂੰ ਹੁੰਗਾਰਾ ਮਿਲੇਗਾ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਹੀ ਮੋਹਾਲੀ ਦੇ ਵਸਨੀਕਾਂ ਖਾਸ ਕਰਕੇ ਸਕੂਲੀ ਵਿਦਿਆਰਥੀਆਂ ਨੂੰ ਲਾਭ ਹੋਵੇਗਾ। ਇਸ ਲਈ ਲੋਕ ਹਿੱਤ ਵਿੱਚ ਇਸ ਸਾਈਟ ਨੂੰ ਸਭਿਆਚਾਰਕ

2024- 379
Noting GMADA
PUR- 3068

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਅਤੇ ਸਾਹਿਤੱਕ ਗਤਿਵਿਧੀਆਂ ਅਧੀਨ ਮੰਣਦੇ ਹੋਏ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨੌਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।

ਮਾਮਲਾ ਨੋਟ ਪੰਨ੍ਹਾਂ/-11 ਤੇ ਵਿਚਾਰਦੇ ਹੋਏ ਇਹ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਹੀ ਕੀਤੀ ਜਾਵੇ, ਜਿਸ ਦੇ ਸੰਨਮੁੱਖ ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਵੀ ਇਸ ਮੰਤਵ ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਗਈ ਸਾਈਟ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਉਂਦੇ ਹੋਏ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਦੀ ਸਹਿਮਤੀ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਸੀ।

6.0 ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 18-12-2023 (ਝੰਡੀ ਸ) ਰਾਹੀਂ ਸੈਕਟਰ 81, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਲਈ ਉਪਲਬੱਧ ਹੋਈ 5.00 ਏਕੜ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੇ ਨਾਮ ਤੇ ਕਰਨ ਲਈ ਲੋੜੀਂਦੀ ਸਹਿਮਤੀ ਦੇ ਦਿੱਤੀ ਹੈ।

7.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 17-06-2008 ਨੂੰ ਹੋਈ ਤਿੱਜੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 3.13 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਵਿਭਾਗਾਂ ਨੂੰ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅੱਖਤਿਆਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਪਾਸ ਹਨ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਡਾਇਰੈਕਟਿੱਵ ਗਾਇਡਲਾਈਨਜ਼ ਦੀ ਕਾਪੀ ਝੰਡੀ ਹ ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

8.0 ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ Cultural and Literary Activities ਅਧੀਨ ਕਰਨ ਲਈ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੇਸ਼ ਕਰਨਾ ਬਣਦਾ ਹੈ। ਲੇਕਿਨ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਿਟੀ ਦੀ ਕੋਈ ਮੀਟਿੰਗ ਅੱਜੇ ਫਿਕਸ ਨਹੀਂ ਹੋਈ ਹੈ। ਇਸ ਲਈ ਦਫਤਰ ਦਾ ਵਿਚਾਰ ਹੈ ਕਿ ਲੋਕ ਹਿੱਤ, ਖਾਸ ਕਰਕੇ ਵਿਦਿਆਰਥੀਆਂ ਦੇ ਹਿੱਤ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਸੈਕਟਰ 81, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਅਤੇ ਵਾਤਾਵਰਣ ਵਿਭਾਗ ਨੂੰ ਸਾਹਿਤੱਕ ਅਤੇ ਸਭਿਆਚਾਰਿਕ ਗਤੀਵਿਧੀਆਂ ਅਧੀਨ Free of Cost ਵਿੱਚ ਇਸ ਸ਼ਰਤ ਤੇ ਕਰਨ ਲਈ ਵਿਚਾਰ ਕਰ ਲੈਣਾ ਯੋਗ ਹਵੇਗਾ ਕਿ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਇਸ ਸਾਈਟ ਤੇ ਸਾਇੰਸ ਸੈਂਟਰ ਦੀ ਸਥਾਪਨਾ ਅਤੇ ਰੱਖ ਰਖਾਵ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਤੋਂ ਕਰਵਾ ਸਕਦਾ ਹੈ, ਲੇਕਿਨ ਇਹ ਸਾਈਟ ਕਦੇ ਵੀ ਸਬੰਧਤ ਸੋਸਾਇਟੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਸੋਸਾਇਟੀ/ਵਿਭਾਗ ਦੇ ਨਾਮ ਤੇ ਤਬਦੀਲ ਨਹੀਂ ਹੋਵੇਗੀ।

2024- 380
Noting GMADA
PUR- 3068.

— 49 —

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੰ.ਤੋ.... **Allotment of land for setting up Science Centre at SAS Nagar.**

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 17-●6-2●●8 ਨੂੰ ਹੋਈ ਤਿੱਜੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 3.13 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ (ਝੰਡੀ ਹ) ਦੇ ਸੰਨਮੁੱਖ ਪਿਛੇ ਨੋਟ ਪੰਨ੍ਹਾਂ/-48 ਦੇ ਦਰਸਾਏ ਪੈਰਾ ਨੰ: 8.● ਵਿੱਚ ਦਿੱਤੀ ਦਫਤਰੀ ਤਜਵੀਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਿਸਲ ਮਾਨਯੋਗ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਯੋਗ ਫੈਸਲੇ/ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ, ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ ਜੀ।

ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਪੁੱਡਾ/ਗਮਾਡਾ
ਡਾਇਰੀ ਨੰ: 282
ਮਿਤੀ: 05-08-2024 to 09-08-2024

ਪੱਧਰ

ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ

Addl CPS. 21/8/2024

ACA(Policy) 7/8/24

ਗੱਲ ਠੀ। 9/8/24

EO(P) 10/8/24

Addl CA(Policy) 10/8/24

ਗੱਲ ਸੋਚੀ। ਦਫਤਰੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨਗੀ ਜੋਗ ਜੀ। 10/8/24

Addl CA(G) 20/8/24

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪ੍ਰੋਜੈਕਟ/ਪਾਲਿਸੀ)
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਡਾਇਰੀ ਨੰ: 2705
ਮਿਤੀ: 08.08.24

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪ੍ਰੋਜੈਕਟ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਡਾਇਰੀ ਨੰ: 50
ਮਿਤੀ: 21/8/24

-50

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੰ.ਤੋਂ

ਨੋਟ ਪੰਨੇ/46-49 ਤੇ ਪਾਲਿਸੀ ਸਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਨੂੰ ਵਾਚਣ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਹੱਥਲੇ ਕੇਸ ਵਿੱਚ ਸੈਕਟਰ 81, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਸਾਇੰਸ ਸੈਂਟਰ ਨੂੰ ਸਥਾਪਤ ਕਰਨ ਲਈ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਹ ਸਾਈਟ ਪ੍ਰੁਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ **(ਝੰਡੀ ਏ)** ਤਹਿਤ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਕਿਸੇ ਵੀ ਵਿਭਾਗ ਨੂੰ ਸਿੱਧੇ ਤੌਰ ਤੇ Free of Cost ਵੱਜੋ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ। ਇਸ ਸਬੰਧੀ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ 5.00 ਏਕੜ ਸਾਈਟ ਪੁਸ਼ਪਾ ਗੁਜਰਾਲ ਸਾਇੰਸ ਸਿਟੀ ਸੋਸਾਇਟੀ ਦੇ ਨਾਮ ਤੇ ਮੁੱਫਤ ਵਿੱਚ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪੱਤਰ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਿਆ ਹੈ। **ਨੋਟ ਪੰਨਾਂ/11** ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਦੇ ਹੋਏ 5.00 ਏਕੜ ਸਾਈਟ ਦੇ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੇ ਨਾਂਮ ਤੇ ਉਨ੍ਹਾਂ ਦੇ ਵਿਭਾਗ ਦੀ ਲੋੜੀਂਦੀ ਸਹਿਮਤੀ ਲੈਣ ਉਪਰੰਤ ਕਰਨਾ ਬਣਦਾ ਹੈ, ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਅਤੇ ਸਕੱਤਰ, ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਵੱਲੋਂ **"ਝੰਡੀ ਸ"** ਰਾਹੀਂ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਇੰਸ ਤਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੇ ਨਾਮ ਤੇ ਕਰਨ ਲਈ ਲੋੜੀਂਦੀ ਸਹਿਮਤੀ ਦੇ ਦਿੱਤੀ ਹੈ।

ਉਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਅਤੇ ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ(**ਝੰਡੀ ਹ**) ਦੇ ਸੰਨਮੁੱਖ **ਨੋਟ ਪੰਨਾ 48** ਤੇ ਦਰਜ **ਪੈਰਾ ਨੰ "8.0"** ਵਿੱਚ ਦਿੱਤੀ ਦਫਤਰੀ ਤਜਵੀਜ਼ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਯੋਗ ਫੈਸਲੇ/ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ, ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਈ

ਸਾਦਰ ਸੁਚੇਤ,

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ
16.09.2024

ਸੇਵਾ ਵਿਖੇ,
ਸਕੱਤਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

ਦਫਤਰ ਸੁਚੇਤ ਸਾਖਾ
ਡਾ. ਨੰ. 2544
ਮਿਤੀ 17/09/24
ਛਾਪਣੀ ਦੀ ਮਿਤੀ 25/9/24
ਪੰਜਾਬ

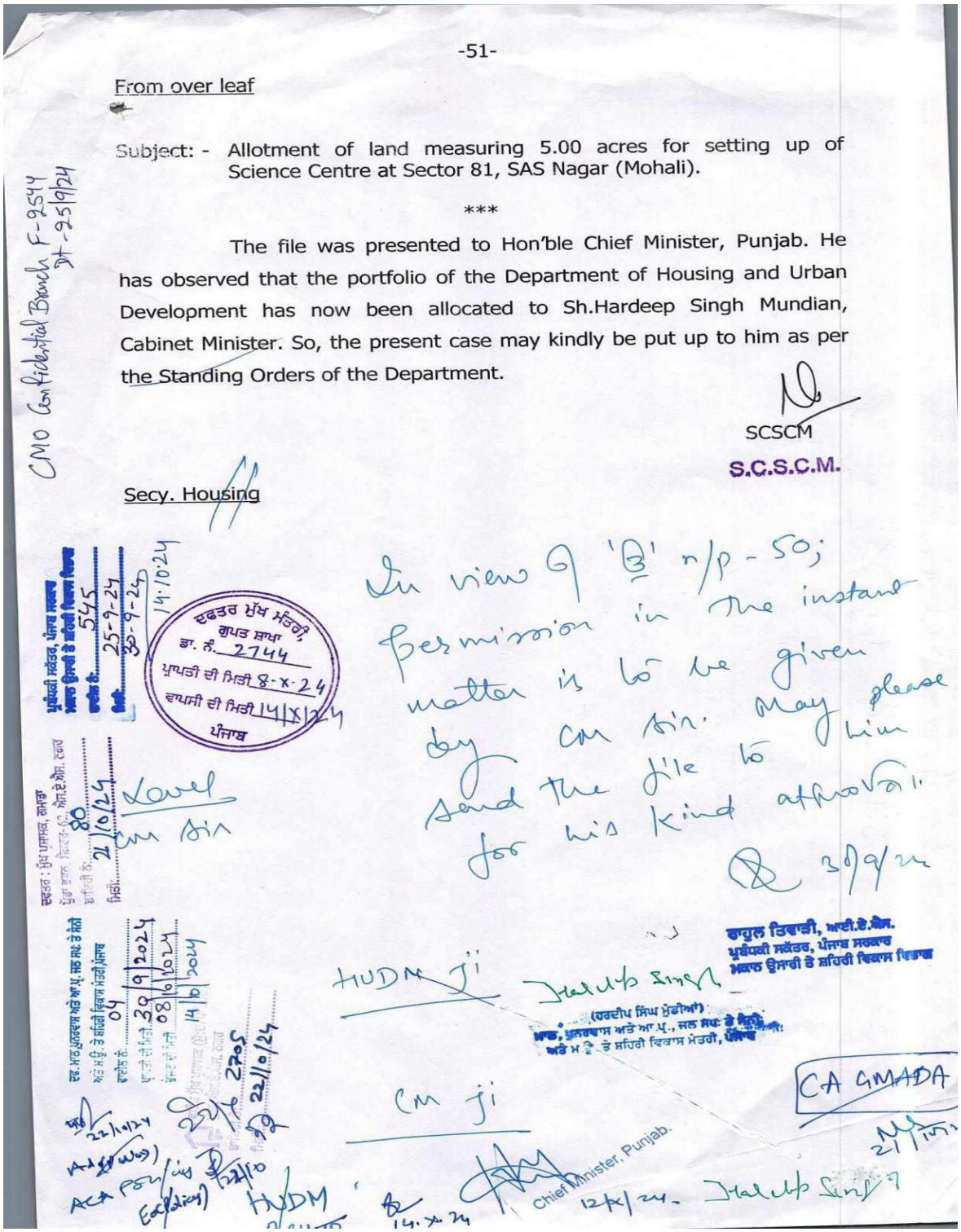
ਦਫਤਰ : ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਡਾਇਰੀ ਨੰ. 816 Mohali 16/9/24

ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ (UC)
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
ਡਾਇਰੀ ਨੰ. 2125 Mohali 16/9/24

ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
ਡਾਇਰੀ ਨੰ. 5545 Mohali 17-9-24

ਰਾਹੁਲ ਤਿਵਾੜੀ, ਆਈ.ਏ.ਐਸ.
ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
17.9.24

CM cum HUDM ji



-51-

From over leaf

Subject: - Allotment of land measuring 5.00 acres for setting up of Science Centre at Sector 81, SAS Nagar (Mohali).

***

The file was presented to Hon'ble Chief Minister, Punjab. He has observed that the portfolio of the Department of Housing and Urban Development has now been allocated to Sh.Hardeep Singh Mundian, Cabinet Minister. So, the present case may kindly be put up to him as per the Standing Orders of the Department.

SCSCM

S.C.S.C.M.

Secy. Housing

CMO Confidential Branch F-2544 Dt-25/9/24

In view of 'B' n/p-50; permission in the instant matter is to be given by CM Sir. May please send the file to him for his kind approval.

30/9/24

HUDM ji

CM ji

Chief Minister, Punjab.

12/10/24

CA GMADA

Greater Mohali Area Development Authority

GMADA

To

The Secretary,
Government of Punjab
Science Technology and Environment Department
Punjab Civil Secretariat-02, Sector-09, Chandigarh

Memo GMADA/EO/2025/2227
DT. 13/02/2025

Subject: Allotment of Site measuring 5.00 Acres in Sector-81, SAS Nagar for establishment of Science Center for Cultural and Literary Activities at S.A.S Nagar.

As per decision taken at the level of Hon'ble Chief Minister, Punjab, Greater Mohali Area Development Authority (GMADA) is pleased to allot a site measuring 5.00 Acres in Sector-81, S.A.S. Nagar, as per following details, free of cost, for establishment of Science Center :-

Sector/ Area	Area of the Site	Dimensions	Rate	Purpose
Sector 81, SAS Nagar	5.00 Acres	As per plan	Free of Cost	Science Center for Cultural And Literary Activities

This allotment is subject to the following terms and conditions:-

A. PRICE AND USAGE:

1. The allotment of this site shall be governed by and subject to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and the Rules, Regulations & Policies framed there under, as amended from time to time.
2. The site is allotted free of cost.
3. Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted at any stage.
4. The Site is offered on "as is where is" basis and the GMADA will not be responsible for leveling the site or removing the structures, if any, thereon.

B. POSSESSION AND OWNERSHIP

1. The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site.
2. The department shall be bound to take possession of site within a period of 90 (ninety) days from the date of issuance of allotment Letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
3. The department shall have no right to transfer by way of sale, gift or otherwise, the site or any other rights, title or interest in the said site.

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4. The Department of Science and Technology may establish and maintain a Science center at this site through PUSHPA GUJRAL SCIENCE CITY SOCIETY, but the Site shall never be transferred in the name of the concerned Society or any other Society/Department.

C. CONSTRUCTION OF BUILDING

1. The department shall be allowed to undertake construction of building after taking the possession of site subject to sanction of building plan by the Competent Authority.
2. The department shall have to complete construction of building within a period of maximum 3 years from the date of allotment.
3. Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules, 2021 and policies/Guidelines framed by the Government from time to time and only in accordance with the building plans got approved from the Competent Authority. For permissible ground coverage, Set Backs, Height of Building, Parking norms etc. also PUDA (Building) Rules, 2021, as amended from time to time, shall be applicable.
4. Any construction carried out in violation of sanctioned Building Plan/ Building Rules shall be dealt as per policy laid down by GMADA in this regard.
5. It will be the responsibility of the department to obtain No Objection Certificates from the concerned Departments under the provisions of various acts as are applicable.
6. Upon completion of building and before occupying the building, the allottee would be required to obtain Completion Certificate/ Occupation Certificate from the Competent Authority.
7. In the notified areas, declared by CGWA, underground water shall not be used for construction purpose, alternate sources such as surface water or treated sewage from nearby sewage treatment plant shall be used for the purpose of construction at site.

E. GENERAL CONDITIONS

1. The allottee shall have to pay all general and local taxes, rates, cesses, charges and fee as and when imposed or assessed on the said site/ building by the competent authority. This shall include maintenance charges in respect of Infrastructure facilities and other facilities as determined by the authority or by the Municipal Corporation or any other statutory authority, as the case may be.
2. The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose, once it is available with GMADA. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee. This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued there under.
3. Since, there is a provision for using tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction, and other non potable uses.

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4. No road cut is allowed without the prior permission of Divisional Engineer (Civil), GMADA, as road crossings have already been made for various services for all the sites.
5. It shall be the responsibility of the allottee to obtain all necessary approvals from the competent Authority to establish and run Science Center.
6. The display of advertisement on the walls of the Site or at Site or on the structures erected thereon, in whatsoever manner, shall be subject to orders and other instructions as may be issued by the competent Authority from time to time
7. The Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations, as amended from time to time.
8. The Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
9. Any change in address must be immediately intimated to the Estate Officer, GMADA, SAS Nagar by registered post.
10. In case of breach of any conditions of allotment or regulations or non payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of Section 45 of the Punjab Regional and Town Planning and Development Act, 1995.

F. DISPUTE RESOLUTION

Subject to the provisions of the Act, all the disputes and/ or differences which may arise in any manner touching or cornering this allotment shall be referred to an Independent Arbitrator who shall be appointed by the Chief Administrator, GMADA. Arbitration shall be governed by the provisions of Arbitration and Conciliation Act, 1996 as amended from time to time. The allottee shall be liable to share the fee of the Arbitrator.

Estate Officer (Plots)
GMADA, S.A.S. Nagar

Endst. No. GMADA/EO/2025/ 2228-31 **Dated:** 13/02/2025

A Copy of the above is forward to the following for information:-

1. **District Town Planner, GMADA, S.A.S Nagar.**
2. **Estate Officer(Policy), GMADA, S.A.S Nagar.**
3. **SDE (Building), GMADA, SA.S Nagar.**
4. **Accounts Officer (R), GMADA, S.A.S Nagar.**

Estate Officer (Plots),
GMADA, S.A.S. Nagar

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ:33.24
(ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ))

ਵਿਸਾ: Chandigarh Horse Riders Society, ਸੈਕਟਰ 51, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ ਭੋਂ ਦੇ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਬਾਰੇ ।

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਵਿਸੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 30.18 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ ਕੀਤਾ ਗਿਆ ਸੀ :-

ਪਿਛੋਕੜ ਲਈ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ Chandigarh Horse Riders Society ਵਲੋਂ ਮੋਹਾਲੀ ਵਿਖੇ Horse Riding ਲਈ ਭੋਂ ਲੀਜ ਤੇ ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਮਾਨਯੋਗ ਮੰਤਰੀ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਕਿ ਇਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ ਦੀ ਆਸ ਵਿੱਚ ਦਫਤਰੀ ਪੱਤਰ ਨੰਬਰ 30708 ਮਿਤੀ 28-5-2019 (**ਅਨੁਲੱਗ 1**) ਰਾਹੀਂ Chandigarh Horse Riders Society, ਮਕਾਨ ਨੰਬਰ 1023, ਸੈਕਟਰ 21 ਬੀ, ਚੰਡੀਗੜ ਨੂੰ ਸੈਕਟਰ 51, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ 2 ਏਕੜ ਭੋਂ 2 ਸਾਲ ਦੇ ਸਮੇਂ ਲਈ 1/- ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਗਜ, ਪ੍ਰਤੀ ਮਹੀਨੇ(i.e. 1,16,160/- per annum for two year + 18% GST) ਲੀਜ ਤੇ ਦਿੱਤੀ ਗਈ ਸੀ। ਲੀਜ ਪੱਤਰ ਦੀ ਸਰਤ ਨੰਬਰ 6 ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ :-

> *"6…Together with all rights, easements and appurtenances whatsoever to the said plot belonging or pertaining to hold the premises hereby up to the society initially for two years from the date of allotment and thereafter the same can be extended for further period as may be mutually agreed by both of the parties and decided by the Authority on the new terms and conditions and revised rate of rent/ lease. Lease can be terminated at any time by the parties on three month's notice If the lease is terminated by you without any notice or by a notice which falls short of 3 months, GMADA shall be entitled to the rent for the period of notice or for the period by which the notice falls short of 3 months."*

ਉਕਤ ਸਰਤ ਦੇ ਸਨਮੁੱਖ Chandigarh Horse Riders Society, ਚੰਡੀਗੜ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀਬੇਨਤੀ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਸੋਸਾਇਟੀ ਨੂੰ ਦਿੱਤੀ ਗਈ ਜਮੀਨ ਦੀ ਲੀਜ ਨੂੰ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ ਰੀਨਿਊ ਕਰਨ ਬਾਰੇ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-12-2021 (**ਅਨੁਲੱਗ 2**) ਨੂੰ ਹੋਈ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.08 (**ਅਨੁਲੱਗ 3**) ਰਾਹੀਂ ਪੇਸ ਕੀਤਾ ਗਿਆ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 05.01.2022 (**ਅਨੁਲੱਗ 4**) ਨੂੰ ਹੋਈ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.09 (**ਅਨੁਲੱਗ 5**) ਰਾਹੀਂ ਪੇਸ ਕੀਤਾ ਗਿਆ। ਅਥਾਰਟੀ ਵਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਥਾਰਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਦਫਤਰੀ ਪੱਤਰ ਨੰ: 4550- 54 ਮਿਤੀ 17.03.2022 (**ਅਨੁਲੱਗ 6**) ਰਾਹੀਂ Chandigarh Horse Riders Society, ਚੰਡੀਗੜ ਨੂੰ ਸੈਕਟਰ 51, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਲੀਜ ਤੇ ਦਿੱਤੀ ਗਈ 2 ਏਕੜ ਭੋਂ 02 ਸਾਲ ਦੇ ਹੋਰ ਸਮੇਂ ਲਈ 1.30 ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਗਜ, ਪ੍ਰਤੀ ਮਹੀਨੇ (i.e.1,51,008/- +18% GST) ਹਿਸਾਬ ਨਾਲ ਪਹਿਲੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਲੀਜ ਰੀਨਿਊ ਕੀਤੀ ਗਈ।

ਹੁਣ ਜਨਰਲ ਸਕੱਤਰ, Chandigarh Horse Riders Society ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 19 10 2023 (**ਅਨੁਲੱਗ 7**) ਅਤੇ 21.08.2024 (**ਅਨੁਲੱਗ 8**) ਰਾਹੀਂ Chandigarh Horse Riders Society ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਕਿ ਉਨ੍ਹਾਂ ਵਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਸਫਲਤਾਪੂਰਵਕ ਕਰਵਾਏ ਪ੍ਰੋਗ੍ਰਾਮਾਂ/ ਗਤੀਵਿਧੀਆਂ ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਸੈਕਟਰ 51 ਵਿਖੇ ਲੀਜ ਤੇ ਦਿੱਤੀ ਗਈ 2 ਏਕੜ ਭੋਂ ਦੇ ਨਾਲ ਲੱਗਦੀ 2 ਏਕੜ ਹੋਰ ਭੋਂ ਲੀਜ ਤੇ ਦੇਣ ਸਬੰਧੀ ਅਤੇ ਲੀਜ ਦੇ ਸਮਾਂ ਵਿੱਚ 10-15 ਸਾਲ ਦਾ ਵਾਧਾ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਹੈ :-

1. Regional Equestrian League was held in the premises of CHRS from 11th to 13th November 2022 under the agies of Equestrian Federation of India, this event has brought

Tricity on the equestrian Map of India in which teams from Army, Navy, PPS Nabha, Yadvindra Public School, Saupin's and St. Johns and clubs from across the region.

2. Hosted a Regional CHRS Horse Show on 20th & 21 January 2024 for riders across the Tricity and Punjab where there was a high rate of participation and excellent news coverage all over.
3. Equestrian Federation of India conducted the National Equestrian Championship Tent-Pegging from 8th - 16th February 2024 at the premises, this would be for the first time that national games took place in SAS Nagar Mohali. In which more than 100 riders across the country participated along with 125 horses were also present from all over India.

ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ Chandigarh Horse Riders Society, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਲੀਜ ਤੇ ਦਿੱਤੀ ਗਈ 02 ਏਕੜ ਭੌਂ ਦਾ ਸਮਾਂ ਮਿਤੀ 27.05.2023 ਨੂੰ ਖਤਮ ਹੋ ਚੁੱਕਾ ਹੈ। ਹੁਣ Chandigarh Horse Riders Society, ਚੰਡੀਗੜ੍ਹ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 14 ਫਰਵਰੀ 2025 (**ਅਨੁਲੱਗ 9**) ਰਾਹੀਂ ਕੀਤੇ ਜਾ ਰਹੇ ਪ੍ਰੋਗਰਾਮਾਂ/ ਗਤੀਵਧੀਆਂ ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਲੀਜ ਦੇ ਸਮੇਂ ਵਿੱਚ 05 ਸਾਲਾਂ ਦਾ ਵਾਧਾ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਲੇਖਾ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਲੀਜ ਦੇ ਦਰਾਂ ਵਿੱਚ 30% ਪ੍ਰਤੀ ਦੋ ਸਾਲ ਦੇ ਹਿਸਾਬ ਨਾਲ ਵਾਧਾ ਕਰਦੇ ਹੋਏ ਨਿਮਨ ਅਨੁਸਾਰ ਲੀਜ ਮਨੀ ਸਮੇਤ 18% ਜੀ.ਐਸ.ਟੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਦੀ ਸਿਫਾਰਸ ਕੀਤੀ ਹੈ :–

Period	Lease Rate (Rs. per sq. yd. per month)	Annual Lease (Rs.)	GST @ 18% (Rs.)	Total Annual Payable (Rs.)
28-05-2023 to 27-05-2025	Rs. 1.69	Rs. 1,96,310	Rs. 35,336	Rs. 2,31,646
28-05-2025 to 27-05-2027	Rs. 2.20	Rs. 2,55,552	Rs. 45,999	Rs. 3,01,551

Chandigarh Horse Riders Society ਨੂੰ ਲੀਜ ਤੇ ਦਿੱਤੀ ਗਈ 02 ਏਕੜ ਭੌਂ ਤੀ ਲੀਜ ਦਾ ਸਮਾਂ ਮਿਤੀ 27-05-2023 ਨੂੰ ਖਤਮ ਹੋ ਚੁੱਕਾ ਹੈ। ਕਿਉਂਜੋ ਸੋਸਾਇਟੀ

ਦੀ ਲੀਜ ਦੇ ਵਾਧੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪਹਿਲਾਂ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਲਈ Chandigarh Horse Riders Society ਨੂੰ ਲੀਜ ਤੇ ਦਿੱਤੀ 02 ਏਕੜ ਭੌਂ ਦੀ ਲੀਜ ਦਾ ਸਮਾਂ ਉਕਤ ਟੇਬਲ ਵਿੱਚ ਦਰਸਾਏ ਰੇਟਾਂ ਤੇ ਮਿਤੀ 28-05-2023 ਤੋਂ ਮਿਤੀ 27-05-2027 ਤੱਕ (04 ਸਾਲ) ਤੱਕ ਵਧਾਉਣ ਲਈ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ।

II. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15-04-2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ :-

"ਕਮੇਟੀ ਵੱਲੋ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਲੀਜ ਦੇ ਸਮੇਂ ਵਿਚ ਮਿਤੀ 28-05-2023 ਤੋ 31-03-2026 ਤੱਕ ਵਾਧਾ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ। ਕਮੇਟੀ ਵੱਲੋ ਇਹ ਵੀ ਹਦਾਇਤ ਕੀਤੀ ਗਈ ਕਿ ਇਸ ਉਪਰੰਤ ਜੇਕਰ ਲੀਜ ਦੇ ਸਮੇਂ ਵਿਚ ਹੋਰ ਵਾਧਾ ਕੀਤਾ ਜਾਣਾ ਹੋਵੇਗਾ ਤਾਂ ਕੇਸ ਨੂੰ ਵਿੱਤੀ ਪੱਖੋ ਘੋਖ ਕੇ ਪੇਸ ਕੀਤਾ ਜਾਵੇ। "

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

ਗ੍ਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

Great ...rea Development Authority
S.A.S.Nagar.

To

General Sectretary,
Chandigarh Horse Riders Society(Regd.)
1023, Sector 21-B, Chandigarh.

Memo No.GMADA/EO/2019/30708
Dated:- 28/5/2019

Subject: **Leasing of Land measuring 2 acre for Horse Riding to Horse Riders Society at Sector-51 Mohali on lease hold basis.**

Reference subject cited above.

Greater Mohali Area Development Authority here by leasing the following site to you on **lease hold basis** for the purpose for **Horse Riding** at Sector-51, Mohali.

Horse Riding to Horse Riders Society	Dimensions	Area in acres	Rate per Sq.Yds.
	As per Plan	2 Acre	Rs. 1/- per sq. Yds per month (i.e. Rs. 1,16,160/- per annum for two acres) + 18 % GST

This allotment is subject to following terms and conditions:-

1. The land is leased solely for the purpose for Horse Riding at the Lessee's cost for a period of two years in accordance with the provisions of the Punjab Regional and Town Planning and Development Act, 1995 Rules, Regulations and Policies framed there under and as amended from time to time, which the Lessee is bound to abide.

2. No Permanent Construction shall be allowed at the site. However the Lessee may set up a riding arena, stabling equines, jumps or other

movcable apparatus required for equestrian sports on the site and related activities like separate washrooms for ladies & gents, temporarily.

3. You, during the terms of the lease, pay in advance to the Lessor annually rent amounting to Rs. 1,16,160/-.

4. Lease money shall be payable on annual basis in advance. In case of any delay in the payment thereof interest @ 18 % per annum on compound basis shall be charged

5. The payment of annual lease money shall be made in the shape of Bank Draft in favour of Estate Officer, GMADA, SAS Nagar calculated as per the exact measurement of the site. No separate notice will be sent for the payment of annual rent.

6. Together with all rights, casements and appurtenances whatsoever to the said plot belonging or pertaining to hold the premises hereby up to the society initially for **two years** from the date of allotment and thereafter the same can be extended for further period as may be mutually agreed by both of the parties and decided by the Authority on the new terms and conditions and revised rate of rent/lease. Lease can be terminated at any time by the parties on three month's notice If the lease is terminated by you without any notice or by a notice which falls short of 3 months, GMADA shall be entitled to the rent for the period of notice or for the period by which the notice falls short of 3 months.

7. The site shall continue to belong to the Greater Mohali Area Development Authority.

8. You, shall have no right to transfer, by way of sale, gift, mortgage, sublet, assign, or otherwise, the site/building or any of its rights, title or interest therein.

9. No fragmentation / sub-division of the site and change of land use shall be permitted.

10. You shall pay all general and local taxes, rates, processes imposed or assessed on the said site/building by the Municipal or any other local or statutory authority competent to levy such taxes and rates and the Lessee shall comply with all rules, regulations of the local authorities, whatsoever, in relation to the said site.

11. The site is offered on "as is where is" basis and GMADA will not be responsible for leveling the site or removing the structures, if any, thereon. -118

12. GMADA may, by its officers and servants at all reasonable times and in reasonable manner after 24 hours notice in writing enter in and upon any part of the site for the purpose of ascertaining that the Lessee has duly performed and observed the conditions to be observed under the Punjab Regional and Town Planning and Development ACt, 1995 and rules and regulations made there under.

13. GMADA shall have full rights, powers and authority at all times to do through its officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from you as first charges upon the said site, the cost of doing all or any such act and things and all cost, incurred in connection therewith or in any way relating therewith.

14. Any change in address must be notified by registered A.D. post to the Estate Officer, Greater Mohali Area Development Authority, SAS Nagar.

15. In case of violation of any of the terms and conditions stated above, the lease of the site shall be cancelled, without any notice, whatsoever.

16. GMADA does not lease but hereby accepts and reserves to itself all mines , minerals and quarries, including all substances of mineral nature which may be won from the earth whether on the surface or below it, with liberty to search for work and remove the same in as full and ample a way as it this lease had not been made.

17. At the expiry of the term of the lease or under any written demand you shall surrender the land peacefully to the Estate Officer, GMADA,. SAS Nagar or to the any officer authorised by the Estate Officer, GMADA in this behalf and to remove any structure erected by you together with any material lying on the land within 15 days of the expiry of the determination of the lease and deliver vacant possession of the land in level state and in as good a condition as it was in when the society obtained possession subject only to the changes caused by reasonable wear and tear or irresistible forces.

18. If, however, the society or any other person , holding the land or any part thereof under him, commits any breach or fails to perform any of the

terms or conditions of this lease or suffers or permits such breach or non-performance, the Estate officer, GMADA, SAS Nagar may without prejudice to the legal remedy in respect of the breach of covenants by the society at any time , after giving an opportunity to the Lessee of being heard, determine the demise and resume possession of the land and the Lessee may in such event remove any structure erected by him or any material lying on land within 15 days of the determination of the lease.

19. On termination of the lease or on expiry of the terms of the lease the Greater Mohali Area Development Authority shall not be liable to pay any sum whatsoever by way of price, compensation or damage to Lessee in respect of any improvement made on the land.

20. No interest will be paid for any amount whatsoever deposited with GMADA.

21. If the society does not remove any structure erected by him or any material lying on the land within the period specified in clause 9(i) or in clause 10 as the case may be , all buildings and materials not so removed shall become the absolute property of the Lessor.

22. You, shall be liable to pay the electrical power, water and user charges during the lease period.

23. GMADA does not lease but hereby accepts and reserves to itself out of the land :-

a) All rivers and streams with their beds and banks.
b) All water courses and drainage –Channels; and
c) All sewers , electric transmission lines and poles ,and towers telephones and telegraph lines and poles conduits , water mains and stream water channels existing on the said plot.

25. A Sample of the lease deed is annexed with this allotment letter, which you shall execute on your own expenses. The stamp duty and registration charges, if any, likely to be incurred on the deed, shall be borne by the Society. Original of the lease deed will remain with the Estate Officer. GMADA and copy thereof with the Society.

190

26. 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, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

ESTATE OFFICER
GMADA,S.A.S.Nagar.

Endst.No.GMADA/EO/2019 3709-12 Dated:- 28/5/19

Copy of the above is forward to the following for information:-

1. Senior Town Planner, GMADA, S.A.S.Nagar.
2. Estate Officer (Policy),GMADA, S.A.S.Nagar.
3. Accounts Officer (R), GMADA,S.A.S.Nagar.
4. SDO (Building), GMADA,S.A.S.Nagar.

ESTATE OFFICER
GMADA,S.A.S.Nagar.

Received
for
(Secretary)
CHRS
28/5/19

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਪ੍ਰਸ਼ਾਸਨ ਦੀ ਸਹਿਯੋਗੀ ਵਿਭਾਗ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ੍ਹ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਪ੍ਰਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ ।
5. ਮੁੱਖ ਪ੍ਰਬੰਧਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਸ਼ਹਿਰ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ/2022/ 2171-76 ਮਿਤੀ:- 31/12/22

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ਼ੀਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ [redacted] ਦੁਪਹਿਰ 12.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ , ਦੀ ਕਾਰਵਾਈ(Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਦੀ ਹੈ ਜੀ ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੂਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ/2022/ 2177 ਮਿਤੀ:- 31/12/22

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ 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 ਦੀ ਕਾਪੀ

(ਭੂਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.06
ਅਕਾਲ ਅਸਥਾਨ ਕਲੋਨੀ ਦੇ ਵੱਖ ਹਿੱਸਿਆਂ ਨੂੰ ਜੋ ਕਿ ਜਿਥੇ ਇਹ ਸਥਿਤ ਹੈ ਦੀ ਸਥਾਨਿਕ ਕਲੋ. ਸਥੀਮੀ ।

ਕਲੋਨੀ ਵਾਸੀਆਂ ਵਿਚਾਰ ਚਰਚਾ ਉਪਰੰਤ ਦੀ ਸਥਾਨਕ ਦੇ ਵਿਚਾਰ ਕਰਨਾ ਦੇ ਸਥਾਨ (IDC/ IDC)ਬਾਰੇ ਹੀ, ਉਹਨਾਂ ਨੂੰ ਵੱਖ ਦੀ ਸਥਾਨ ਕਲੋ ਸਥੀਮੀ ਸਥਿਤ ਵਿੱਚ ਵਿਚਾਰੀ ਗਈ ਰਹਿਣ ਪੱਤਰ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.07
ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਲਿਮਟਡ ਦੇ ਸੀ.ਏ.ਏ ਸੀਟ. ਨਗਰ ਵਿਚ ਪੈਨਲਟੀ ਵਿਆਜ ਮੁਆਫ (waive off) ਕਰਨ ਸਥੀਮੀ ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਸੋਸਾਇਟੀ ਨੂੰ ਲਿਮਟਡ ਦੇ ਵਿਚ ਸਥਾਨ ਦੀ ਗਈ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਕੀਮ ਸਥੀਮੀ ਕਲੋਨ ਦੇ ਪ੍ਰਸਤਾ ਨੂੰ Pro rata basis ਦੇ ਰਾਸ਼ਿਤ ਚਲਾਨ ਦੀ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਅਤੇ ਦਰਖਾਸਤ ਦੇਰ ਵਿਆਜ ਮੁਆਫ ਨਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

<u>ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.08</u>
ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ 51, ਵਿਖੇ 2 ਸਾਲ ਲਈ ਲੀਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਜ਼ੋਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਕਾਰਜਸ਼ਾਲਾਦਾ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ਼ 10% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ ਰਿਨਿਊ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

<u>ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.09</u>
ਵਿਦਿਆ ਭਵਨ ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ 77 ਵਿਖੇ ਅਲਾਟ ਹੋਈ ਜਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕਰਕੇ ਵਿਭਾਗ ਵੱਲੋਂ ਜਮ੍ਹਾ ਦੇ ਬਦਲੇ ਅਦਾ ਕੀਤੀ ਗਈ ਵਿਆਜ ਸਮੇਤ ਵਾਪਿਸ ਕਰਨ ਸਬੰਧੀ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

Page 1 of 5

ਅਨੁਲੱਗ – 3

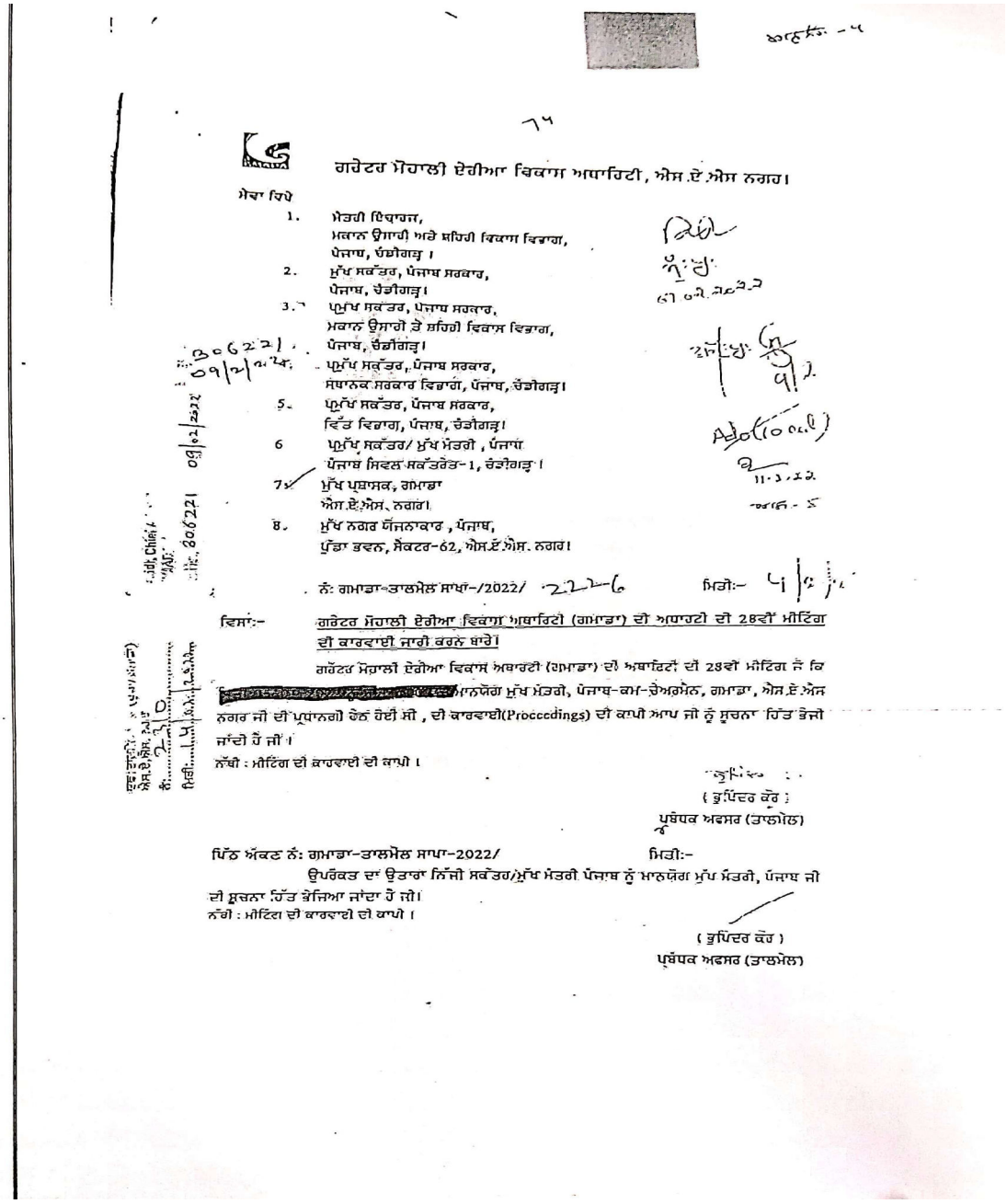
[redacted]

(ਹਾਊਸਿੰਗ ਸ਼ਾਖਾ)

ਵਿਸਾ: ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-51 ਵਿਖੇ 2 ਸਾਲ ਲਈ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਭੌਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ renew ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ।

ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਹਾਰਸ ਰਾਈਡਿੰਗ ਕਲੱਬ ਲਈ ਸੈਕਟਰ 51 ਵਿਖੇ 2 ਏਕੜ ਭੌਂ ਅਲਾਟ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 22-3-2019 (**ਅਨੁਲੱਗ ੳ**) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਪੱਤਰ **ਨੰਬਰ 30708 ਮਿਤੀ 28-5-2019(ਅਨੁਲੱਗ-ਅ)** ਅਨੁਸਾਰ ਜਨਰਲ ਸਕੱਤਰ, **ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ(ਰਜਿ)** ਨੂੰ ਸੈਕਟਰ 51 ,ਮੋਹਾਲੀ ਵਿਖੇ 2 ਏਕੜ ਭੌਂ ਦੇ ਸਾਲ ਲਈ 1 ਰੁਪਏ ਪ੍ਰਤੀ ਗਜ ਪ੍ਰਤੀ ਮਹੀਨਾਂ (1,16,160/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਾਲ+18 ਪ੍ਰਤੀਸਤ ਜੀ.ਐਸ.ਟੀ.) ਦੀ ਦਰ ਨਾਲ Leasehold basis ਤੇ ਮਾਨਯੋਗ ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਉਪਰੰਤ 2 ਸਾਲ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿਚ ਲੈਣ ਸਬੰਧੀ ਹੁਕਮ ਹੋਏ ਸਨ।

ਹੁਣ ਇਕ ਨਵੀਂ ਪ੍ਰਤੀਬੇਨਤੀ ਪ੍ਰੈਜੀਡੈਂਟ, ਚੰਡੀਗੜ੍ਹ ਹੋਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਵਲੋ ਪ੍ਰਾਪਤ ਹੋਈ ਹੈ ਕਿ ਚੰਡੀਗੜ੍ਹ ਹੋਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ 2 ਏਕੜ ਸਾਈਟ ਤੋ ਇਲਾਵਾ 2 ਏਕੜ ਹੋਰ lease ਤੇ ਦੇ ਦਿਤੇ ਜਾਣ ਅਤੇ ਇਸ lease ਨੂੰ 15 ਸਾਲ ਲਈ ਵਧਾ ਦਿੱਤਾ ਜਾਵੇ। ਇਸ ਪ੍ਰਤੀਬੇਨਤੀ ਸਬੰਧੀ lease ਕੀਤੀ ਹੋਈ ਸਾਈਟ ਨੂੰ ਮੁੜ ਤੋ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮੁਖ ਦਫਤਰ ਦੀ ਲੇਖਾ ਸਾਖਾ ਤੋਂ revised ਰੇਟਾ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਪੱਤਰ ਨੰਬਰ 3522 ਮਿਤੀ 23.07.2021(**ਅਨੁਲੱਗ- ਏ**) ਰਾਹੀਂ ਗਮਾਡਾ ਦੇ ਪਲਾਟਾਂ ਦੇ ਰੇਟ 30% ਵਧਾਏ ਗਏ ਹਨ। ਇਸ ਲਈ ਹੋਰਸ ਰਾਇਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਦਿੱਤੀ ਗਈ ਜ਼ਮੀਨ ਦੀ ਲੀਜ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ renew ਕਰਨ ਬਾਰੇ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਹਿਤ ਪੇਸ ਹੈ।



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

ਸੇਵਾ ਵਿਖੇ

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

ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-/2022/ 2226 ਮਿਤੀ:-

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ [redacted] ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ , ਦੀ ਕਾਰਵਾਈ(Proccedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-2022/ ਮਿਤੀ:-

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

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਨੂੰ ਮੈਂਬਰ ਸਕੱਤਰ ਅਤੇ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਲਗਭਗ 2 ਏਕੜ ਦੀ ਉਕਤ ਅਣ-ਅਧਿਕਾਰਤ ਕਲੋਨੀ ਵਿੱਚ 100-250 ਵਰਗ ਗਜ਼ ਦੇ ਲਗਭਗ 60 ਪਲਾਟ/ਕਾਬਜਕਾਰ ਹਨ। ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.08

ਪੰਜਾਬ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਸੈਕਟਰ 68 ਮੋਹਾਲੀ ਐਸ. ਨਗਰ ਵਿਰੁੱਧ ਪੀਨਲ ਵਿਆਜ waive off ਕਰਨ ਸਬੰਧੀ ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.09

ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ 51 , ਵਿੱਚ 2 ਸਾਲ ਲਈ ਲੀਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਭੋਂ ਦੇ ਸਬੰਧ ਵਿਚ ਕਾਰਜਭਾਜਨ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ਼ 30 % ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ ਰਿਨਿਊ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.10

ਵਿਦਿਆ ਭਵਨ ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ-77 ਵਿਖੇ ਅਲਾਟ ਹੋਈ ਸਕੀਮ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕਰਕੇ ਵਿਭਾਗ ਵੱਲੋਂ ਜਗ੍ਹਾ ਦੇ ਬਦਲੇ ਅਦਰ ਕਿਤੇ ਨਾ ਹੀ ਵਿਆਜ ਸਮੇਤ ਵਾਪਿਸ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.11

Approval for minor deviations in planning of 1653 acre Aerotropolis Scheme vis-a-vis tentative distribution of areas approved before planning for Land Pooling purpose.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

Page 3 of 6

(ਹਾਊਸਿੰਗ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-51 ਵਿਖੇ 2 ਸਾਲ ਲਈ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਭੌਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ renew ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ।

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 25.08 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ :-

ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਹਾਰਸ ਰਾਈਡਿੰਗ ਕਲੱਬ ਲਈ ਸੈਕਟਰ 51 ਵਿਖੇ 2 ਏਕੜ ਭੌਂ ਅਲਾਟ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 22-3-2019 (ਅਨੁਲੱਗ ੳ) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਪੱਤਰ ਨੰਬਰ 30708 ਮਿਤੀ 28-5-2019(ਅਨੁਲੱਗ-ਅ) ਅਨੁਸਾਰ ਜ਼ਨਰਲ ਸਕੱਤਰ, ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਜ ਸੋਸਾਇਟੀ(ਰਜ਼ਿ) ਨੂੰ ਸੈਕਟਰ 51 ,ਮੋਹਾਲੀ ਵਿਖੇ 2 ਏਕੜ ਭੌਂ ਦੇ ਸਾਲ ਲਈ 1 ਰੁਪਏ ਪ੍ਰਤੀ ਗਜ ਪ੍ਰਤੀ ਮਹੀਨਾ (1,16,160/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਾਲ+18 ਪ੍ਰਤੀਸਤ ਜੀ.ਐਸ.ਟੀ.) ਦੀ ਦਰ ਨਾਲ Leasehold basis ਤੇ ਮਾਨਯੋਗ ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਉਪਰੰਤ 2 ਸਾਲ ਲਈ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿਚ ਲੈਣ ਸਬੰਧੀ ਹੁਕਮ ਹੋਏ ਸਨ।

ਹੁਣ ਇਕ ਨਵੀਂ ਪ੍ਰਤੀਬੇਨਤੀ ਪ੍ਰੈਜ਼ੀਡੈਂਟ, ਚੰਡੀਗੜ੍ਹ ਹੋਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਵਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਹੈ ਕਿ ਚੰਡੀਗੜ੍ਹ ਹੋਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ 2 ਏਕੜ ਸਾਈਟ ਤੋਂ ਇਲਾਵਾ 2 ਏਕੜ ਹੋਰ lease ਤੇ ਦੇ ਦਿਤੇ ਜਾਣ ਅਤੇ ਇਸ lease ਨੂੰ 15 ਸਾਲ ਲਈ ਵਧਾ ਦਿੱਤਾ ਜਾਵੇ। ਇਸ ਪ੍ਰਤੀਬੇਨਤੀ ਸਬੰਧੀ lease ਕੀਤੀ ਹੋਈ ਸਾਈਟ ਨੂੰ ਮੁੜ ਤੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮੁਖ ਦਫਤਰ ਦੀ ਲੇਖਾ ਸ਼ਾਖਾ ਤੋਂ revised ਰੇਟਾਂ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਪੱਤਰ ਨੰਬਰ 3522 ਮਿਤੀ 23.07.2021(ਅਨੁਲੱਗ- ੲ) ਰਾਹੀਂ ਗਮਾਡਾ ਦੇ ਪਲਾਟਾਂ ਦੇ ਰੇਟ 30% ਵਧਾਏ ਗਏ ਹਨ। ਇਸ ਲਈ ਹੋਰਸ ਰਾਇਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਦਿੱਤੀ ਗਈ ਜ਼ਮੀਨ ਦੀ ਲੀਜ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ renew ਕਰਨ ਬਾਰੇ ਮਾਮਲਾ ਵਿਚਾਰਨ ਹਿਤ ਪੇਸ਼ ਹੈ।

Agenda for 28th Authority Meeting GMADA

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31-12-2021 ਨੂੰ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਵਿਚਾਰਨ / ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਲਈ ਪੇਸ਼ ਹੈ ਜੀ ।

Annexure-6

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡ[illegible]ਟ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

180

To

General Secretary,

Chandigarh Horse Riders Society(Regd.)

1023, Sector 21-B, Chandigarh.

Memo No.GMADA/EO/2022/ 4550

Dated:- 17/03/2022

Subject: Renewal of Lease of Land measuring 2 acres for Horse Riding to Horse Riders Society at Sector-51 Mohali on lease hold basis for Two years.

Reference Your letter No. E 215370 dated 17.09.2021.

In continuance of office letter No. 30708 dated 28.05.2019 regarding Lease of Land measuring 2 acres for Horse Riding to Horse Riders Society at Sector-51 Mohali on lease hold basis.Lease of site is renewed for the period of 2 years at the rate of Rs. 1.30 per sq. yd. per month (1,51,008 p.a. +18% GST). Rest of the conditions of the original letter No. 30708 dated 28.05.2019 will remain same.

This letter is issued in accordance with approval of Agenda item No. 25.08 of 25th Meeting of GMADA Executive Committee held on 31.12.2021 & Agenda item No. 28.09 of 28th Meeting of GMADA Authority held on 05.01.2022.

ESTATE OFFICER(H)
GMADA,S.A.S.Nagar.
Dated: 17/03/2022

Endst.No.GMADA/EO/2022/ 4551-4554

Copy of the above is forward to the following for information :-

1. Senior Town Planner , GMADA , S.A.S. Nagar
2. Estate Officer (Policy), GMADA, S.A.S. Nagar
3. Senior Accounts Officer(R), GMADA, S.A.S. Nagar
4. SDO (Building), GMADA, S.A.S. Nagar

ESTATE OFFICER(H)
GMADA,S.A.S.Nagar.

-43-

Pls. examine & put up.

19/10

23/X/23

6.3.17

2.3/X/23

-207-

CHANDIGARH HORSE RIDERS SOCIETY (REGD.)

Member Equestrian Federation of India (Regd No. CH/133)

PATRON

HIS EXCELLENCY THE GOVERNOR OF PUNJAB

PRESIDENT :
JAI SINGH GILL, I.A.S. (RETD)
FORMER CHIEF SECRETARY, PUNJAB

REGD. OFFICE :
1020, SECTOR 21-B, CHANDIGARH
PHONE : 9814015790

Verified/to discuss on 25/X/23

Dated: 19th October 2023

To

Shri Rajiv Kumar Gupta I.A.S.
Chief Administrator,
GMADA, SAS Nagar Mohali.

Subject:- Extension of lease of land measuring two acres to the Chandigarh Horse Riders Society at Sector -51 Mohali, and further allotting an additional two acres to set up an Olympic standard arena for equestrian events.

Respected Sir,

The Chandigarh Horse Riders Society (CHRS) has been allotted 2 acres of land for two years on leasehold basis by memo number GMADA/EO/2019-30708 dated 28th May 2019 for the purpose of training young riders and encouraging them to compete in equestrian events both at the national and international levels. The lease was further extended by two years my memo number GMADA/EO/2022/4550. This facility is training nearly 90 riders they are regularly attending training sessions, Chandigarh Horse Rider Society presently has 29 horses and qualified trainers.

Regional Equestrian League was held in the premises of CHRS from 11th to 13th November 2022 under the aegies of Equestrian Federation of India, this event has brought SAS Nagar Mohali on the equestrian Map of India.

Equestrian Federation of India is now conducting National Equestrian Championship Tent-Pegging from 8th – 13th February 2024 at the premises, this would be for the first time that national games would take place in Mohali. Equestrian Federation of India is also proposing to hold National Equestrian Championship Dressage in the coming year, making SAS Nagar Mohali venue for Equestrian Nationals due to which riders will get better training and also attract tourists to the city.

Request for additional two acres to be made available to the society of the adjoining land on similar basis so that additional infrastructure requirement can be put in place as per specifications of international standards. In order to plan the phased development as indicated above, in long term.

It is requested that lease may also be extended for an additional 15 years to begin with as the lease is expiring 17th March 2024.

Warm Regards,

J.S. Toor
General Secretary,
Chandigarh Horse Riders Society

- Copy of lease is annexed.

File No. GMADA-EOAL0S-51/1/2024-EO -GMADA (Computer No. 228904)

2025/EO BR-GMADA

Horse riding is more than a mere sport or recreational activity. It teaches many life lessons. In looking after the horses our students learn responsibility and compassion for animals. In competing and practice they hone their competitive skills and bring out courage and risk-taking abilities. When on cross-country and hack rides we learn to appreciate nature and teach love for the outdoors.

Request to further extend the lease for initial period of 5 years with automatic renewal every five years. Chandigarh Horse Rider's Society is non profitable and tax exempted, so that with the long-term lease additional infrastructure requirement can be put in place as per specifications of international standards. So, the society can bid for the upcoming national and international events.

Warm Regards,

CHANDIGARH HORSE RIDERS SOCIETY (REGD.)

J.S. Toor
General Secretary,
Chandigarh Horse Riders Society

- Copy of lease is annexed.

CHANDIGARH HORSE RIDERS SOCIETY (REGD.)

Member Equestrian Federation of India (Regd. No. CM-133)

PATRON
HIS EXCELLENCY THE GOVERNOR OF PUNJAB

PRESIDENT :
MR. JAI SINGH GILL I.A.S. (RETD)
FORMER CHIEF SECRETARY PUNJAB

REGD. OFFICE :
1023, SECTOR 21-B, CHANDIGARH
PHONE : 9814015790

Dated: 14th February 2025

Chief Administrator (Secy)
GMADA
Date: 18 FEB 2025

To

Shri Moneesh Kumar I.A.S.
Chief Administrator,
GMADA, SAS Nagar Mohali.

Subject: - Extension of lease granted by memo number GMADA/EO/2022/4550 of land measuring two acres to the Chandigarh Horse Riders Society at Sector 51 Mohali, to set up an Olympic standard arena for equestrian events for SAS Nagar Mohali.

Respected Sir,

The Chandigarh Horse Riders society (CHRS) has been allotted 2 acres of land for two years on leasehold basis by memo number GMADA/EO/2022/4550. CHRS is run on a non-profit basis by volunteers for the benefit of the citizens of SAS Nagar Mohali. We were formed twenty-one years ago with the objective of promoting every equestrian activity in the area. Since 2003 we have been running a riding academy and have been imparting training in jumps, dressage, hacks, tent pegging and beginner instruction. Additionally, we organize cross-country and nature appreciation rides. CHRS has imparted training to over 3000 horse riders. CHRS is providing horse riding at the lowest rates in the country. This facility is training nearly 90 riders they are regularly attending training sessions. CHRS presently has 30 horses and qualified ex - army trainers.

Our students have participated in several national level horse shows in Chandigarh and Delhi and won medals at every show that they have attended. We have sent riders and horses to compete in nationals as far as Bhopal and Calcutta. On numerous occasions we have organized the annual Inter School Regional Equestrian Competition which was wonderfully received by the residents of the area.

CHRS has successfully hosted and is approved for the following events:

1. **Regional Equestrian League was held in the premises of CHRS from 11th to 13th November 2022** under the agies of Equestrian Federation of India, this event has brought Tricity on the equestrian Map of India in which teams from Army, Navy, PPS Nabha, Yadvindra Public School, Saupin's and St. Johns and clubs from across the region.
2. **Hosted a Regional CHRS Horse Show on 20th & 21st January 2024** for riders across the Tricity and Punjab where there was a high rate of participation and excellent news coverage all over.
3. **Equestrian Federation of India conducted the National Equestrian Championship Tent-Pegging from 8th – 16th February 2024** at the premises, this would be for the first time that national games took place in SAS Nagar Mohali.
4. CHRS Horse Show 2024
5. **National Qualifier** for **National Equestrian Games 2025** in November 2024

Horse riding is more than a mere sport or recreational activity. It teaches many life lessons. In looking after the horses our students learn responsibility and compassion for animals. In competing and practice they hone their competitive skills and bring out courage and risk-taking abilities. When on cross-country and hack rides we learn to appreciate nature and teach love for the outdoors.

Request to further extend the lease for initial period of 5 years with automatic renewal every five years. Chandigarh Horse Rider's Society is non profitable and tax exempted, so that with the long-term lease additional infrastructure requirement can be put in place as per specifications of international standards. So, the society can bid for the upcoming national and international events.

Warm Regards.

CHANDIGARH HORSE RIDERS SOCIETY (REGD.) Date

J.S. Toor
General Secretary,
Chandigarh Horse Riders Society

- Copy of lease is annexed.

Agenda for GMADA Authority 32nd Meeting

CHANDIGARH HORSE RIDERS SOCIETY (REGD.)
Member Equestrian Federation of India (Regd.No. CH/-133)

PATRON
HIS EXCELLENCY THE GOVERNOR OF PUNJAB

PRESIDENT :
MR. JAI SINGH GILL I.A.S. (RETD)
FORMER CHIEF SECRETARY PUNJAB

REGD. OFFICE :
1023, SECTOR 21-D, CHANDIGARH
PHONE : 9814015790

Dated: 14th February 2025

To

Shri Moneesh Kumar I.A.S.
Chief Administrator,
GMADA, SAS Nagar Mohali.

Chief Administrator (Secy)
GMADA
Date: 17 FEB 2025

Subject: - Extension of lease granted by memo number GMADA/EO/2022/4550 of land measuring two acres to the Chandigarh Horse Riders Society at Sector 81 Mohali, to set up an Olympic standard arena for equestrian events for SAS Nagar Mohali.

Respected Sir,

The Chandigarh Horse Riders society (CHRS) has been allotted 2 acres of land for two years on leasehold basis by memo number GMADA/EO/2022/4550. CHRS is run on a non-profit basis by volunteers for the benefit of the citizens of SAS Nagar Mohali. We were formed twenty-one years ago with the objective of promoting every equestrian activity in the area. Since 2003 we have been running a riding academy and have been imparting training in jumps, dressage, hacks, tent pegging and beginner instruction. Additionally, we organize cross-country and nature appreciation rides. CHRS has imparted training to over 3000 horse riders. CHRS is providing horse riding at the lowest rates in the country. This facility is training nearly 90 riders that are regularly attending training sessions. CHRS presently has 30 horses and qualified ex - army trainers.

Our students have participated in several national level horse shows in Chandigarh and Delhi and won medals at every show that they have attended. We have sent riders and horses to compete in nationals as far as Bhopal and Calcutta. On numerous occasions we have organized the annual Inter School Regional Equestrian Competition which was wonderfully received by the residents of the area.

CHRS has successfully hosted and is approved for the following events:

1. **Regional Equestrian League was held in the premises of CHRS from 11th to 13th November 2022** under the ages of Equestrian Federation of India, this event has brought Tricity on the equestrian Map of India in which teams from Army, Navy, PPS Nabha, Yadvindra Public School, Saupin's and St. Johns and clubs from across the region.
2. **Hosted a Regional CHRS Horse Show on 20th & 21st January 2024** for riders across the Tricity and Punjab where there was a high rate of participation and excellent news coverage all over.
3. ***Equestrian Federation of India conducted the National Equestrian Championship Tent-Pegging from 8th – 16th February 2024*** at the premises, this would be for the first time that national games took place in SAS Nagar Mohali.
4. *CHRS Horse Show 2024*
5. *National Qualifier for National Equestrian Games 2025 in November 2024*

363

Horse riding is more than a mere sport or recreational activity. It teaches many life lessons. In looking after the horses our students learn responsibility and compassion for animals. In competing and practice they hone their competitive skills and bring out courage and risk-taking abilities. When on cross-country and hack rides we learn to appreciate nature and teach love for the outdoors.

Request to further extend the lease for initial period of 5 years with automatic renewal every five years. Chandigarh Horse Rider's Society is non profitable and tax exempted, so that with the long-term lease additional infrastructure requirement can be put in place as per specifications of international standards. So, the society can bid for the upcoming national and international events.

Warm Regards.

J.S. Toor
General Secretary,
Chandigarh Horse Riders Society

- Copy of lease is annexed.

ਅਜੰਡਾ ਆਟੀਮ ਨੰ: 33.25

ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ)

ਵਿਸ਼ਾ: ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਬਾਰੇ।

ਮੈਡੀਸਿਟੀ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ, ਮਲਟੀ ਸਟੋਰੀ ਹਸਪਤਾਲ, ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ ਜ਼ਮੀਨ/ਪਲਾਟ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਮਿਤੀ 30-09-2014 (**ਅਨੁਲੱਗ-1**) ਬਣਾਈ ਗਈ ਸੀ। ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਮੈਕਸ ਕੇਅਰ ਹਸਪਤਾਲ ਨੂੰ ਮਿਤੀ 21-07-2015 ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਪੈਂਦੀ 5 ਏਕੜ ਸਾਈਟ 30.60 ਕਰੋੜ ਰੁਪਏ ਕੀਮਤ ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ।

ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਮਿਤੀ 27-03-2015 (**ਅਨੁਲੱਗ-2**) ਦੀ ਸ਼ਰਤ ਨੰ:3(i) ਅਨੁਸਾਰ ਅਲਾਟੀ (ਮੈਕਸ ਹਸਪਤਾਲ) ਇਸ ਪਲਾਟ ਦੀ ਮੁੱਢਲੀ 15% ਰਾਸ਼ੀ 4.50 ਕਰੋੜ ਰੁਪਏ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਹੋਣ ਤੋਂ 30 ਦਿਨਾਂ ਭਾਵ ਮਿਤੀ 26.04.2015 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਅਲਾਟੀ ਵਲੋਂ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਸੀ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਤੀ 21-07-2015 (**ਅਨੁਲੱਗ-3**) ਦੀ ਸ਼ਰਤ ਨੰ: 3(iv) ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਸਾਈਟ ਦਾ ਬਕਾਇਆ 85% ਰਾਸ਼ੀ 25.50 ਕਰੋੜ ਰੁਪਏ 12% ਸਲਾਨਾ ਵਿਆਜ ਸਮੇਤ ਹੇਠ ਅਨੁਸਾਰ 7 ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ:-

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount	Principal (In Rs.)	12% interest on the remaining amount	Total Amount (In Rs.)
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-

Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

ਕਿਸ਼ਤਾਂ ਦੀ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਅਲਾਟੀ ਨੂੰ ਡਿਊ ਮਿਤੀ ਤੋਂ 10 ਦਿਨਾਂ ਦਾ ਗਰੇਸ ਪੀਰੀਅਡ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਉਪਰੰਤ ਅਲਾਟੀ ਵਲੋਂ ਵਿਆਜ ਅਤੇ ਪੀਨਲ ਵਿਆਜ ਅਦਾ ਕੀਤਾ ਜਾਣਾ

ਸੀ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 4(i) ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਭਾਵ ਮਿਤੀ 20-08-2015 ਤੱਕ ਸਾਈਟ ਦਾ ਕਬਜਾ ਲਿਆ ਜਾਣਾ ਸੀ। ਅਜਿਹਾ ਨਾਂ ਹੋਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਸਾਈਟ ਦਾ ਕਬਜਾ ਦਿੱਤਾ ਗਿਆ ਸਮਝਿਆ ਜਾਣਾ ਸੀ।

ਅਲਾਟੀ ਵਲੋਂ ਪਲਾਟ ਦੀ 85% ਕੀਮਤ ਦੀ ਪਹਿਲੀ ਕਿਸ਼ਤ ਮਿਤੀ 20-07-2016 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਉਸ ਵਲੋਂ ਮਿਤੀ 22-07-2016 ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸੇ ਤਰ੍ਹਾਂ ਅਲਾਟੀ ਵੱਲੋਂ ਪਲਾਟ ਦੀ ਦੂਜੀ ਕਿਸ਼ਤ ਮਿਤੀ 20-07-2017 ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਉਸ ਵੱਲੋਂ ਮਿਤੀ 20-07-2017 ਨੂੰ ਹੀ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸ ਤੋਂ ਬਾਅਦ ਅਲਾਟੀ ਵੱਲੋਂ ਅਜੇ ਤੱਕ ਕੋਈ ਕਿਸ਼ਤ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 6 ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਹੇਠ ਦਰਸਾਏ ਸਡਿਊਲ ਅਨੁਸਾਰ ਮੁਕੰਮਲ ਕੀਤਾ ਜਾਣਾ ਸੀ:-

Project implementation Schedule

Phase No	For approval of building plans	To commence civil works	To complete civil works & implement the project	Remarks
1	2	3	4	5
Phase – I (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.	The Allottee has not applied the building Plans till date.
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months, if the building plans of Phase 2 are not approved along with building	54 months from the date of approval of building plans if already approved with building plans of Phase Or Within 3	60 months from the date of approval of building plan of Phase I Or 12 months from the date of approval of building plan of Phase II.	-------

	plans of Phase 1	months from the date of approval of building plans of Phase II.		
Final Phase (100%)	Within 6 months after the expiry of initial 60 months, if the building plans of final phase are not approved along with building plans of Phase 1 and Phase II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase 1 and Phase II Or Within 3 months from the date of approval of building plans of final Phase.	78 months from the date of approval of building plan of Phase I or 18 months from the date of approval of building plan of Phase II.	------

ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਸਾਈਟ ਦੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਡੀਮਡ ਪੋਜੈਸ਼ਨ ਦੀ ਮਿਤੀ ਭਾਵ ਮਿਤੀ 20-08-2015 ਤੋਂ 12 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪ੍ਰਵਾਨ ਕਰਵਾਏ ਜਾਣੇ ਸਨ, ਜੋ ਕਿ ਉਨ੍ਹਾਂ ਵਲੋਂ ਅਜੇ ਤੱਕ ਦਫਤਰ ਪਾਸ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਨਹੀਂ ਕੀਤੇ ਗਏ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3 ਅਧੀਨ ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 ਅਨੁਸਾਰ ਗਮਾਡਾ ਵਲੋਂ ਸਾਈਟ ਦਾ ਕਬਜਾ ਦੇਣ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ Incinerator and Effluent Treatment Plant ਨੂੰ ਲਗਾਇਆ ਜਾਣਾ ਸੀ:-

Note-2 In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are

provided. However these services are not free of cost and allottees has to pay charges for usage of these services.

ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵਲੋਂ ਅਜੇ ਤੱਕ ਮੈਡੀਸਿਟੀ ਸਕੀਮ ਵਿਖੇ Incinerator and Effluent Treatment Plant ਦੀ installation ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ, ਪਰੰਤੂ ਇਸ ਕੰਡੀਸਨ ਤਹਿਤ ਅਲਾਟੀ ਨੂੰ ਕੋਈ Benefits ਨਹੀ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਕਿਉਜੋ ਅਲਾਟੀ ਵਲੋ 42 ਮਹੀਨਿਆ ਤੋ ਪਹਿਲਾਂ ਹੀ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋ ਆਪਣੀ ਮਿਤੀ 20-10-2023 ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ (**ਅਨੁਲੱਗ-4**) ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ 2 Options ਦਿੱਤੀਆਂ ਗਈਆਂ ਸਨ:-

Option-1: MHIL requests the allocation of contiguous 5 acre rectangular plot, leaving 6-9 meters from the edge of the concrete road.

Option-2: MHIL proposes the allocation of an 8-9 acre contiguous rectangular plot, including plot no H-03, leaving 9-12 meters from the edge of the pucca road. In this case, MHIL suggests maintaining the land pricing at the same rate as for a 5 acre plot, given the perceived lack of immediate use for the extra land.

ਇਸ ਤੋ ਇਲਾਵਾ ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋ ਗਮਾਡਾ ਦੁਆਰਾ ਚਾਰਜ ਕੀਤੇ ਪੀਨਲ ਵਿਆਜ ਨੂੰ ਮੁਆਫ ਕਰਨ ਲਈ ਵੀ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਸੀ, ਜਿਸ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ-ਕਮ-ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੇ ਪੱਧਰ ਤੇ ਮਿਸਲ ਦੇ ਨੋਟਿੰਗ ਪੰਨ੍ਹਾਂ/-80 ਰਾਹੀਂ ਮਿਤੀ 22-12-2023 ਨੂੰ ਰਿਜੈਕਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ।

ਅਲਾਟੀ ਵਲੋਂ ਸਾਈਟ ਦੀ ਕੀਮਤ ਦੀ ਤੀਜੀ ਤੋਂ ਸਤਵੀਂ ਕਿਸ਼ਤ ਦੀ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਉਣ ਸਬੰਧੀ ਇਹ ਮੁੱਦਾ ਉਠਾਇਆ ਗਿਆ ਹੈ ਕਿ ਉਨ੍ਹਾਂ ਦੇ ਪਲਾਟ ਵਿਚੋਂ High Tension Wires ਲੰਘ ਰਹੀਆਂ ਹਨ ਅਤੇ ਪਲਾਟ ਵਿੱਚੋਂ ਇਕ ਰੈਵੀਨਿਊ ਰਸਤਾ ਵੀ ਲੰਘਦਾ ਹੈ, ਜਿਸ ਨੂੰ ਨੇੜੇ ਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾਂ ਵਲੋਂ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ।

ਦੱਸਣ ਯੋਗ ਹੈ ਕਿ ਇਸ ਸਾਈਟ ਉਤੋਂ ਲੰਘਦੀਆਂ ਹਾਈ ਟੈਂਸ਼ਨ/ਲੋਅ ਟੈਂਸ਼ਨ ਬਿਜਲੀ ਦੀ ਤਾਰਾਂ ਮਿਤੀ 17-07-2019 ਨੂੰ ਸ਼ਿਫਟ ਕਰਵਾਈਆਂ ਗਈਆਂ ਹਨ। ਜਿੱਥੋਂ ਤੱਕ ਸਾਈਟ ਵਿਚੋਂ ਲੰਘਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦਾ ਸਬੰਧ ਹੈ, ਇਹ ਰੈਵੀਨਿਊ ਰਸਤਾ ਭਾਵੇਂ ਅਵਾਰਡ 547 ਮਿਤੀ 31-12-2013 ਰਾਹੀਂ ਐਕੁਆਇਰ ਕੀਤਾ ਹੋਇਆ ਹੈ, ਪ੍ਰੰਤੂ ਮੈਡੀਸਿਟੀ ਦੇ ਨਾਲ ਲੱਗਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾਂ ਵਲੋਂ ਇਹ ਰਸਤਾ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾ ਰਿਹਾ ਹੈ। ਗਮਾਡਾ ਦੇ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮਿਤੀ **08-07-2024** ਨੂੰ

ਹੋਈ ਮੀਟਿੰਗ (ਅਨੁਲੱਗ-5) ਵਿੱਚ ਇਸ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੀ ਇਵਜ਼ ਵਿੱਚ ਪਿੰਡ ਵਾਸੀਆਂ ਲਈ alternate route ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਸ ਦਾ ਉਪਬੰਧ ਸਬੰਧਤ ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਅਰਿਗ ਵਿੰਗ ਵੱਲੋ ਇਹ ਰਸਤਾ ਮੌਕੇ ਤੇ Motorable ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋਂ ਸਾਈਟ ਤੇ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਦਿਕਤਾਂ ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 30-09-2020 ਰਾਹੀਂ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਨ ਲਈ ਲਿਖਿਆ ਹੈ। ਦੂਸਰੇ ਪਾਸੇ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਨਾਂ ਕਰਨ ਕਰਕੇ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ Punjab Regional and Town Planning and Development Act, 1995 ਦੀ ਧਾਰਾ 45(1),(2),(3) ਅਤੇ 45(4) ਤਹਿਤ ਨੋਟਿਸ ਜਾਰੀ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋ ਮਿਤੀ 18-03-2025 ਨੂੰ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀਬੇਨਤੀ (ਅਨੁਲੱਗ-6) ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ।

1. GMADA shall drop all proceedings u/s 45 and will offer vacant and peaceful possession of 05 acres land to Max Healthcare, after dismantle of the "pucca road" and removal of impediments etc.
2. Max shall pay the balance amount of installments due i.e. Rs. 27.6 Cr. Over a period of 12 months in 4 equal installments. No delayed interest will be chargeable on suchinstallments in view of Note 2 to Clause 3 (iv) of the allotment letter except of one instalment which was due before 42 months.
3. Max shall pay interest on the instalment due on July 20, 2018 at scheme rate since this instalment fell due before expiry of 42 months from the date of allotment.
4. GMADA shall waive all the penal interest as well as other charges leviable for extension of time, as there is no default attributed to Max.
5. Since GMADA may not be in a position to build a ETP/STP/incinerator in immediate future and accordingly, it is expected that Max shall make its own arrangements for water/waste disposal and a revised understanding to that effect will be incorporated in lease deed.
6. Max will be allowed to construct the Hospital on the asid plot in next 3 years without any penalty from GMADA.
7. GMADA will execute the lease deed on payment of 1st installment of 12 (b) above.

ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋ ਉਕਤ ਦਰਸਾਈਆਂ ਮੰਗਾਂ ਸਬੰਧੀ ਗਮਾਡਾ ਦਾ ਲੜੀਵਾਰ ਜਵਾਬ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

1. The proceedings u/s 45 shall automatically get stalled during the time period of Amnesty Scheme. GMADA has already constructed the alternative route and also dismantle the route which across under the site and as per report of building branch the site is feasible from all aspects for giving possession.
2. The reply of this point under Amnesty policy is given below:-

1. (a) The defaulter allottees shall be liable to deposit the lump sum amount of all defaulted installments along with scheme rate of interest upto the date of application as conveyed by concerned authority, within the time period stipulated under this Policy and no penalty shall be charged over this amount.

(b) The defaulter allottees shall also be liable to deposit the Extension Fee as described below:

(i) 50% amount of Extension Fee (Non-Construction Fee) due upto the end of the month of submitting application under this Policy, in case of all residential and commercial plots and chunk sites.

(ii) Extension Fee @2.5% of the allotment price/auction price in the case of Institutional Sites/Hospital Sites/Industrial plots allotted in IT City, SAS Nagar or any other Scheme of the Development Authorities, where implementation period of Projects stands expired or is going to expire on 31.12.2025. The said allottees/auction purchasers shall be granted further period of 3 years for fulfillment of all conditions of the allotment letter. This period of 3 years shall be counted from the date of deposit of defaulted amount (if applicable) and of Extension fee.

3. Same as mentioned in point number 2.

4. No penalty shall be charged Under Amnesty Policy.

5. The ETP/STP will install by Engineering wing of GMADA and separate proceeding will be issued for the same.

6. There is no such policy to waive off the extension fee in this case.The relief given under Amnesty policy is mentioned below:-

Extension Fee @2.5% of the allotment price/auction price in the case of Institutional Sites/Hospital Sites/Industrial plots allotted in IT City, SAS Nagar or any other Scheme of the Development Authorities, where implementation period of Projects stands expired or is going to expire on 31.12.2025. The said allottees/auction purchasers shall be granted further period of 3 years for fulfillment of all conditions of the allotment letter. This period of 3 years shall be counted from the date of deposit of defaulted amount (if applicable) and of Extension fee.

7. There is no as such condition in allotment letter.

ਇਸ ਤੋਂ ਇਲਾਵਾ ਜੇਕਰ ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋਂ ਐਮਨੈਸਟੀ ਸਕੀਮ ਅਧੀਨ ਅਪਲਾਈ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਤਾਂ ਲੇਖਾ ਸਾਖਾ ਦੀ ਕੈਲਕੂਲੇਸਨ ਮੁਤਾਬਿਕ ਹੇਠ ਅਨੁਸਾਰ ਲਾਭ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ:-

Particulars	Dues under allottment	Dues under Amnesty (upto 04-04-2025)	Benefit under Amnesty
Project Extension fees	5,25,00,000.00	75,00,000.00	4,50,00,000.00
Gst @ 18%	94,50,000.00	13,50,000.00	81,00,000.00
Instalment due as per above	27,60,00,000.00	27,60,00,000.00	-
Scheme Intt +Penalty	21,17,13,436.00	14,94,44,779.00	6,22,68,657.00
Total dues	54,96,63,436.00	43,42,94,779.00	11,53,68,657.00

ਉਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਯੋਗ ਹੋਵੇਗਾ ਕਿ:-

1. ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਸੂਚਿਤ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਜੇਕਰ ਉਹ ਐਮਨੈਸਟੀ ਸਕੀਮ ਦਾ ਲਾਭ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹਨ ਤਾਂ ਐਮਨੈਸਟੀ ਸਕੀਮ ਅਧੀਨ ਸਮੇ ਸਿਰ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ।

ਜਾਂ

2. Max Health Care Ltd. ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਤੇ ਹੇਠ ਲਿਖੇ ਰਲੀਫ ਦੇਣ ਬਾਰੇ ਵਿਚਾਰ ਕਰ ਲਿਆ ਜਾਵੇ:-

(ੳ) ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3(iv) ਦੇ ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 ਅਨੁਸਾਰ ਗਮਾਡਾ ਵਲੋਂ ਸਾਈਟ ਦਾ ਕਬਜਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਅੰਦਰ Incinerator and Effluent Treatment Plant ਸਥਾਪਿਤ ਕੀਤਾ ਜਾਣਾ ਸੀ, ਇਸ ਲਈ 42 ਮਹੀਨਿਆਂ ਦੇ ਸਮੇਂ ਅੰਦਰ ਮੈਕਸ ਹਸਪਤਾਲ ਵੀ ਕਿਸ਼ਤਾਂ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਬੰਦ ਸੀ। ਪਰੰਤੂ ਇਸ ਸਮੇਂ ਦੌਰਾਨ ਪੈਂਦੀ ਤੀਜੀ ਕਿਸ਼ਤ ਦੀ ਰਕਮ (5.34 ਕਰੋੜ ਰੁਪਏ) ਤਿੰਨ ਸਾਲਾਂ ਤੋਂ ਵੱਧ ਦਾ ਸਮਾਂ ਬੀਤਣ ਉਪਰੰਤ ਵੀ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ ਹੈ। ਇਹ ਤਿੰਨ ਸਾਲਾਂ ਤੋਂ ਵੱਧ ਦੇ ਸਮੇਂ ਦੀ ਦੇਰੀ ਕੰਡੋਨ ਕਰਨ ਸਬੰਧੀ ਭਾਵੇਂ ਮੈਡੀਸਿਟੀ ਪਾਲਿਸੀ ਅਤੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਕੋਈ ਉਪਬੰਧ ਨਹੀਂ ਹੈ, ਪਰੰਤੂ ਪੁੱਡਾ ਦੀ ਪਾਲਿਸੀ ਮਿਤੀ 23-09-2003 (**ਅਨੁਲੱਗ-7**) ਤਹਿਤ ਇਸ ਕੇਸ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਸਧਾਰਨ ਵਿਆਜ (12% ਸਾਲਾਨਾ) ਅਤੇ 5% ਪੈਨਲਟੀ ਵਸੂਲਦੇ ਹੋਏ ਇਹ ਦੇਰੀ ਕੰਡੋਨ ਕਰ ਦੇਣੀ ਯੋਗ ਹੈ।

(ਅ) ਪਲਾਟ ਦੀ ਕੀਮਤ ਦੀ ਚੌਥੀ ਤੋਂ ਸੱਤਵੀ ਕਿਸਤ ਦੀ ਰਕਮ ਸਾਈਟ ਦਾ ਕਬਜਾਂ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਬਾਅਦ ਅਦਾ ਯੋਗ ਸੀ, ਜਿਸ ਤੋ ਪਹਿਲਾ ਗਮਾਡਾ ਵੱਲੋ ਮੈਡੀਸਿਟੀ ਵਿਖੇ Incinerator and Effluent Treatment Plant ਸਥਾਪਿਤ ਕੀਤਾ ਜਾਣਾ ਸੀ, ਜੋ ਕਿ ਗਮਾਡਾ ਵੱਲੋ ਇਸ ਸਮੇਂ ਵਿੱਚ ਸਥਾਪਤ ਨਾਂ ਹੋਣ ਕਰਕੇ 42 ਮਹੀਨਿਆਂ ਤੋਂ ਬਾਅਦ ਦੀਆ ਕਿਸਤਾਂ (4th to 7th) ਪੈਰਾ ਨੰਬਰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸਰਤ ਨੰ:3 ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 (ਜਿਸ ਬਾਰੇ ਪੈਰਾ ਨੰ:1.6 ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਹੈ) ਅਨੁਸਾਰ Defer ਹੋ ਗਈਆ ਹਨ। ਇਸ ਲਈ ਇਹਨਾਂ ਕਿਸਤਾਂ ਤੇ ਵਿਆਜ ਅਤੇ ਪਨੈਲਟੀ ਚਾਰਜ ਨਹੀਂ ਹੋਣੀ। ਪਰੰਤੂ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋ ਮੀਟਿੰਗ ਦੌਰਾਨ ਇਹਨਾਂ 4 ਕਿਸਤਾਂ (4th to 7th) ਦੀ ਰਕਮ ਯਕਮੁਸਤ ਜਮਾਂ ਕਰਵਾਉਣ ਦੀ ਜੁਬਾਨੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ, ਇਸ ਲਈ ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਇਹ ਰਕਮ ਯਕਮੁਸਤ ਜਮਾਂ ਕਰਵਾਉਣ ਵਾਸਤੇ ਪਾਬੰਦ ਕਰ ਦੇਣਾ ਬਣਦਾ ਹੈ।

(ਏ) ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਦਰਸਾਏ alternative route ਦੀ ਮੌਕੇ ਤੇ ਉਸਾਰੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਲਈ ਅਲਾਟੀ ਨੂੰ 30 ਦਿਨਾਂ ਅੰਦਰ ਸਾਈਟ ਦਾ ਕਬਜਾ ਲੈਣ ਲਈ offer ਕਰ ਦਿੱਤੀ ਜਾਵੇ। 31ਵੇਂ ਦਿਨ ਨੂੰ ਸਾਈਟ ਦਾ ਕਬਜਾ ਦੇਣ ਦੀ ਮਿਤੀ ਮੰਨਦੇ ਹੋਏ ਅਲਾਟੀ ਨੂੰ 60 ਦਿਨਾਂ ਅੰਦਰ ਇਸ ਸਾਈਟ ਦਾ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਅਤੇ ਕਬਜਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 3 ਸਾਲਾਂ ਦੇ ਅੰਦਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਮੁਕੰਮਲ ਕਰਕੇ ਹਸਪਤਾਲ ਨੂੰ Functional ਕਰਨ ਵਾਸਤੇ ਪਾਬੰਦ ਕਰਨਾਂ ਯੋਗ ਹੋਵੇਗਾ। ਜੇਕਰ ਅਲਾਟੀ ਇਸ ਤਰ੍ਹਾਂ ਨਹੀ ਕਰਦਾ ਤਾਂ ਉਸ ਨੂੰ ਬਿਨਾਂ ਕੋਈ ਹੋਰ ਮੌਕਾ ਦਿੱਤੇ ਸਾਈਟ ਜ਼ਬਤ ਕਰਨ ਸਬੰਧੀ ਕਾਨੂੰਨ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।

(ਸ) ਪੁੱਡਾ ਵੱਲੋ ਜਾਰੀ ਹਦਾਇਤਾਂ ਮਿਤੀ 15.01.1998 **(ਅਨੁਲੱਗ-8)** ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਦੇ ਫੈਸਲੇ ਮਿਤੀ 22.11.2016 **(ਅਨੁਲੱਗ -9)** ਦੀ ਰੌਸਨੀ ਵਿੱਚ ਇਸ ਸਾਈਟ ਸਬੰਧੀ ਉਸਾਰੀ ਦਾ 3 ਸਾਲਾਂ ਦਾ ਮੈਰੋਟੇਰੀਅਮ ਪੀਰੀਅਡ ਕਬਜਾਂ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ ਗਿਣਿਆ ਜਾਣਾ ਹੈ ਅਤੇ ਉਦੋਂ ਤੱਕ ਇਸ ਸਾਈਟ ਉਪਰ ਨਾਨ ਉਸਾਰੀ ਫੀਸ ਚਾਰਜ ਨਹੀਂ ਹੋਵੇਗੀ।

ਜੇਕਰ ਅਥਾਰਟੀ ਵਲੋ ਲੜੀ ਨੰ 2 ਦੀ ਪ੍ਰਪੋਜਲ ਨੂੰ ਮੰਨਜੂਰ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਤਾਂ ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਲੇਖਾ ਸਾਖਾ ਦੀ ਕੈਲਕੂਲੇਸਨ ਮੁਤਾਬਿਕ ਹੇਠ ਅਨੁਸਾਰ ਲਾਭ ਹੋਵੇਗਾ:-

Particulars	Dues under allottment	Dues Under Proposal No.2 (upto 04-04-2025)	Benefit Under Proposal No.2
Project Extension fees	5,25,00,000.00	-	5,25,00,000.00
Gst @ 18%	94,50,000.00	-	94,50,000.00
Instalment due as per above	27,60,00,000.00	27,60,00,000.00	-
Scheme Intt +Penalty	20,95,28,120.00	6,09,09,649.00	14,86,18,471.00
Total dues	54,74,78,120.00	33,69,09,649.00	21,05,68,471.00

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15-04-2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੰਡਾ ਆਈਟਮ ਨੰ 30.20 ਵਿੱਚ ਕਮੇਟੀ ਵਲੋਂ ਲੜੀ ਨੰ 2 ਦੀ ਪ੍ਰਪੋਜਲ ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਹੈ:-

ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 29182 ਮਿਤੀ 21.7.2015 ਰਾਹੀਂ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ ਦੀਆਂ ਸ਼ਰਤਾਂ ਵਾਚੀਆਂ ਗਈਆਂ। ਇਸ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3 ਵਿੱਚ ਦਰਸਾਏ Note-2 ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ :-

Note-2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees has to pay charges for usage of these services.

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਕਿ ਮੌਕੇ ਤੇ ਗਮਾਡਾ ਵੱਲੋਂ Effluent Treatment Plant ਅਜੇ ਤੱਕ ਸਥਾਪਿਤ ਨਹੀ ਕੀਤਾ ਗਿਆ।

ਇਸ ਸਾਈਟ ਉਤੋਂ ਲੰਘਦੀਆਂ ਹਾਈ ਟੈਂਸਨ/ਲੋਅ ਟੈਂਸਨ ਬਿਜਲੀ ਦੀਆਂ ਤਾਰਾਂ ਮਿਤੀ 17.7.2019 ਨੂੰ ਸ਼ਿਫਟ ਕਰਵਾਈਆਂ ਗਈਆਂ ਹਨ। ਜਿਥੋਂ ਤੱਕ ਇਸ ਸਾਈਟ ਵਿਚੋਂ ਲੰਘਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦਾ ਸਬੰਧ ਹੈ, ਇਹ ਰੈਵੀਨਿਊ ਰਸਤਾ ਭਾਵੇਂ ਅਵਾਰਡ ਨੰਬਰ 547 ਮਿਤੀ 31.12.2013 ਰਾਹੀਂ ਐਕੁਆਇਰ ਕੀਤਾ ਹੋਇਆ ਹੈ ਪਰੰਤੂ ਮੈਡੀਸੀਟੀ ਦੇ ਨਾਲ ਲਗਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾ ਰਿਹਾ ਹੈ। ਗਮਾਡਾ ਦੇ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮਿਤੀ

08.7.2024 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੇ ਇਵਜ਼ ਵਿੱਚ ਪਿੰਡ ਵਾਸੀਆਂ ਲਈ ਅਲਟਰਨੇਟਿਵ ਰੂਟ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਸ ਦਾ ਉਪਬੰਧ ਸਬੰਧਤ ਲੇ- ਆਉਟ ਪਲਾਨ ਵਿੱਚ ਕਰ ਦਿੱਤਾ ਗਿਆ ਅਤੇ ਗਮਾਡਾ ਦੀ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਮੌਕੇ ਤੇ motorable ਕਰ ਦਿੱਤਾ ਗਿਆ।

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਤੱਥਾਂ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡੇ ਦੇ ਲੜੀ ਨੰ: 2 ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਉਕਤ ਹੋਏ ਫੈਸਲੇ ਦੇ ਮੱਦੇਨਜਰ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਨ ਅਤੇ ਰੈਟੀਫਿਕੇਸਨ ਲਈ ਪੇਸ ਹੈ।

9

Copy of the policy issued vide notification No. 6/12/2014-6HG1/933 dated 30-09-2014 alongwith Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015, notification No. 6/12/2014-6HG1/1053 dated 04-06-2015 and notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.

Policy

Allotment of Land / Plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City, New Chandigarh Distt: SAS Nagar (Mohali)

1

10

GOVERNMENT OF PUNJAB

Allotment of Land / Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar – 2014

Table of Contents

Sr No	Subject	Pages
1.	List of Abbreviations	3
2.	Introduction (**Chapter 1**)	4-6
3.	Objectives, Strategy& Course of Action (**Chapter 2**)	7-8
4.	Types of Plots (**Chapter 3**)	9-10
5.	Eligibility Criteria for each category /type of Plot (**Chapter 4**)	11-17
6.	Price of the Plot (**Chapter 5**)	18-19
7.	Procedure for Allotment of Plots (**Chapter 6**)	20-21
8.	Mode of Payment (**Chapter 7**)	22-32
9.	Construction period; Extension in Time; Transfer of Ownership and other general conditions. (**Chapter 8**)	33-42
10.	Annexure A	43

2

List of Abbreviations used

CLU	Change of Land Use
FDI	Foreign Direct Investment
GMADA	Greater Mohali Area Development Authority
PPP	Public Private Partnership
SEZ	Special Economic Zone
LOI	Letter of Intent
PGIMER	Post Graduate Institute of Medical Education and Research
ISBT	Inter State Bus Terminal

19

Chapter 1
INTRODUCTION

Health is increasingly being recognized as a critical human capital component, which contributes significantly towards the development of a nation. Only a healthy and educated population can contribute to productivity, economic growth and human development. The present concern in both developed and developing countries is not only to reach the whole population with adequate health care service but also to secure an acceptable level of health for all through the application of primary healthcare programmes. India is the second most populous country in the world. Health care structure in the country is overburdened by increasing population India ranks low (115th) amongst world nations adjudged by Human Development Index (HDI). Economic deprivation in a large segment of population result in poor access to health care. Health insurance is also expensive.

There has been an improvement in health facilities in India and as a consequence there has been appreciable improvement in various health indicators. India has invested substantially in developing the health infrastructure. The public expenditure on health has not been an issue of high priority because of which a disproportionately large share of the burden of health care has to be borne by the households. India faces high burden of disease because of lack of enviromental sanitation, safe drinking water, under nutrition, poor living conditions and limited access to preventive and curative health services. Growth of national income is not enough. India has 48 doctors per 1,00,000 persons.

Punjab state has also recorded an impressive performance on various health indicators. On observing the health infrastructure in Punjab it has been found that a number of medical institutions in Punjab have grown over a period of time. Government of Punjab is committed to provide preventive, promotive and curative health services to the people of the State. The agricultural capital of India is all set to promote Punjab as a medical tourism destination as this sector has a great potential to boom economy of the state. Punjab is witnessing a paradigm shift in terms of

13

demand of better quality of health care and a slow transition from small nursing homes to mega corporate setups.

The State Government intends to seek involvement of private sector in providing desired healthcare facilities. In the recent past, the State Govt. has successfully operationalized Super Specialty Cancer and Trauma Hospitals at Mohali and Super Specialty Cancer and Cardiac Hospital at Bathinda with Max Healthcare under Public-Private Partnership (PPP) mode. Further, the State Govt. is setting up high-end Diagnostic Centers in all districts hospitals in the PPP mode.

The State witnessed massive response of the private sector during the Progressive Punjab meet organized in February, 2014 as Punjab has identified Healthcare and Biosciences as one of the key investment fields. During the summit, the State Government signed number of MOUs with the reputed private healthcare Medical providers for setting up of Super Specialty & Multi Specialty Hospitals and Research Center. Apollo hospitals and Fortis health care limited have been the frontrunners in chalking out aggressive growth plan in Punjab. Apollo is operating 350 bed hospital in Ludhiana and Fortis runs 225 bed and 150 bed facilities in Mohali and Amritsar respectively(also one now in Ludhiana). Others present in the state include Malaysia based Columbia Asia. SPS Apollo has laid a blueprint of having 1000 beds across Punjab within next 5 years spending Rs, 400 Crore approx. Ivy hospital at Mohali which has 180 beds and 24 specialities has ambitious plans to add 1000 beds offering primary and secondary care in tier-2 and tier-3 cities. Indus hospital Mohali has also planned to build a medical college and allied para-medical and nursing schools and hospitals in this part of the country.

The total private health care spending in Punjab is about 82 percent. This proves the fact that market is largely un-explored for a population of around 30 million, makes it good oportunity for investment. Further the availability of land acquired for the purpose, skilled manpower, connectivity by rail, road and air excellent upcoming urban infrastructure, improved power situation, world class communication

5

14

facilities, vicinity of Post Graduate Institute of Medical Science & Research (PGIMER) and upcoming Homi Bhabha Cancer Hospital and Research Centre offer conducive environment at New Chandigarh (Mullanpur) for the development and growth of health care facilities. The policy document seeks to expand the existing heath care industry in Mohali which already has 25 hospitals of 100 beds each.

Also, in view of the significance of skilled manpower for promoting health care industry in the state, Government has proposed to set up new Medical and nursing colleges. Besides existing medical colleges would be up graded by adding more seats and modernisation of infrastructure available in these colleges. The Policy offers a site for setting up a medical college at Mullanpur which is expected to produce quality medicos. This would improve the above said ratio of doctors per lac of persons in the country.

Health care being basic requirement of mankind need no further reiteration. The State Government duly recognizes its prime responsibility to provide affordable healthcare services to poor people and accordingly has already launched health insurance schemes i.e. Rashtriya Swasthya Bima Yojna for the BPL families and Bhagat Puran Singh Sehat Bima Yojna for 30 lacs Blue Card Holder families. The State is also implementing Bhai Ghanaiya Health Insurance Scheme covering about 1.50 lacs families in the cooperative sector. Another cashless health insurance scheme is about to be launched, which will cover the Punjab Govt. employees and pensioners. The State further intends to launch a scheme to provide cashless health insurance to entire population of the State. With the implementation of these schemes, the State will not only ensure the affordable services by reducing out of pocket expenditure but will also provide a viable platform for the private healthcare providers to invest in Punjab.

The policy offers land allotment and other concessions to facilitate the presence of key players of the health care industry. Their presence will not only generate revenue and employment, may also prove to be a booster for the slow moving real estate market.

6

15

Chapter 2

OBJECTIVES, STRATEGY& COURSE OF ACTION

2.1 Objectives :

The following key objectives are sought to be achieved through this policy :

- Promote private sector investment in the State in Medical sector;
- Promote Medical Tourism in the state of Punjab.
- Establishment of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar to provide better Medical facilities to the residents of Punjab and adjoining states.

2.2 Strategy :

The State Government proposes to achieve the objectives set out in the policy by :

a) Incentives for attracting investment and getting Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center to set up base in the State.

b) Adopting a clear and transparent policy for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center

c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of Medical Sector in the State. To attract investors for Medical Facilities, Medical Education and Research following will be the course of action:

(i) GMADA shall offer about 258 acres of land in Medi City Phase 1 and 2 which is strategically located for development for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center at New Chandigarh.

(ii) Most of the land area is proposed to be utilized for Hospitals to provide better Medical Facilities to the residents of Punjab and adjoining states.

7

16

(iii) 50 acres of the total land has been allotted to Homi Bhabha Cancer Hospital and Research Centre (under the department of Atomic Energy, Govt. of India) through Department of Health and Family Welfare, Punjab.

(iv) Incentives for Health Sector allowed by the Punjab Government vide its notification number CC/FIIP/2013/5343 dated 5-12-2013 or any subsequent notification shall also be applicable for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center under this policy.

8

17

Chapter 3

Types of Plots

3.1 Location:

Medi City is located in New Chandigarh on 200' wide road next to PGIMER, Chandigarh. Medi City is being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2016. Distance from the Medi City to the:

PGIMER, Chandigarh is	07.15 km
ISBT Sector 17, Chandigarh is	11.00 km
ISBT, Sector 43, Chandigarh is	14.25 km
ISBT, Mohali is	16.80 km
Mohali International Airport is	22.50 km
Railway Station, Mohali is	22.00 km
Railway Station, Chandigarh is	15.50 km
Sector 62(City Centre), Mohali is	16.70 km

3.2 Number and Sizes of Plots available:

Out of total area of 258 acres, net area of about 104.21 acres including the 50 acre land already allotted to Homi Bhabha Cancer Hospital and Research Centre, will be used for allotment of plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center . The balance area will be used for Group Housing, Hotels, Commercial, Conventional Centre, parks, green belts, road network, parking and utilities etc.. The Sites available for allotment for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center along with the area are as below:

Sr. No.	Nature of site	No. of sites	Total Area (in acres)
1.	Multi Specialty Hospitals	2	20.00
2.	Medical University/ Medical College Cum Hospital	1	28.21
3.	Medical Research Center	1	6.00

9

18

4.	Smaller Hospital Sites (1 acre each).These plots can be clubbed for allotment of bigger size of plots.	5-10 (Subject to availability)	10
	Total	4	64.21

Note 1 Area and Number are indicative and can be clubbed, divided or changed as per requirement and feasibility of the area. The layout will be prepared and finalized by GMADA.

Note 2 The Medical University/Medical College may be affiliated with Baba Farid Medical University of Health Sciences or it can also function as independent university/body registered with the competent Authority.

19

Chapter 4

Eligibility Criteria for Allotment of plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

(i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

(ii) A firm, Society, Trust, or limited Company which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

(i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

(ii) A firm, Society, Trust, subsidiary or limited Company registered in India, Foreign institutions/hospitals, joint venture by the Indian applicant with foreign institutions/hospitals, which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

30

Additional conditions :-

(a) ***For Foreign Institutions***

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: *In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the issue of letter of intent.*

(b) ***For Joint Venture***

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as wells as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) ***For subsidiary Companies***

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or subsidiary company(s) of applicant and parent company will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

12

91

The applicant company shall have to submit the following additional documents alongwith application:

(i) The shareholding pattern of the holding company,

(ii) The list of the Board of Directors of the holding company,

(iii) The shareholding pattern of the subsidiary company,

(iv) The composition of the Board of Directors of the subsidiary company,

(v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company means holding of more than 50% equity.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL. (Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

(i) A State Government/Union territory.

(ii) University

(iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.

(iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.

(v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).

(vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of their Indian Group Companies.

13

99

Note1: Group Company means two or more enterprises which, directly or indirectly, are in a position to:

i) exercise twenty six per cent, or more of voting rights in other enterprises; or

ii) Appoint more than fifty per cent, of members of board of directors in the other enterprise.

Note2: An **Indian Company** is defined as one which is registered under "The Indian Companies Act 1956"

Above all categories should fulfill the following criteria :

(a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.

(b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL. (Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

(i) A State Government/Union territory.

(ii) University

(iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.

(iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.

(v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).

(vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of subsidiary Company(s) of applicant and parent company.

14

93

(vii) Foreign Institution, Joint venture and subsidiary companies.

(a) For Foreign Institutions

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the date of issue of letter of intent.

(b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of institution/hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as wells as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or its subsidiary company(s) will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

15

The applicant company shall have to submit the following additional documents alongwith application:

(i) The shareholding pattern of the holding company,
(ii) The list of the Board of Directors of the holding company,
(iii) The shareholding pattern of the subsidiary company,
(iv) The composition of the Board of Directors of the subsidiary company,
(v) The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company shall mean holding of more than 50% equity.*

Above all categories should fulfill the following criteria :

(a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.

(b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL HOSPITAL SITES (1 ACRE).

The applicant should fall under one of these categories:

1 An individual shall be a qualified Doctor possessing a MBBS as well as Post Graduate degree and having at least three years experience in the medical profession. He/She will have to give solvency Certificate for Rs. 5 Crore from any bank at the time of allotment of Site. He/She should have a hospital with minimum 40 beds and running for the last two years to be eligible for allotment of site. However in case of super specialty hospitals the condition of bed will not be applicable.

16

75

2 A firm shall have as its major partner(s), holding at least 50% share of the firm, qualified doctor(s) holding a MBBS degree and having at least three years experience in the medical profession or have engaged qualified doctors with specialization in relevant field and having experience of minimum three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

3 A society or Trust shall be non profit, charitable organization whose income is exempted from tax under the Income Tax Act. It shall either have as its major contribution with over 50% contribution qualified doctor(s) possessing a MBBS degree and having at least three years experience in the medical profession or it shall have on its rolls (with an employment contract of at least three years duration) at least one qualified doctor with a MBBS degree and possessing at least three years experience in the medical profession. Such society or trust shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

4 A limited company shall either have at least one full time working Director as a qualified doctor with an MBBS degree and having at least three years experience in the medical profession, or it shall have on its rolls, with an employment contract of at least three years duration, at least one qualified doctor with a MBBS degree and having at least three years experience in the medical profession. Such company shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITE FOR MEDICAL RESEARCH CENTER

(i) A State Government/Union territory.
(ii) An autonomous body promoted by Central and State Government.
(iii) A Private research and innovation centre of standing and eminence, set up as a non-profit trust/society.

17

96

Chapter 5
Price of Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

5.1 Introduction:

Medi City is being developed for development of Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center. The developed plots are being offered on reasonable rates after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

The price of the plots shall be fixed as below (Rs in Crore Per Acre):

Sr. No.	Category	Land Rate
1.	Hospitals / Multi- Specialty Hospitals	6.00
2.	Medical University/ Medical College cum Hospital	5.50
3.	Medical Research Center	5.00

Note:

1. These rates are inclusive of CLU and EDC charges.
2. An additional 1% of the value of plots will be charged as CADA cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction treatment Infrastructure fund separately.
3. An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 FAR

1. FAR for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is 1:1.5. However FAR can be purchased upto 1:2.25 after making the payment in proportion to the 35% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR.

97

5.4 Allotment of Sites/Plots:-

Initially plots will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. The applicants should complete the building construction as given in chapter 8 under head Construction period, Extension time, Transfer of Ownership and Other General conditions. Then only after the expiry of lease period and receipt of full cost of the plot as lease money as well as the fulfillment of norms, the plots can be converted into free hold after making the processing fee fixed by GMADA at the time of conversion of plot. The procedure for allotment of sites shall be as following:

(The First Line of this para is modified as under)

Initially plots for Hospitals, Multi- Specialty Hospitals and Medical Research Center will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. However in the case of Medical University / Medical College cum Hospital the lease period shall be 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

1. On receipt of application, it will be scrutinized by the committee constituted for this purpose. On the recommendations of this committee LOI for allotment of sites shall be issued.

2. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

3. On receipt of lease money for the first year as given in para 2 above allotment letter for allotment of site on lease cum free hold sale basis shall be issued and lease agreement shall be executed between the GMADA and lessee within 15 days of issuance of allotment letter.

4. After the execution of agreement, lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

19

98

Chapter 6
Procedure for Allotment of Plots

6.1 The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	Processing fee
Hospitals / Multi- Specialty Hospitals	**Rs. 1,00,000 /-**
Medical University/ Medical College cum Hospital	**Rs. 1,00,000 /-**
Medical Research Center	**Rs. 50,000 /-**

The Processing fee shall be payable in the form of a bank demand draft in the name of Estate Officer, GMADA , payable at Mohali.

6.2 Procedure for inviting applications

The plots will be allotted after inviting applications through advertisement in the leading newspapers of the region. Applicants may apply for allotment of plots after checking on the web-site of GMADA, Mohali i.e., http:/www.gmada.gov.in.

6.3 Procedure for Allotment

(i) The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending lessee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, project report and other relevant documents allongwith processing Fee. Thereafter, the Estate Officer will scrutinize such applications, for placing them before the Scrutiny Committee, which shall comprise of the following members:

i.	Chief Secretary, Govt. of Punjab.	Chairman
ii.	Principal Secretary to CM, Govt. of Punjab	Member
iii.	Principal Secretary (Finance) Govt. of Punjab.	Member
iv.	Principal Secretary, Health and Family Welfare, Govt. of Punjab.	Member
v.	Chief Executive Officer, Punjab Bureau of Investment Promotion	Member
vi.	Secretary, Housing and Urban Development	Member
vii.	Secretary, Science and Technology	Member
viii.	Secretary, Medical Education and Research (For allotment of plots for Medical University/ Medical College cum Hospital)	Member

99

ix.	Director, Post Graduate Institute of Medical Education and Research(PGIMER)	Member
x.	Chief Administrator, GMADA	Member Secretary

Note: Chairman of the Committee can associate any Officer/Person in the meeting who is expert in the Medical/Medical Education field.

(ii) The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

a) Viability of the project.
b) Qualification and experience
c) Performance of the ongoing Hospitals of the applicant.
d) Financial position of the applicant.
e) Foreign Direct Investment

(iii) The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

(iv) If the Committee selects more applicants eligible for allotment than the available plots, then sealed bids will be invited from the eligible applicants and the reserve price/lease of the plot will remain same as is fixed for allotment of respective plot.

(v) Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

21

30

Chapter 7

Mode of Payment

These sites shall be allotted on lease cum free hold sale basis, for which payment shall be made as under:

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years.

   For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of Medical University / Medical College cum Hospital the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

   (Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

   Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

   (Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

2(i). *In case of sites for Medical University/Medical College cum Hospital moratorium Period of three years for payment of principal amount shall be allowed before payment of first installments i.e. Principal Plus Interest. However interest on the principal amount shall be payable half*

31

yearly during the moratorium period. The lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from ***the fourth year of*** *date of issuance of allotment letter for the next 9 years.*

2(ii) Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, ***but other than 2(i) above,*** *the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years.*

(Amendment issued vide **notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)***

3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter.

For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of Medical University / Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

23

39

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

3. *Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.*

   In case of sites for Medical University/Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 13th year from the date of issuance of allotment letter.

   (Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

4. If the lessee makes the lump sum payment of entire 85% of the lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.

5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 3% for the first year, @4% for the Second Year and @ 5% for the third year allongwith 12% normal rate of interest. However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lesseé can apply allongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

33

7. In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years.

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years for Hospitals, Multi- Specialty Hospitals and Medical Research Center and in the case of Medical University / Medical College cum Hospital lease money equivalent to 1% of the cost of the plot shall be payable beyond 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7/10 years as the case may be.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% cost of the plot shall be payable beyond 7/10/13 years as the case may be.

(Amendment issued vide* notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)

8. **Payment Schedule for balance 85% amount**

Due date for payment of balance amount alongwith interest	Due Amount
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount

25

34

Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

Note:
Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	*Due Amount for Hospitals, Multi-Specialty Hospitals and Medical Research Center sites*	*Due Amount for Medical University / Medical College cum Hospital*
Before the completion of one year from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*
Before the completion of two years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*
Before the completion of three years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount*
Before the completion of four years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount*
Before the completion of five years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount*
Before the completion of six years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*
Before the completion of seven years from the date of issue of allotment letter	*Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*

26

35

Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount for sites below 10 acres	Due Amount for sites measuring 10 or above 10 acres.
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount

27

36

Before the completion of six years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount*
Before the completion of seven years from the date of issue of allotment letter	*Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount*
Before the completion of eight years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount*
Before the completion of nine years from the date of issue of allotment letter	---	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount*
Before the completion of ten years from the date of issue of allotment letter	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next instalment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

8. Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	***Due Amount for sites below 10 acres***	***Due Amount for sites measuring 10 or above 10 acres.***	***Due Amount for* Medical University/Medical College cum Hospital**
Before the completion of one year from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount*	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of two years from the date of issue of allotment letter	*Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount*	*Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount*	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion	*Equivalent to 10%*	*Equivalent to 8%*	Only interest @ 12%

28

37

of three years from the date of issue of allotment letter	of the cost of the plot + 12% interest on the remaining 65 % amount	of the cost of the plot + 12% interest on the remaining 69 % amount	on the 85% amount shall be payable half yearly.
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of Eleven years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of twelve years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount

29

38

Before the completion of thirteen years from the date of issue of allotment letter	---	---	*Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount*

Note 1: *Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.*

Note 2: *In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.*
(Amendment issued vide **notification No. 6/12/2014-6HG1/ 701170/1 dated 01-03-2016.)**

9. **Example for payment considering the cost of plot as Rs. 100 Crore is as under:**

Installment Schedule

Total saleable price in crores	**100.00**
No. of Installments -7	
15% lease/rental money i.e. Rs. 15.00 Crore shall be deposited with in 30 days from the issuance of LOI	
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter. **Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter.**	
Rate of interest	**12%**

Periodicity of lease/rental amount from the date of issuance of allotment letter	% of cost of the plot	Principal (in cr.)	Interest (in cr.)	Total amount (in cr.)
Before 1 year	10	10.00	10.20	20.20
Before 2 year	10	10.00	9.00	19.00
Before 3 year	10	10.00	7.80	17.80
Before 4 year	10	10.00	6.60	16.60
Before 5 year	10	10.00	5.40	15.40
Before 6 year	10	10.00	4.20	14.20
Before 7 year	25	25.00	3.00	28.00
	85	**85.00**	**46.20**	**131.20**

30

39

10. After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals and Medical Research Center is Functional and after completion of 10 years and full payment of the plot is made and Medical University / Medical College cum Hospital is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

After the completion of 7/10 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals Medical University / Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

After the completion of 7/10/13 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi-Specialty Hospitals Medical University/ Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs.5 Per Sq Yd. shall be charged for all size of plots.

31

40

Note: ***The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.***

(Amendment issued vide **notification No. 6/12/2014-6HG1/ 701170/1 dated 01-03-2016.*)***

32

41

Chapter 8
Construction period, Extension time, Project Implementation, Transfer of Ownership and other General Conditions

8.1 **Construction period**

i. Lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

ii. The lessee shall be required to bring the Medical Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional within 1 year from the date of completion of Construction in three phases as given in the Schedule under para 8.2(a).

a) **Extension in Time & Fee**

The period for implementation of the project shall be extendable for one year, **i.e. after 4 years from the date of issue of allotment letter,** on payment of **extension fee calculated @ 7.5% of the allotment price of plot.**

The period for implementation of the project shall be extendable for one year, i.e. after 4 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

(b) Second extension of implementation period for additional one year for implementation of the project **i.e. after 5 years from the date of issue of allotment letter** shall be allowable on payment of **extension fee calculated @ 10% of the allotment price of the plot.**

Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot.

42

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period. The developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the lessee for extension of implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the lessee as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 8.2(a)

8.2 Project Implementation:

(a) Lessee will complete the project as per schedule given below :

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
1	2	3	4
Phase – I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 36 months from the date of approval of building plan. There after project should be made functional within 12 months.
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of of approval of building plan.
Final Phase (100%)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of approval of building plan.

34

43

Lessee will complete the project as per schedule given below :

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
1	2	3	4
Phase – I (Minimum area of 30% of the total permissible FAR)	**12** months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within **42** months from the date of approval of building plan. There after project should be made functional within 12 months.
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial **42** months if the building plans of Phase II are not approved allongwith building plans of Phase I.	54 months from the date of approval of building plans if already approved allongwith building plans of phase I or within 3 months from the date of approval of building plans of Phase II.	**60** months from the date of approval of building plan of phase I or 12 months from the date of approval of building plan of phase II.
Final Phase (100%)	Within 6 months after the expiry of initial **60** months if the building plans of Final Phase are not approved allongwith building plans of Phase I and Phase II.	72 months from the date of approval of building plans if already approved allongwith building plans of phase I and Phase II or Within 3 months from the date of approval of building plans of Final Phase.	78 months from the date of approval of building plan of phase I or 18 months from the date of approval of building plan of phase II.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

(b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for taking effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

35

44

(c) In the event of the lessee failing to take effective steps within stipulated/extended period, the allotment shall automatically stands cancelled, consequent upon which the money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

d In the event of failure of the lessee to achieve functionality of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center within the period as given in column 4 of the table given under para 8.2 (a) , the allotment shall automatically stand cancelled/withdrawn and the amount deposited by the lessee towards the price of plot as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 30% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

8.3 Transfer of Allotment/Ownership

(a) i) Allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

(a) i) For Hospitals, Multi- Specialty Hospitals and Medical Research Center allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of Medical University / Medical College cum Hospital site change of ownership is allowed to a new legal entity as long as it is wholly owned / controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

45

ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof

ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof or 10 years from the date of allotment, whichever is more.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Note1: A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

Note2: Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in para 8.2 (a)(ii) above, without the prior permission of GMADA.

(b) **Transfer Fee**

Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/land fixed by the GMADA at the time of transfer.

(c) **Transfer of Allotment without payment of transfer fee**

(i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lessee/partner/share holder;

(iii) Transfer made in favour of Indian group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary,

37

46

Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(d) **Consequences of unauthorized transfers.**

In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement s:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3.	Commercial such as Canteen / Bank/ ATM/ Laundry / Telephone Booth.	2 shops per acre. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)

Note:

1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.

47

8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3.	**In the case of Hospitals/ Multi Specialty hospitals** Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)
4.	**In case of Medical University/ College cum Hospital.** Commercial area.	**Upto 10% of the allotted area. The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.**

Note:

1. *Above facilities are subject to the fulfillment of norms of the zoning of the site.*
2. *Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.*
3. *Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.*
4. *No change of land use shall be permitted*
5. *In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital :-*

(i). *Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after payment of 35 % of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial in favour of the allottee to enable him to sell this area to the prospective buyers.*

48

(ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA. (Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr No	Purpose	Upto Extent of FAR used
1	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Centre	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3	In the case of Hospitals/ Multi Specialty hospitals Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)
4	In case of Medical University/ College cum Hospital. Commercial area **and Group Housing.**	Upto **25%** of the allotted area, **Subject to fulfilment of norms fixed by Medical Council of India(MCI) for Medical University/ College cum Hospital** The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

Note:

1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.

40

49

4. No change of land use shall be permitted.
5. In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital:-

(i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after **payment of 50 %** of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial/**Group Housing** in favour of the allottee to enable him to sell this area to the prospective buyers.

(ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
(Amendment issued vide* notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.*)

OTHER TERMS & CONDITIONS

I. **Completion of project**
The lessee shall produce the proof of having made the Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the allotted plot.

II. **Cancellation of LOI and Resumption of site/plot**

(a) No extension in implementation period for functioning of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center beyond the initial period of three years or as given in the allotment letter /lease agreement plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to make the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter/lease agreement shall automatically stand cancelled / withdrawn.

(c) In the event of allotment letter/lease agreement being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was

50

handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile lessee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile lessee.

III. **ALLOTMENT OF PLOTS TO GOVERNMENT AND ITS FULLY-OWNED UNDERTAKINGS**

Notwithstanding anything contained in this scheme, the allotment of plots to Government Departments and its fully-owned Boards, Corporations, Companies, Societies, Agencies etc. shall be made at the reserve price fixed by the GMADA, with the approval of the allotment committee.

IV. **REVIEW OF RESERVE PRICE**

The GMADA reserve the right to review the reserve price/lease of plots at any time.

V. **INTERPRETATION AND APPEALS**

For the interpretation of the Policy, The Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by the Estate Officer or an officer below Estate officer in rank may file an appeal against that order within 30 days to the Chief Administrator, GMADA whose orders shall be final.

Chandigarh
Dated:

A.Venu Prasad
Secretary to the Govt. of Pb,
Department of Housing
and Urban Development.

42

51

Annexure A
Greater Mohali Area Development Authority, Sahibzada Ajit Singh Nagar

Application Proforma for Allotment of Plots/Land for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center

1. Name of the Applicant Company/ Society/Trust :
2. Full name of the applicant(s) and Status (Prop./Partner/Authorised Signatory) :
3. Permanent address :
4. Correspondence address :
5. Telephone No. (M) : (LL) :
6. Email address :
7. Plot applied for
   (Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center) :
8. Processing Fee
   a. Amount : b. Bank Draft No. :
   c. Draw on :
9. Constitution of the Company
   a. Proprietor-ship :
   b. Partnership :
   c. Ltd. Company :
   d. Cooperative associates :
   e. Other (If any) :

   Please attach copies of Partnership deed(Regd.) Memorandum and Articles of Association (Bye Laws)
10. Means of Finance with documentary evidence :
11. Project report consisting of documents to prove the following parameters alongwith any other document deemed fit by the applicant:
    a) Viability of the project.
    b) Qualification and experience
    c) Foreign Direct Investment
    d) Performance of the ongoing Hospitals of the applicant.
    e) Financial position of the applicant.
12. Audited Financial Statement for the last three years i.e. from 1st.April to the 31st. March of the next year.

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:
(1) Incomplete applications are liable to be rejected.
(2) Applications are to be submitted in Eight sets to the Estate Officer, GMADA, Mohali.

43

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

A copy of the above along with the one spare copy of the above is forwarded to the Controller, Printing & Stationary Punjab, SAS Nagar for information and necessary action.

2. He is requested to Punjab this notification in the Punjab Government Extra Ordinary Gazette and sent 80 copies of notification to the Secretary, Housing and Urban Development Department (Housing-1 Branch), Punjab Civil Secretariat-2, Sector-9, Chandigarh after its public action.

SPECIAL SECRETARY
DEPTT. OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

A copy is forwarded to the Chairman & Members of the committee for information and necessary action:-

1.	Hon'ble Chief Secretary, Govt. of Punjab.	Chairman
2.	Prinicpal Secretary to CM, Govt. of Punjab.	Member
3.	Principal Secretary, Finance, Punjab.	Member
4.	Principal Secretary, Health and Family Welfare, Punjab.	Member
5.	Chief Executive Officer, Punjab Bureau of Investment Promotion.	Member
6.	Secretary, Housing and Urban Development.	Member
7.	Secretary, Science and Technology, Punjab.	Member
8.	Secretary, Medical Education and Research (For allotment of plots for Medical University/Medical College cum Hospital).	Member
9.	Chief Administrator,GMADA, SAS Nagar.	Member Secretary

Special Secretary

Endst. No. 6/33/2013-6HG1/ Dated, Chd, the;

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

1. Prinicpal Secretary to Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab-cum-Minister Housing and Urban Development Department.
2. Principal Secretary, Information and Technology, Punjab.
3. Director, Information and Technology, Punjab.
4. Chief Administrator PUDA, SAS Nagar.
5. Chief Administrator,GMADA, SAS Nagar.
6. Chief Administrator, GLADA, Ludhiana.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, PDA, Patiala.
10. Chief Administrator, BDA, Bathinda
11. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
12. Chief Town Planner, PUDA Bhawan, SAS Nagar.
13. Managing Director, Punjab Infotech, Chandigarh.
14. Incharge, IWDMS, Chandigarh.
15. Superintendent, Cabinet Affair Branch, Main Sectt, Chandigarh.
16. Administrative Officer (Policy), GMADA, SAS Nagar.

Special Secretary

44

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PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

To

MAX Health Care Ltd.
Dr. Jha Marg, Max House, Phase 3,
Okhla, New Delhi - 110020

No. GMADA-EO/2015/ 10551-52
Dated 27.3.15

Sub:- Issue of Letter of Intent for the allotment of **Multi Specialty Hospital Site** measuring 5 Acres in Medi City, New Chandigarh for **Medical Facilities** on Lease cum Free hold sale basis.

Date of issue of LOI	
Total basic -cost of the plot	Rs. 30,00,00,000/- Crores
Cancer Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Cultural Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Total Amount	**Rs. 30,60,00,000/- (Rs. Thirty Crores and Sixty Lacs only)**

Ref: Your application dated 03-12-2014 for the subject cited above.

1. We are pleased to inform you that after considering your application for allotment of site in Medi City for **Medical Facilities**, GMADA intends to allot a plot of the above mentioned size to you on Lease cum Free hold sale basis for the total basic cost of **Rs 30.00 Crore**. These sites shall be used for the purposes of **Multi Specialty Hospital Site** and not for any other purposes. After the allotment , change of purpose or deviation of purpose shall not be permitted.

2. The allotment shall be subject to the provisions of Punjab Regional and Town Planning and Development Act 1995, Rules, regulations and Policies framed there-under, as well as the terms and conditions of the policy notified or amended from time to time for allotment of Plots.

3. Payment of cost of plot and other charges

(i) Installment equivalent to 15 % of the cost of plot for the first year amounting to **Rs. 4,50,00,000/-** shall be payable within 30 days from the date of issuance of LOI.

(ii) (a) Allotment Letter shall be issued after the payment of 15% cost of the plot. Lease agreement shall be executed between GMADA & Lessee within 15 days of issuance of allotment letter.

395

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(b) The allottee shall pay all general local & others taxes /cess imposed by Central /State Govt. at any time. The allottee shall pay immediately the dues of such taxes/cess after the issue of demand notice.

(iii) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cancer Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction Treatment & Infrastructure fund separately.

(iv) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cultural Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cultural fund separately.

(v) Cost of plot along with interest @ 12% per annum of the balance 85% amount shall be payable yearly from the date of issuance of allotment letter for the next 7 years as under :-

For Hospitals, Multi-specialty Hospital & Medical Research Centre sites:

Due date for payment of balance amount alongwith interest	% of Cost of Plot	Principal (In Rs.)	12% interest on the remaining amount	Total amount (in Rs.)
Before the completion of one year from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 85% amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-
Before the completion of two years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 75% amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 65% amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 55% amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-

396

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Before the completion of five years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 45% amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-
Before the completion of six years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 35% amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of Allotment Letter	Equivalent to **25%** of the cost of the plot+12% interest on the remaining 25% amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

Note 1 : Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period, interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession. The payment of next installments of lease money will be deferred till the time the services are provided. However, these service are not free of cost and allottee has to pay charges for usage of these services.

(vi) If the allottee makes the lump sum payment of entire cost of the plot within 60 days from the date of issuance of allotment letter, a rebate of 5% on the balance 85 % cost of plot shall be given.

(vii) If the allottee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged as under.

S.No	Period	Rate of Interest
1.	If the delay is upto One year	Normal applicable rate of interest i.e. 12% + 3% P.A. for the delayed period of the amount
2.	If the delay is upto Two years	Normal applicable rate of interest i.e. 12% + 4% P.A. for the delayed period of amount

397

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3.	If the delay is upto Three years	Normal applicable rate of interest i.e. 12% + 5% P.A. for the delayed period of amount

However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

(viii) In case of enhancement of price due to enhancement of land compensations , the increased price shall be added to the balance payment payable to GMADA.

(ix) In case of fully paid plot, the enhancement of price due to any or all the above reasons, shall be paid within 60 days without payment of any interest of such demand or in 3 equal six monthly installments along with an interest @ 12 % per annum.

(x) In case of reduction in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis within a period of 60 days.

(xi) In case of increase in area, additional amount in proportion to the cost of plot shall be recovered along with installments. However, in case of fully paid plot, additional amount is payable within 60 days of issuance of demand letter, falling which interest @ 12 % P.A. shall be charged for the delayed period. ..

(xii) Supply of documents : Allottee will supply the solvency certificate of the bank or any other document listed below within 30 days from the date of issue of LOI (if required)

Possession of site shall be given only after receipt of above site documents.

4. POSSESSION:

(i) After the execution of agreement, allottee shall have to take physical possession of the site within 30 days of the issuance of allotment letter. In case the allotee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

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PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
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(ii) Plot is being offered on "as is where is basis".

(iii) The allottee shall be required to bring the Multi- Specialty Hospital functional within 1 year from the date of completion of construction in three phases as given in the schedule under para 6 below.

5. Conversion to free hold basis

(i) After the completion of 7 years and full payment of the plot is made and Multi- Specialty Hospitals is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be borne by the allottee.

(ii) In case the allottee does not get the site converted into free hold basis, amount equivalent to 1% of the cost of the plot shall be payable beyond after the lease period shall be payable after the period of payment of the lease is over as given in the para 3(v) of the LOI or as ammended from time to time.

(iii) No **lease money** shall be charged for the year in which allottee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of installment/ due amount of previous year.

6. Project Implementation Schedule

(a) Allottee will complete the project as per schedule given below:

Phase No	For approval of building Plans	To commence Civil Works	To complete civil works & implement the project
1	2	3	4
Phase-1 (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.

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Phase-II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months if the building plans of Phase –II are not approved alongwith building plans of Phase –I	54 months from the date of approval of building plans if already approved alongwith building plans of Phase -1 or within 3 months from the date of approval of building Plans of Phase –II	60 months from the date of approval of building plan of Phase-I or 12 months from the date of approval of building plan of Phase -II
Final Phase (100%)	Within 6 months after the expiry of initial 60 months if the building plans of final phase are not approved alongwith building plan of phase –I and phase –II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase–I and phase –II or within 3 months from the date of approval of building plan of final phase.	78 months from the date of approval of building plan of Phase-I or 18 months from the date of approval of phase-II

(b) The concerned developing agency shall however in cases where the allottee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

C) In the event of the applicant failing to take effective steps within stipulated/extended period, the allotment shall automatically stand cancelled, consequent upon which the amount equivalent to the 10% of the price of the plot deposited by the allottee shall be forfeited. The balance amount paid by the allottee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

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Extension in Time & Fee:

(i) The period for implementation of the project shall be extendable for one year, i.e. after 4 years and 6 months from the date of issue of allotment letter or as given in the allotment letter /lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.

(ii) Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years and 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be liable on payment of extension fee calculated @ 10% of the allotment price of the plot.

(iii) The allottee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the allottee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In case no application/request is received in time from the allottee for extension for implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the allottee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/sale agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 6(i)

7. Transfer of Ownership/Allotment

(a)(i) For Multi- Specialty Hospital and allotment Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of Multi Specialty Hospital site change of ownership is allowed to new legal entity as long as it is wholly owned/controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by

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the provisions of this policy and the transferee will only step into the shoes of original lessee.

ii) In case other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Multi-Specialty Hospital is functional by the original leassee and submission of valid proof thereof.

Note:1. A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Multi- Specialty Hospital.

Note:2 Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in **para 7 (a)(ii)** above, without the prior permission of GMADA.

(b) Transfer Fee: Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/ land fixed by the GMADA at the time of transfer.

(c) Transfer of Allotment without payment of transfer fee:

(i) Transfer by way of inheritance or change in constitution within family or through a **Will** testating the property within the family members of the lessee covering father, mother, wife husband, son, brother, sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lease/partner/share holder.

(iii) Transfer made in favour of Indian group companies as defined in the Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(d) Consequences of unauthorized transfers: In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

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File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

8 Use of Site:

(a) The sites and the buildings along with structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Multi- Specialty Hospital	100 % (if facilities/services given at Sr. No. 2 and 3 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc	Maximum upto 15%
3.	Commercial such as canteen/Bank/ATM/Laundry /Telephone Booth	2 shops per acre. These services shall have maximum FAR 1:0.1 (These facilities shall be part of the main campus within the permissible FAR.)

Note: 1. Above facilities are subject to the fulfillment of norms of the zoning of the site.

2. Building norms shall be applicable as per the Building Bye laws of Punjab Urban Planning and Development Authority(Building) Rules,2013 and amended from time to time.
3. Building plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.

9 OTHER TERMS & CONDITIONS:

1 (a) **Completion of Project** : The leasee shall produce the proof of having made of Multi- Specialty Hospital Functional on the allotted plots.

(b) In the event of failure of the lessee to achieve functionalty of Multi-Specialty Hospital within the period as given in column 4 of the table given under Para 6 of the LOI, the allotment shall automatically stand cancelled/withdrawn and the amount deposited lessee towards price of plot as lease money would be refunded (without interest) by the developing agency after deduction/forfeiting the amount equivalent to 30% of the price of plot. The extension Fee paid /payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

403

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File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

II. Cancellation of LOI and Resumption of site/plot

(a) No extension in implementation period for functioning of the Multi- Specialty Hospital beyond the initial period of three years and 6 months plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the allottee has failed to make Multi- Specialty Hospital functional on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter shall automatically stand cancelled / withdrawn.

(c) In the event of allotment letter being cancelled /withdrawn, the allottee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, allottee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the allottee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile allottee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile allottee.

III REVIEW OF RESERVE PRICE:

The GMADA reserve the right to review the reserve price/lease of plots at any time.

10. Change of Address

Any change in address must be notified by registered A.D. letter to the Estate Officer, GMADA, SAS Nagar.

11. DISPUTE RESOLUTION:

For the interpretation of the Policy, the Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. All disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Sole Arbitrator, Chief Administrator, Greater Mohali Area Development Authority (GMADA) or any person appointed/nominated

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

by him in this behalf. The award of such Arbitrator shall be final and binding on the parties. Arbitration shall be governed by the Arbitration and conciliation Act, 996, as amended from time to time.

Estate Officer,
GMADA, SAS Nagar.

Endst. No. GMADA-EO/2015/ Dated:

A copy of the above is forwarded to the District Town Planner, SAS Nagar for information and necessary action.

Estate Officer,
GMADA, SAS Nagar. 27/03/15

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Other Relevant Information

Correspondence Address	Estate Officer(Plots), Room No. 126, First Floor, PUDA Bhawan, Sector 62, SAS Nagar, Punjab-160062
Email Id Estate Officer	eo@gmada.gov.in
Email Id Accounts Officer (Recovery)	aor@gmada.gov.in
Telephone No. Estate Officer(Plots)	0172-2213535
Telephone No. Accounts Officer(Recovery)	0172-2212014
Fax Estate Officer(Plots)	0172-5097622
GMADA PAN No.	AAALG0872G
GMADA Estate Office TAN No.	PTLG14535D
For making payment through RTGS towards **cost of the plot** Bank Name and Branch Bank A/C No. IFSC Code	 Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003891669 UTIB0000085
For making payment through RTGS towards **Cancer Cess** Bank Name and Branch Bank A/C No. IFSC Code	 Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003893759 UTIB0000085
For making payment through RTGS towards **Cultural Cess** Bank Name and Branch Bank A/C No. IFSC Code	 Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003892976 UTIB0000085

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
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To

MAX Health Care Ltd.
Dr. Jha Marg, Max House, Phase 3,
Okhla, New Delhi - 110020

No. GMADA-EO/2015/ 29182-83
Dated 21.7.15

Sub:- Issue of Allotment letter of Plot No HO3 for **Multi Specialty Hospital** measuring 5 Acres in Medi City, New Chandigarh for Medical Facilities on Lease cum Free hold sale basis.

Ref: Your application dated 28-11-2014 for the subject cited above.

1. We are pleased to inform you that after considering your application for allotment of site in Medi City for Medical Facilities, GMADA intends to allot a plot of the above mentioned size to you on Lease cum Free hold sale basis with the following details :

Date of issue of LOI	
Total basic -cost of the plot	Rs. 30,00,00,000/-
Cancer Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Cultural Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Total Amount	**Rs. 30,60,00,000/- (Rs. Thirty Crores and Sixty Lacs only)**

The terms and conditions for allotment shall be as under:-

The site shall be used for the purposes of **Multi Specialty Hospital Site** and not for any other purposes. After the allotment, change of purpose or deviation of purpose shall not be permitted.

1

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

38

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

2. The allotment shall be subject to the provisions of Punjab Regional and Town Planning and Development Act 1995, Rules, regulations and Policies framed there-under, as well as the terms and conditions of the policy notified or amended from time to time for allotment of Plots.

3. **Payment of cost of plot and other charges**

(i) a) The payment amounting to Rs. 4,50,00,000/- (Rs. Four Crores Fifty Lacs only) already made by you has been adjusted towards initial deposit as 15% of the cost of plot.

b) The allottee shall pay all general local & others taxes /cess imposed by Central /State Govt. at any time. The allottee shall pay immediately the dues of such taxes/cess after the issue of demand notice.

(ii) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cancer Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction Treatment & Infrastructure fund separately.

(iii) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cultural Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cultural fund separately.

(iv) Cost of plot along with interest @ 12% per annum of the balance 85% amounting to Rs.25,50,00,000/-(Twenty Five Crores Fifty Lacs only) shall be payable yearly from the date of issuance of allotment letter for the next 7 years as under :-

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

39

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

For Multi-specialty Hospital site:

Due date for payment of balance amount alongwith interest	% of Cost of Plot	Principal (In Rs.)	12% interest on the remaining amount	Total amount (in Rs.)
Before the completion of one year from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85% amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-
Before the completion of two years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75% amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65% amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55% amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-
Before the completion of five years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45% amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-

3

409

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File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EQ BR-GMADA

40

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Before the completion of six years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35% amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of Allotment Letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25% amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

Note 1 : Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period, interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession. The payment of next instaliments of lease money will be deferred till the time the services are provided. However, these service are not free of cost and allottee has to pay charges for usage of these services.

(v) If the allottee makes the lump sum payment of entire cost of the plot within 60 days from the date of issuance of allotment letter, a rebate of 5% on the balance 85 % cost of plot shall be given.

(vi) If the allottee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged as under.

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GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

S.No	Period	Rate of Interest
1.	If the delay is upto One year	Normal applicable rate of interest i.e. 12% + 3% P.A. for the delayed period of the amount
2.	If the delay is upto Two years	Normal applicable rate of interest i.e. 12% + 4% P.A. for the delayed period of amount
3.	If the delay is upto Three years	Normal applicable rate of interest i.e. 12% + 5% P.A. for the delayed period of amount

However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

(vii) In case of enhancement of price due to enhancement of land compensations , the increased price shall be added to the balance payment payable to GMADA.

(viii) In case of fully paid plot, the enhancement of price due to any or all the above reasons, shall be paid within 60 days without payment of any interest of such demand or in 3 equal six monthly installments along with an interest @ 12 % per annum.

(ix) In case of reduction in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis within a period of 60 days.

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42

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

(x) In case of increase in area, additional amount in proportion to the cost of plot shall be recovered along with installments. However, in case of fully paid plot, additional amount is payable within 60 days of issuance of demand letter, falling which interest @ 12 % P.A. shall be charged for the delayed period. ..

(xi) Supply of documents : Allottee will supply the solvency certificate of the bank or any other document listed below within 30 days from the date of issue of LOI(if required)

Possession of site shall be given only after receipt of above site documents.

4. POSSESSION:

(i) After the execution of agreement, allottee shall have to take physical possession of the site within 30 days of the issuance of allotment letter. In case the allotee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

(ii) Plot is being offered on "as is where is basis".

(iii) The allottee shall be required to bring the **Hospital Site** functional within 1 year from the date of completion of construction in three phases as given in the schedule under para 6 below.

File No. GMADA-EOAL0ECO(1)/2/2024-EO-GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

5. Conversion to free hold basis

(i) After the completion of 7 years and full payment of the plot is made and Multi- Specialty Hospitals is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be borne by the allottee.

(ii) In case the allottee does not get the site converted into free hold basis, amount equivalent to 1% of the cost of the plot shall be payable beyond after the lease period shall be payable after the period of payment of the lease is over as given in the para 3(v) of the LOI or as ammended from time to time.

(iii) No **lease money** shall be charged for the year in which allottee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of installment/ due amount of previous year.

6. Project Implementation Schedule

(a) Allottee will complete the project as per schedule given below:

Phase No	**For approval of building Plans**	**To commence Civil Works**	**To complete civil works & implement the project**
1	**2**	**3**	**4**
Phase-1 (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA

44

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Phase-II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months if the building plans of Phase –II are not approved alongwith building plans of Phase –I	54 months from the date of approval of building plans if already approved alongwith building plans of Phase -1 or within 3 months from the date of approval of building Plans of Phase –II	60 months from the date of approval of building plan of Phase-I or 12 months from the date of approval of building plan of Phase -II
Final Phase (100%)	Within 6 months after the expiry of initial 60 months if the building plans of final phase are not approved alongwith building plan of phase –I and phase –II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase–I and phase –II or within 3 months from the date of approval of building plan of final phase.	78 months from the date of approval of building plan of Phase-I or 18 months from the date of approval of phase-II

(b) The concerned developing agency shall however in cases where the allottee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for

another six months. No further extension shall be allowed under any circumstances.

C) In the event of the applicant failing to take effective steps within stipulated/extended period, the allotment shall automatically stand cancelled, consequent upon which the amount equivalent to the 10% of the price of the plot deposited by the allottee shall be forfeited. The balance amount paid by the allottee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

Extension in Time & Fee:

(i) The period for implementation of the project shall be extendable for one year, i.e. after 4 years and 6 months from the date of issue of allotment letter or as given in the allotment letter /lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.

(ii) Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years and 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be liable on payment of extension fee calculated @ 10% of the allotment price of the plot.

(iii) The allottee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the allottee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In

case no application/request is received in time from the allottee for extension for implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the allottee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/sale agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 6(i)

7. Transfer of Ownership/Allotment

(a)(i) For **Hospital Site** and allotment Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of **Hospital site** change of ownership is allowed to new legal entity as long as it is wholly owned/controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

ii) In case other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Multi-Specialty Hospital is functional by the original leassee and submission of valid proof thereof.

Note:1. A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Multi- Specialty Hospital.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Note:2 Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in **para 7 (a)(ii)** above, without the prior permission of GMADA.

(b) Transfer Fee: Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/ land fixed by the GMADA at the time of transfer.

(c) Transfer of Allotment without payment of transfer fee:

(i) Transfer by way of inheritance or change in constitution within family or through a **Will** testating the property within the family members of the lessee covering father, mother, wife husband, son, brother, sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lease/partner/share holder.

(iii) Transfer made in favour of Indian group companies as defined in the Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet.the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(d) Consequences of unauthorized transfers: In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

8 Use of Site:

(a) The sites and the buildings along with structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement:-

Sr. No	Purpose	Upto Extent of FAR used
1.	**Hospital Site**	100 % (if facilities/services given at Sr. No. 2 and 3 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc	Maximum upto 15%
3.	Commercial such as canteen/Bank/ATM/Laundry /Telephone Booth	2 shops per acre. These services shall have maximum FAR 1:0.1 (These facilities shall be part of the main campus within the permissible FAR.)

Note: 1. Above facilities are subject to the fulfillment of norms of the zoning of the site.

2. Building norms shall be applicable as per the Building Bye laws of Punjab Urban Planning and Development Authority(Building) Rules,2013 and amended from time to time.
3. Building plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

9 OTHER TERMS & CONDITIONS:

1 (a) **Completion of Project** : The leasee shall produce the proof of having made of **Hospital Site** Functional on the allotted plots.

(b) In the event of failure of the lessee to achieve functionalty of Hospital Site within the period as given in column 4 of the table given under Para 6 of the LOI, the allotment shall automatically stand cancelled/withdrawn and the amount deposited lessee towards price of plot as lease money would be refunded (without interest) by the developing agency after deduction/forfeiting the amount equivalent to 30% of the price of plot. The extension Fee paid /payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

II. Cancellation of LOI and Resumption of site/plot

(a) No extension in implementation period for functioning of the Multi- Specialty Hospital beyond the initial period of three years and 6 months plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the allottee has failed to make Multi- Specialty Hospital functional on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter shall automatically stand cancelled / withdrawn.

(c) In the event of allotment letter being cancelled /withdrawn, the allottee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take

possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, allottee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the allottee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile allottee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile allottee.

III REVIEW OF RESERVE PRICE:

The GMADA reserve the right to review the reserve price/lease of plots at any time.

10. Change of Address

Any change in address must be notified by registered A.D. letter to the Estate Officer, GMADA, SAS Nagar.

11. DISPUTE RESOLUTION:

For the interpretation of the Policy, the Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. All disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Sole Arbitrator, Chief Administrator, Greater Mohali Area Development Authority (GMADA) or any person appointed/nominated by him in this behalf. The award of such Arbitrator shall be final and binding on the

-51-

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

parties. Arbitration shall be governed by the Arbitration and conciliation Act, 996, as amended from time to time..

Estate Officer,
GMADA, SAS Nagar.

Endst. No. GMADA-EO/2015/ Dated:

A copy of the above is forwarded to the District Town Planner, SAS Nagar for information and necessary action.

Estate Officer,
GMADA, SAS Nagar. 17/7/15

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Other Relevant Information

Correspondence Address	Estate Officer(Plots), Room No. 126, First Floor, PUDA Bhawan, Sector 62, SAS Nagar, Punjab-160062
Email Id Estate Officer	eo@gmada.gov.in
Email Id Accounts Officer (Recovery)	aor@gmada.gov.in
Telephone No. Estate Officer(Plots)	0172-2213535
Telephone No. Accounts Officer(Recovery)	0172-2212014
Fax Estate Officer(Plots)	0172-5097622
GMADA PAN No.	AAALG0872G
GMADA Estate Office TAN No.	PTLG14535D
For making payment through RTGS towards **cost of the plot** Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003891669 UTIB0000085
For making payment through RTGS towards **Cancer Cess** Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003893759 UTIB0000085
For making payment through RTGS towards **Cultural Cess**	

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.
Web Site: www.gmada.gov.in

Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003892976 UTIB0000085

-219-

MAX Healthcare

October 20, 2023

Mr DPS Kharbanda (IAS)
CEO Invest Punjab,
Punjab Bureau of Investment Promotion
Department of Industry & Commerce
Udyog Bhawan
Sector -17
Chandigarh

Re: Allotment of land parcel of 5 acres at Medicity Mullanpur vide allotment No. EO/2015/10551 dated 27.03.2015 for setting up hospital on lease cum free hold basis

Ref: CS's directive regarding 5 Acres of Land Allotted to Max Healthcare Institute Limited ("MHIL")

Dear Sir,

At the outset, we sincerely thank you for your initiative in resolving the ongoing issue with respect to grant of peaceful possession of 5 acres of land allotted to us at Medicity, Mullanpur in 2015.

You are aware that pursuance to our letter of 22nd Sep 23 instant and directives of Chief Secretary, an on-the-spot joint inspection of the allotted plot was carried out on Oct 11, 2023, wherein your good self, besides other senior functionaries from Invest Punjab, GMADA, DTP and other relevant departments were present. Our representative Mr Rakesh Dumir was also present at the site.

In the course of said inspection, it was evident that a pucca road (at the time of allotment this was a kaccha road) is passing through the plot allotted to Max, which has been a matter of concern for us for last 7-8 years. The pucca road connects the village periphery and is frequently used by villagers. We did witness medium to heavy traffic on the road during joint inspection.

In the course of discussions at site, it was evident that it may not be feasible to close the access to villagers and thus an amicable solution need be found. We did hear some suggestions at site from DTP- GMADA (Mr Attwal) and also got the layout plans from GMADA/Invest Punjab. Also it is evident that GMADA is unlikely to set up a Effluent Treatment Plant (ETP) for use by MHIL and other Hospitals.

Our submissions and proposal

In pursuance to our discussions with GMADA officials and internal deliberation, we propose the following two options:

a) Option 1: MHIL is handed over 5 acres of contiguous rectangle piece of land leaving 6-9 metres from the edge of the pucca road. This is feasible since plot H-03 is available

-215-

with GMADA and not allotted to anyone (see area marked in yellow color in the attached land layout of the plots & placed as Annexure -1). We are also talking to our team to see if we can construct original level of hospital in 4 acres & this is under evaluation. However, knowing that we would need to allocate space for effluent treatment too, we would, to start with, request for 5 acre land per above accordingly.

b) Option 2: MHIL is allotted and handed over 8 - 9 acre of contiguous rectangle plot including plot no. H-03 leaving 9-12 metre from edge of the "pucca" road (see area marked in yellow color in the attached land layout of the plots & placed as Annexure -2)

We shall also request that in case of Option 2, the pricing of land is kept at the same old rate as for 5 acre plot, since the extra land may not have any immediate use for MHIL.

Quantum of Proposed Investment:

We shall take this opportunity to reiterate that state of the art teritary care hospital that we plan to set up on the said plot will entail an investment of ~700-800 Cr and will generate direct and indirect employment for 7000 families. Once fully operation, the Hospital shall provide care to 6-700000 patients every year and educate atleast 25-30 post-graduate medical students.

In addition, the high end tertiary care hospital will attract patients from outside state and the country, giving fillip to domestic and international travel, hotels, local transportation & other related sectors.

Other Matters

A. Penal Interest for delay in payment of instalment

i) As per the terms and conditions of the said allotment letter dated 27.04.2015, Max has deposited an amount of INR 16,86,0000 (Rupees Sixteen Crores and Eighty Six Lakhs) so far despite admitted failure of GMADA to provide vacant and peaceful possession of the plot of land. From the very first day, we had raised issues formally through a no. of communications with respect to hutments, tubewell, high-tension lines, cultivation of land and "katcha (now pucca) road" etc. and none of our letters have evoked any formal response from GMADA so far. As you are aware, one of the main issue of "pucca road" through the plot still persists.

ii) As per Note 2 to Clause 3 (Iv) of the allotment letter, delay in installation of incinerator and effluent treatment plant within 42 months from the date of possession (the possession is deemed to be given after end of 30 days from the date of allotment as per clause 4 (i)), MHIL has the right to defer the payment of further instalments. Thus, strictly speaking, GMADA is contract bound not to charge any penal interest after expiry 42 months, since there is no incinerator and effluent treatment plant installed so far.

-216-

We shall thus request that penal interest wrongly charged by GMADA is waived off fully, since the underlying reason for MHIL's delay in payments of instalment is squarely due to admitted failure of GMADA to handover vacant and peaceful possession of the allotted land.

B. **Payment of pending instalments :**

MHIL is ready to pay the delayed instalments including any additional costs towards the extra land allotted to it (if any) within 45 days of revised letter of allotment etc.

C. **Installation of incinerator and effluent treatment plant :**

MHIL is ready to accept modification in term of allotment to say that it shall install its own effluent treatment plant and it is for this purpose that we are also expecting that GMADA shall accede to our request per Option -2

We take this opportunity to stress that we already run and operate two hospitals (in Mohali and Bathinda) under PPP arrangement with the Government of Punjab since 2011 and would like to cement this relationship with the State by investing further in the medical infrastructure to serve the communities in and outside of the State.

We once again thank you for your efforts in resolving this long standing matter, which will pave way for significant investment in the State.

With Regards,
For Max Healthcare Institute Limited

Yogesh Sareen
(Sr. Director & Chief Financial Officer)

Copy to : 1. Mr Rajiv Gupta (IAS)
Chief Administrator GMADA
Mohali

2. Mr Ajoy Kumar Sinha (IAS)
Principal Secretary
Finance – Govt of Punjab Cum
Punjab Secretariat, Chandigarh

3. Mr Ajoy Kumar Sharma
Principal Secretary
Health & Family Welfare
Parivar Kalyan Bhawan
Sector 34 Chandigarh

ਵਿਸ਼ਾ: -

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ *29-08-2024 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3.00* ਵਜੇ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ (RPD) ਦੀ 81ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮਿਤੀ *29-08-2024 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3.00 ਵਜੇ* ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ (RPD) ਦੀ 81ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ : -

1) ਸ੍ਰੀ ਗੁਰਦੇਵ ਸਿੰਘ ਅਟਵਾਲ, (*ਕਨਵੀਨਰ ਮੈਂਬਰ*)
ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ,
ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

2) ਸ੍ਰੀ ਹਰਬੰਸ ਸਿੰਘ, ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

3) ਸ੍ਰੀ ਨਵਤੇਜ਼ ਸਿੰਘ ਧਨੋਆ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

4) ਸ੍ਰੀ ਅਵਦੀਪ ਸਿੰਘ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

5) ਸ੍ਰੀ ਪੰਕਜ ਮਹਿਮੀ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-3),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

6) ਸ੍ਰੀ ਰਣਜੀਵ ਮਨਕਟਾਲਾ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

7) ਸ੍ਰੀ ਵਰੁਣ ਗਰਗ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-2),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

8) ਸ੍ਰੀਮਤੀ ਸਮੀਨਾ, ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਨੁਮਾਇੰਦਾ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

ਅਜੰਡੇ ਦੀਆਂ ਮੱਦਾਂ ਨੂੰ ਲੜੀਵਾਰ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲਏ ਗਏ: -

ਮੱਦ ਨੰ:81.01 **ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ 80ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ ।**

ਇਸ ਮੱਦ ਅਧੀਨ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ 80ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ ।

ਮੱਦ ਨੰ: 81.02 **ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ: -**

ਮੱਦ ਨੰ:	ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਅਤੇ ਇਸ ਤੋਂ ਪਿਛਲੀਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ।	ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ
72.08	ਐਰੋਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਬਲਾਕ-ਈ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਦੇ ਸਾਹਮਣੇ ਪੈਂਦੇ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਪੈਂਦੀ ਸਮਾਧ ਦੀ ਬਾਊਂਡਰੀ ਨੂੰ ਰੈਸ਼ਨਲਾਈਜ ਕਰਨ ਸਬੰਧੀ:-	*ਇਸ ਮੱਦ ਸਬੰਧੀ ਐਸ. ਏ. ਸੀ. ਦਫਤਰ ਤੋਂ ਕੋਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਨਾਲ ਤਾਲਮੇਲ ਕਰਨ ਤੇ ਉਨ੍ਹਾਂ*

	ਉਪਰੋਕਤ ਮੱਦ ਸਬੰਧੀ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਮੂਹ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਨੂੰ ਐਰੋਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਬਲਾਕ-ਈ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਦੇ ਸਾਹਮਣੇ ਪੈਂਦੇ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਪੈਂਦੀ ਸਮਾਧ ਦੀ ਬਾਊਂਡਰੀ ਨੂੰ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਸਬੰਧੀ ਜਰੂਰਤ ਤੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ । ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੇ ਗਏ ਸਕੈੱਚ ਪਲੈਨ ਨੰ:48/2020 ਮਿਤੀ 06-01-2020 ਨੂੰ ਵਿਚਾਰਣ ਉਪਰੰਤ ਸਮੂਹ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਸਕੈੱਚ ਪਲੈਨ ਵਿੱਚ ਸਾਹਮਣੇ ਵਾਲੇ ਪਾਸੇ ਜੋ ਪਾਰਕਿੰਗ ਏਰੀਆ ਦਰਸਾਇਆ ਗਿਆ ਹੈ, ਉਸ ਵਿੱਚੋਂ ਐਂਟਰੀ ਦੀ ਜਗ੍ਹਾਂ ਛੱਡਦੇ ਹੋਏ ਬਾਕੀ ਏਰੀਏ ਨੂੰ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰ ਦਿੱਤਾ ਜਾਵੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਤੱਕ ਦੇ ਪਲਾਟ ਹੋਲਡਰਾਂ ਵੱਲੋਂ preferential charges ਵੀ ਅਦਾ ਕੀਤੇ ਹੋਏ ਹਨ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਪਿੰਡ ਦੀ ਇਹ ਭੌਂ ਅਵਾਰਡ ਨੰ:544, ਖਸਰਾ ਨੰ 28, ਰਾਹੀਂ ਗਮਾਡਾ ਵੱਲੋਂ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਹੈ। ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਸਨ ਕਿ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਸਕੈੱਚ ਪਲੈਨ ਅਨੁਸਾਰ ਸਮਾਧ ਦੇ ਰਕਬੇ ਦੀ ਰੈਸ਼ਨਲਾਈਜੇਸ਼ਨ ਪੱਖੋਂ ਸਮਾਧ ਦੇ ਨੁਮਾਇੰਦੇ ਨਾਲ ਸ਼ੀਘਰ ਹੀ ਤਾਲਮੇਲ ਕਰਕੇ ਇੱਕ ਹਫਤੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਰਿਪੋਰਟ/ਪਰਪੋਜਲ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ । ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਮੱਦ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਦਫਤਰ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਤੋਂ ਐਕੁਜੀਸ਼ਨ ਸਬੰਧੀ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਢੁੱਕਵੇਂ ਫੈਸਲੇ ਲਈ ਮੁੱਦਾ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ ।	*ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧੀ ਕੋਰਟ ਕੇਸ ਚਲ ਰਿਹਾ ਹੈ, ਜਿਸ ਕਰਕੇ ਹਾਲ ਦੀ ਘੜੀ ਇਸ ਮੁੱਦੇ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ । ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ ।*
78.17	**Hero Homes ਅਤੇ Purab Premium Apartment, Sector-88, Mohali ਦੇ ਸਾਹਮਣੇ ਬੱਸ ਸਟੋਪ ਦੀ ਉਸਾਰੀ ਕਰਨ ਸਬੰਧੀ: –** ਉਪਰੋਕਤ ਮੱਦ ਸਬੰਧੀ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਸੈਕਟਰ ਦੇ ਬੱਸ ਰੂਟ ਅਤੇ ਬੱਸ ਸਟੋਪ ਸਬੰਧੀ ਜਾਣਕਾਰੀ ਸੀ. ਟੀ. ਯੂ. ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਤਜਵੀਜ ਮੁੜ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ। ਉਪਰੰਤ *ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਸੀ. ਟੀ. ਯੂ. ਤੋਂ ਜਵਾਬ ਪ੍ਰਾਪਤ ਹੋਇਆ ਸੀ ਕਿ ਇਸ ਏਰੀਏ ਵਿੱਚ ਉਨ੍ਹਾਂ ਦਾ ਕੋਈ ਵੀ ਰੂਟ ਤਜਵੀਜਤ ਨਹੀਂ ਹੈ ।*	*ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਹਾਲ ਦੀ ਘੜੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਇਸ ਲਈ ਇਸ ਮੁੱਦੇ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ । ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ ।*
80.03	**ਸਕੀਮ ਸੈਕਟਰ-90 ਦਾ ਲੇ-ਆਊਟ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਨ ਸਬੰਧੀ:-** ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ । ਮੀਟਿੰਗ ਦੌਰਾਨ ਸ੍ਰੀ ਨਵਦੀਪ ਅਸੀਜਾ, ਟਰੈਫਿਕ ਅਡਵਾਈਜਰ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਵਿੱਚ ਸੈਕਟਰ 90-91 ਅਤੇ ਸੈਕਟਰ-93-94 ਵਿਖੇ roundabouts ਦੀ ਤਜਵੀਜ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਟਰੈਫਿਕ ਨੂੰ ਸੁਚਾਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ roundabout ਹੀ ਢੁੱਕਵਾਂ ਵਿਕੱਲਪ ਹੈ, ਕਿਉਂਕਿ ਜੇਕਰ ਮੌਜੂਦਾ ਸੜ੍ਹਕ ਅਤੇ ਮਾਸਟਰ ਪਲੈਨ ਦੀ ਤਜਵੀਜਤ ਸੜ੍ਹਕ ਤੇ ਵੱਖਰੇ-ਵੱਖਰੇ ਜੰਕਸ਼ਨ ਡਿਵੈਲਪ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਤਾਂ ਟਰੈਫਿਕ ਦੀ ਸਮੱਸਿਆ ਬਣੀ ਰਹੇਗੀ ਅਤੇ ਇਹ ਜੰਕਸ਼ਨ accidental ਵੀ ਹੋਣਗੇ। ਇਸ ਲਈ ਇਸ ਜੰਕਸ਼ਨ ਤੇ roundabout ਇੱਕ ਢੁੱਕਵਾਂ ਵਿਕੱਲਪ ਹੈ, ਜਿਸ ਦੀ ਡਿਟੇਲ ਪਲੈਨਿੰਗ ਕਰਦੇ ਹੋਏ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਤੋਂ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਵੈਟਿੰਗ ਕਰਵਾਉਣ ਉਪਰੰਤ ਡਿਵੈਲਪ ਕੀਤਾ ਜਾਵੇ। ਉਕਤ ਅਨੁਸਾਰ ਕਮੇਟੀ ਵੱਲੋਂ ਸਕੈੱਚ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜਾਂ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ	*ਇਸ ਮੱਦ ਨੂੰ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਇਸ ਮੱਦ ਸਬੰਧੀ ਅੱਗੇ ਹੋਰ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ । ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ ।*

	ਗਿਆ ਕਿ ਤਜਵੀਜਤ ਸਕੈਂਚ ਲੇ-ਆਊਟ ਪਲੈਨ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਮਿਤੀ 22-08-2023 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੇ ਗਏ "Standard Operating Procedure for approval of Layout Plan of OUVGL/Urban Estate Sites" ਅਨੁਸਾਰ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਨੂੰ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜ਼ ਦਿੱਤਾ ਜਾਵੇ।	
80.04	**Allotment of Space for the Construction of Verka Milk Booths in Sector-82 (Alpha), S.A.S. Nagar: -** ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿਲਡਿੰਗ), ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ-82 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੇਰਕਾ ਮਿਲਕ ਬੂਥ ਦੀਆਂ ਦੋ ਸਾਈਟਾਂ ਈਅਰ-ਮਾਰਕ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਹੋਈ ਮਿਸਲ ਦੇ ਸਨਮੁੱਖ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਿਪੋਰਟ ਮੁਤਾਬਿਕ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀ-ਬੇਨਤੀਆਂ ਇੱਕ ਹੀ ਪਰਿਵਾਰ ਦੀਆਂ ਹਨ ਅਤੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇੱਕੋ ਏਰੀਏ ਵਿੱਚ ਵੇਰਕਾ ਮਿਲਕ ਬੂਥ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਸੈਕਟਰ-82 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ ਵਿਖੇ ਬਲਾਕ-ਏ ਵਿੱਚ ਸਾਈਟ ਮਾਰਕ ਕਰਦੇ ਹੋਏ ਸਕੈਂਚ ਪਲੈਨ ਨੰ: 907/2021 ਮਿਤੀ 08-07-2021 ਤਿਆਰ ਕੀਤਾ ਗਿਆ । ਇੱਥੇ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਤਜਵੀਜਤ ਸਾਈਟ ਬਿਲਡਿੰਗ ਸ਼ਾਖਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮੌਕੇ ਤੇ ਖਾਲੀ ਹੈ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੇ ਗਏ ਤਜਵੀਜਤ ਸਕੈਂਚ ਪਲੈਨ ਨੰ: 907/2021 ਮਿਤੀ 08-07-2021 ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਮਿਸਲ ਤੇ ਮਿਤੀ 19-09-2023 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਤਜਵੀਜਤ ਮੱਦ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ।	*ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਕਿਉਂ ਜੋ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ । ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ ।*
80.05	**Medicity ਵਿਖੇ Max Hospital ਦੀ allotted ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੈਵੀਨਿਊ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੀ realignment ਅਤੇ ਸਾਈਟ ਦਾ ਰਕਬਾ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ: –** ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ **Max Hospital** ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਜਿਸ ਦੇ ਕਬਜੇ ਸਬੰਧੀ ਸਬੰਧਤ ਹਸਪਤਾਲ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਇਸ ਸਾਈਟ ਵਿੱਚੋਂ ਇੱਕ ਰੈਵੀਨਿਊ ਰਸਤਾ ਲੰਘਦਾ ਹੈ। ਕਿਉਂ ਜ਼ੋ ਇਹ ਰਸਤਾ ਗਮਾਡਾ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਐਕੂਆਇਰ ਕੀਤਾ ਹੋਣ ਕਰਕੇ ਫੀਲਡ ਸਟਾਫ ਵੱਲੋਂ ਇਸ ਰਸਤੇ ਦਾ ਕਬਜਾ ਲੈਣ ਲਈ ਇਸ ਰਸਤੇ ਨੂੰ ਪੁੱਟਣ ਦੀ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਗਈ ਤਾਂ ਸਬੰਧਤ ਪਿੰਡ ਵਾਸੀਆਂ ਵੱਲੋਂ ਇਸ ਦਾ ਵਿਰੋਧ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਰਸਤੇ ਨੂੰ ਪੁੱਟਣ ਦਾ ਕੰਮ ਬੰਦ ਕਰਵਾਉਂਦੇ ਹੋਏ ਬਦਲਵੇਂ ਰਸਤੇ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਸੀ । ਜਿਸ ਉਪਰੰਤ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ **Max Hospital** ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਉਨ੍ਹਾਂ ਨੂੰ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਿਲਾਂ ਜਾਨਣ ਲਈ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਸੀ । ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਵੀ ਸ਼ਾਮਿਲ ਸਨ। ਮੀਟਿੰਗ ਵਿੱਚ ਬਦਲਵਾਂ ਰਸਤਾ ਤਜਵੀਜ ਕਰਨ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਦੀ ਅਲਾਟਡ ਸਾਈਟ ਦਾ ਰਕਬਾ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ । ਉਪਰੰਤ ਮਿਲਖ	*ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਕਿਉਂ ਜ਼ੋ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ । ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ ।*

	ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਮਿਸਲ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ । ਜਿਸ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਬਦਲਵਾਂ ਰਸਤਾ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਦੀ ਸਾਈਟ ਨੂੰ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ ਤਜਵੀਜ ਤਿਆਰ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਤਜਵੀਜ ਵਿੱਚ ਰਸਤਾ ਸਾਈਟ ਦੇ ਪਿਛਲੇ ਪਾਸੇ 100 ਫੁੱਟ ਸੜ੍ਹਕ ਤੱਕ ਤਜਵੀਜ ਕੀਤਾ ਗਿਆ, ਜਿਸ ਕਰਕੇ ਮੈਕਸ ਨੂੰ ਅਲਾਟਿਡ ਸਾਈਟ ਦਾ ਏਰੀਆ 0.06 ਏਕੜ ਘੱਟ ਗਿਆ ਸੀ। ਇਸ ਲਈ ਇਸ ਸਾਈਟ ਦੇ ਨਾਲ ਲੱਗਦੀ ਮਲਟੀ ਲੈਵਲ ਸਪੈਸ਼ਲਿਟੀ ਹੋਸਪੀਟਲ ਸਾਈਟ ਨੰ: HO-2 (ਏਰੀਆ 5.00 ਏਕੜ) ਦੀ ਸਾਈਟ ਵਿੱਚੋਂ 0.06 ਏਕੜ ਰਕਬਾ ਮੈਕਸ ਹੋਸਪੀਟਲ ਦੀ ਸਾਈਟ ਨੰ: HO-3 ਵਿੱਚ ਸ਼ਾਮਿਲ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਇਸ ਤਰ੍ਹਾਂ ਕਰਨ ਨਾਲ ਮੈਕਸ ਦੀ ਅਲਾਟਿਡ ਸਾਈਟ ਦਾ ਏਰੀਆ 5.00 ਏਕੜ ਹੋ ਜਾਂਦਾ ਹੈ ਅਤੇ ਸੁਪਰ ਸਪੈਸ਼ਲਿਟੀ ਹੋਸਪੀਟਲ ਲਈ ਤਜਵੀਜਤ ਸਾਈਟ HO-2 ਦਾ ਏਰੀਆ 4.94 ਏਕੜ ਹੋ ਗਿਆ ਸੀ । ਇਸ ਲਈ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਤਿਆਰ ਤਜਵੀਜ ਦੀ ਪ੍ਰਵਾਨਗੀ ਵਧੀਕ ਮੁਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਮਿਸਲ ਤੇ ਮਿਤੀ 26-10-2023 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਇਹ ਮੱਦ ਕਮੇਟੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ ।	
80.06	**ਮਾਸਟਰ ਪਲੈਨ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਵੱਖ-ਵੱਖ ਸੈਕਟਰਾਂ ਵਿਖੇ ਪੈਂਦੇ ਤਜਵੀਜਤ sports Complexes/ Clubs ਦੀਆਂ ਪੰਜ ਸਾਈਟਾਂ ਦੇ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ:** - ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦੇ ਸਬੰਧੀ Consultant, By Design, Art & Architecture, 66, Sector-9A, Chandigarh ਵੱਲੋਂ ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-66 ਬੀਟਾ, ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-83 (ਐਲਫਾ) ਬਲਾਕ-ਏ, ਸੈਕਟਰ-89, ਮੈਡੀਸਿਟੀ ਅਤੇ ਈਕੋ ਸਿਟੀ-2 ਵਿਖੇ sports Complexes/ Clubs ਲਈ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਇੰਗਾਂ Job No. 851, drawing No. ASD/S-01, ASD/S-02, ASD/S-03, ASD/S-04, ASD/S-05 ਨੂੰ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-3), ਗਮਾਡਾ ਵੱਲੋਂ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ **sports Complexes/ Clubs** ਦਾ ਕੰਮ ਵੇਖਿਆ ਜਾ ਰਿਹਾ ਸੀ, ਉਨ੍ਹਾਂ ਦੀ ਬਦਲੀ ਹੋ ਗਈ ਹੈ । ਇਸ ਲਈ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਕਨਸਲਟੈਂਟ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਇੰਗਾਂ ਨੂੰ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਣ ਹਿੱਤ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ ।	*ਇਸ ਮੱਦ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਦੀਆਂ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਮੱਦ ਸਬੰਧੀ ਮੁਕੰਮਲ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਮੱਦ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ ।*

ਮੱਦ ਨੰ: 81.03:- **ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਪੈਂਦੀਆਂ ਅਰਬਨ ਐਸਟੇਟਾਂ - Eco-City, Eco-City-2 ਅਤੇ Medicity ਲਈ Material Recovery Facility (MRF) ਦੀ ਸਾਈਟ ਮੁਹੱਈਆਂ ਕਰਵਾਉਣ ਸਬੰਧੀ।**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਮੰ: ਇੰਜੀ: (ਜਸ-2), ਅਤੇ ਮਿ:ਅ: (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.04: - **ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ ਆ ਰਹੀ ਦਿੱਕਤ ਨੂੰ ਦੂਰ ਕਰਨ ਲਈ ਮਲਟੀ ਸਪੈਸ਼ਲਿਟੀ ਹੋਸਪੀਟਲ HO2 & HO3 ਦੀਆਂ ਸਾਈਟਾਂ ਦੇ ਪਿਛਲੇ ਪਾਸੇ 4 ਕਰਮ (19 ਫੁੱਟ) ਦਾ ਰਸਤਾ ਦੇਣ ਸਬੰਧੀ ।**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਨੂੰ ਰਸਤਾ ਪੱਕਾ ਕਰਨ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.05: - **Work of Development of Leisure Valley, Sector-67, S.A.S. Nagar (PH Works) – Toilet Block ਸਬੰਧੀ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.06: - **ਸੈਕਟਰ 88-89, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵਾਟਰ ਸਪਲਾਈ ਲਈ ਲਗਾਏ ਜਾਣ ਵਾਲੇ 3 ਨੰਬਰ ਟਿਊਬਵੈੱਲਾਂ ਸਮੇਤ ਪੰਪ ਚੈਂਬਰ, ਟ੍ਰੀਟਮੈਂਟ ਦੀ ਜਗ੍ਹਾ ਈਅਰ-ਮਾਰਕ ਕਰਨ ਸਬੰਧੀ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਅਧੀਨ ਤਜਵੀਜ ਕੀਤੀਆਂ ਗਈਆਂ ਸਾਈਟਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1), ਗਮਾਡਾ ਨੂੰ ਉਸਾਰੀ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਜਸ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.07: - **ਸੈਕਟਰ-80, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 1315 ਤੋਂ 1324 ਅਤੇ 1380 ਤੋਂ 1392 ਦੇ ਸਾਹਮਣੇ ਲੰਘ ਰਹੀਆਂ ਹਾਈ ਵੋਲਟੇਜ਼ ਤਾਰਾਂ ਦੀ ਜਗ੍ਹਾ ਵਾਲੀ ਥਾਂ ਨੂੰ ਪਾਰਕ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰਨਾ, ਜਿਵੇਂ ਕਿ ਸੈਕਟਰ-80 ਵਿੱਚ ਹੋਰ ਹਾਈ ਵੋਲਟੇਜ਼ ਤਾਰਾਂ ਵਾਲੀ ਜਗ੍ਹਾ ਨੂੰ ਪਾਰਕ ਵਜੋਂ ਵਿਕਸਿਤ ਕੀਤਾ ਗਿਆ ਹੈ, ਦੇ ਸਬੰਧ ਵਿੱਚ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਸੈਕਟਰ-80, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 1315 ਤੋਂ 1324 ਅਤੇ 1380 ਤੋਂ 1392 ਦੇ ਸਾਹਮਣੇ ਲੰਘ ਰਹੀਆਂ ਹਾਈ ਵੋਲਟੇਜ਼ ਤਾਰਾਂ ਦੀ ਥਾਂ ਨੂੰ ਓਪਨ ਗਰੀਨ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਾਗਬਾਨੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਵਿਸ਼ੇ ਤਹਿਤ ਜਗ੍ਹਾਂ ਨੂੰ ਓਪਨ ਗਰੀਨ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਬਾਗਬਾਨੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.08 - **ਸੈਕਟਰ 88-89, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਸਾਈਜ਼ਾਂ ਦੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ ਉਪਲਬੱਧ ਕਰਵਾਉਣ ਸਬੰਧੀ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.09: - **ਸੈਕਟਰ 118-119 ਨੂੰ ਫੈਡਦੀ 45 ਮੀਟਰ ਚੌੜੀ ਸੜ੍ਹਕ ਦੇ revised ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ 3 ਮੀਟਰ ROW for Laying 66 KV cable ਲਈ ਤਜਵੀਜ ਕੀਤੀ ਗਈ ਜਗ੍ਹਾ ਸਬੰਧੀ : -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ।

ਕਾਰਵਾਈ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਅਤੇ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.10 - **ਮਾਸਟਰ ਪਲੈਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਰੋਡ ਜੈਕਸ਼ਨਾਂ ਤੇ roundabout ਤਜਵੀਜ ਕਰਨ ਸਬੰਧੀ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੌਰਾਨ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-3), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਕਨਸਲਟੈਂਟ ਵੱਲੋਂ ਕੁੰਭੜਾ ਤੋਂ ਬਾਵਾ ਵਾਈਟ ਹਾਊਸ ਤੱਕ ਸੜ੍ਹਕ ਦੀ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਡਰਾਇੰਗ ਵਿੱਚ ਮੌਕੇ ਅਨੁਸਾਰ ਕੁਝ ਭਿੰਨਤਾਵਾਂ ਹਨ, ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਸ ਸੜ੍ਹਕ ਸਬੰਧੀ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਨ-ਸਿਹਤ-1), ਗਮਾਡਾ ਅਨੁਸਾਰ ਮੌਕੇ ਦੀ ਸਥਿਤੀ ਨੂੰ ਦੇਖਦੇ ਹੋਏ ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ ਕੀਤੀ ਜਾਣੀ ਹੈ । ਜਿਸ ਦੇ ਮੱਦੇ-ਨਜਰ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਮੌਕੇ ਦੀ ਸਥਿਤੀ ਅਤੇ ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ ਸਬੰਧੀ ਮੁਕੰਮਲ ਰਿਪੋਰਟ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਪਲੈਨਿੰਗ ਵਿੰਗ ਨੂੰ ਭੇਜੀ ਜਾਵੇ । ਉਸ ਉਪਰੰਤ ਮੁਕੰਮਲ ਤਜਵੀਜ ਅਗਾਮੀ ਆਰ. ਪੀ. ਡੀ. ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ ।

ਇਸ ਤੋਂ ਇਲਾਵਾ ਕਮੇਟੀ ਵੱਲੋਂ ਪੀ. ਆਰ.-7 ਸੜ੍ਹਕ ਤੇ ਕੰਨਸਲਟੈਂਟ ਵੱਲੋਂ ਐਰੋਸਿਟੀ ਵਿਖੇ ਤਜਵੀਜਤ ਤਿੰਨ ਨੰ: roundabouts ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਤਜਵੀਜ ਦੀ ਫਿਜੀਲਿਬਟੀ ਮੌਕੇ ਤੇ ਚੈੱਕ ਕਰਦੇ ਹੋਏ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ ।

ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਸੈਕਟਰ-62 ਦੀ ਇੰਟਰਨਲ ਮਾਰਕੀਟ ਰੋਡ ਦੇ ਜੰਕਸ਼ਨਾਂ ਦੀ ਡਰਾਇੰਗ (ਮਿਤੀ 30-04-2024) ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਅਤੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਨ੍ਹਾਂ ਜੰਕਸ਼ਨਾਂ ਦੀ ਫਿਜੀਬਿਲਟੀ ਚੈੱਕ ਕਰਨ ਉਪਰੰਤ ਅਗਲੇਰੀ ਬਣਦੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2, ਸੀ-3 ਅਤੇ ਜਸ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.11: – **Urgent Action Required to Address Safety Concerns at Middle Road Crossing Connecting Aerocity C Block (2nd road) to I.T. City.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਮੱਦ ਨੂੰ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਕਿਉਂ ਜ਼ੋ ਇਹ ਇੱਕ ਇੰਟਰਨਲ ਸੜ੍ਹਕ ਹੈ, ਇਸ ਲਈ ਇਸ ਸੜ੍ਹਕ ਉੱਤੇ roundabout ਦੀ ਤਜਵੀਜ ਇੱਕ viable ਆਪਸ਼ਨ ਨਹੀਂ ਹੈ ਅਤੇ ਹਾਲ ਦੀ ਘੜੀ ਇਸ ਸੜ੍ਹਕ ਤੇ ਮੀਡੀਅਨ ਵਿੱਚ ਗੈਪ ਦਿੰਦੇ ਹੋਏ ਰੈਬਲ ਸਟ੍ਰਿਪ ਦੀ ਪ੍ਰੋਵੀਜਨ ਦੇਣਾ ਯੋਗ ਹੋਵੇਗਾ ਤਾਂ ਜ਼ੋ ਹਾਦਸਿਆਂ ਤੋਂ ਬਚਿਆ ਜਾ ਸਕੇ । ਜੇਕਰ ਫਿਰ ਵੀ ਕੋਈ ਦਿੱਕਤ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ roundabout ਵਾਲੀ ਆਪਸ਼ਨ ਨੂੰ ਵੀ ਅਡਾਪਟ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.12: – **Cycle Track Design for Airport Road (PR-7) – "Remedial Measures for Blackspots on PR-7 Road, S.A.S. Nagar and road Safety Review of other important junctions in GMADA Area".**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲ ਤਜਵੀਜ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਇੰਗਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਪੀ. ਆਰ. 7 ਸੜ੍ਹਕ ਤੇ NH-21 (ਖਰੜ-ਮੋਹਾਲੀ ਰੋਡ) ਤੋਂ NH-64 (ਜੀਰਕਪੁਰ-ਪਟਿਆਲਾ ਰੋਡ) ਤੱਕ ਦੇ ਸਾਰੇ ਜੰਕਸ਼ਨਾਂ ਸਬੰਧੀ ਡਿਟੇਲ ਤਜਵੀਜਾਂ ਨੂੰ ਵੀ ਸ਼ਾਮਿਲ ਕਰ ਲਿਆ ਜਾਵੇ । ਤਜਵੀਜ ਦੀ ਮੌਕੇ ਅਨੁਸਾਰ ਫਿਜੀਬਿਲਟੀ ਚੈੱਕ ਕਰਦੇ ਹੋਏ ਅਗਲੀ ਕਾਰਵਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਮੁਕੰਮਲ ਵਿਸਤ੍ਰਿਤ ਰਿਪੋਰਟ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.13: – **Request for access to the Project by Cut in Service Lane from Highway ਸਬੰਧੀ: –**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਸੈਕਟਰ-66 ਨੂੰ ਜਾਂਦੀ 100 ਫੁੱਟ ਚੌੜੀ ਸੜ੍ਹਕ ਦੇ ਜੰਕਸ਼ਨ ਤੋਂ 60 ਮੀਟਰ ਦੀ ਦੂਰੀ ਤੇ ਸਰਵਿਸ ਲੇਨ ਵਿਚ ਐਂਟਰੀ ਕੱਟ ਦੇ ਦਿੱਤਾ ਜਾਵੇ ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਸੀ-3), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.14: – ਸੈਕਟਰ-83-101 ਨੂੰ ਵੰਡਦੀ 200 ਫੁੱਟ ਚੌੜੀ ਸੜ੍ਹਕ ਦੇ ਕਰਾਸ ਸੈਕਸ਼ਨ ਅਤੇ ਅਲਾਈਨਮੈਂਟ ਮੁਹੱਈਆਂ ਕਰਵਾਉਣ ਸਬੰਧੀ: –

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਐਲ ਸੈਕਸ਼ਨ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਐਲ ਸੈਕਸ਼ਨ ਦੇ ਨਾਲ ਲੱਗਦੇ ਜੰਕਸ਼ਨਾਂ ਦੀ ਪਲੈਨਿੰਗ ਅਤੇ ਸੜ੍ਹਕ ਦੀ ਐਂਟਰੀ-ਐਗਜਿਟ ਲਈ ਟਰੈਫਿਕ ਐਕਸਪਰਟ ਤੋਂ ਟਿੱਪਣੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.15: – ਹੋਰ ਕੋਈ ਮੱਦ (ਪ੍ਰਧਾਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ): –

1) **Request to close the illegal entry of villagers on 15'wide metal road leading to our House No. 2026 to 2063 for the safety of children and pedestrians Sector-68.**

2) **Provide 45' wide road for free access to the residents of Village Kumbra.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-68, ਐਸ. ਏ. ਐਸ ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 2026 ਤੋਂ 2063 ਦੇ ਨਿਵਾਸੀਆਂ ਵੱਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਘਰਾਂ ਦੇ ਨਾਲ ਲਗਦੀ 15 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਤੇ ਪਿੰਡ ਕੁੰਭੜਾ ਦੇ ਨਿਵਾਸੀਆਂ ਦੀ ਐਂਟਰੀ ਨੂੰ ਬੰਦ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਦਰਖਾਸਤ ਨੂੰ ਕਮੇਟੀ ਮੈਂਬਰਾ ਵੱਲ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਕਿਸੇ ਇੱਕ particular section of society ਨੂੰ ਲਾਭ ਦੇਣ ਲਈ ਸੜ੍ਹਕ ਨੂੰ ਬੰਦ ਨਹੀਂ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ ।

ਇਸ ਤੋਂ ਇਲਾਵਾ ਨਿਵਾਸੀਆਂ ਵੱਲੋਂ ਸਕੂਲ ਦੀ premises ਵਿੱਚੋਂ ਜੋ ਆਲਟਰਨੇਟਿਵ ਰਸਤਾ ਸੁਝਾਇਆ ਗਿਆ ਹੈ, ਉਹ ਢੁੱਕਵਾ ਨਹੀਂ ਹੈ । ਇਸ ਲਈ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ ।

ਚੇਅਰਮੈਨ (ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ)
-ਕਮ- ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।
29/8/24

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

PUDA Bhawan, Sector-62, S.A.S Nagar

ਸੇਵਾ ਵਿਖੇ

ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਪੱਤਰ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2024/ ਮਿਤੀ:-

ਵਿਸ਼ਾ:- Max Multi Speciality Hospital, Medicity, New Chd, SAS Nagar ਦੇ ਨਾਲ ਲੱਗਦੀ Road ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਦੇ ਫੀਲਡ ਸਟਾਫ ਨੂੰ ਮੋਕੇ ਤੇ ਸੜ੍ਹਕ ਬਣਾਉਣ ਲਈ ਉਕਤ ਜਗ੍ਹਾ ਹੈਂਡਓਵਰ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ। ਕਿਉਂਜੋ ਸੜ੍ਹਕ ਦਾ ਕੁੱਝ ਹਿੱਸਾ Max Multi Speciality Hospital ਵਿੱਚੋਂ ਲੰਘਦਾ ਹੈ, ਇਸ ਲਈ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਬਾਕੀ ਬਚਦੀ ਦੀ ਜਗ੍ਹਾ ਦਾ ਟੋਟਲ ਸਟੇਸ਼ਨ ਸਰਵੇ ਕਰਵਾ ਕੇ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਜੋ Max Multi Speciality Hospital ਨੂੰ ਜਲਦ ਤੋਂ ਜਲਦ ਕਬਜਾ ਦਿੱਤਾ ਜਾ ਸਕੇ ਜੀ।

ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2024/ S6806 ਮਿਤੀ: 11/11/2024

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਜੀ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

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846787/2025/EO BR-GMADA

	Narration	Due Date	Due installment	Receipt Date	Rec. Amt.	Adj. installment	Bal. Received. Amt.	Delay (Y/M/d)	Scheme Interest on default amount	Penal interest @ 15%,16%, 17%
1	Installment No 3/6	21-Jul-18	5,34,00,000.00	18-Mar-25	0	0	0	2432	4,26,96,592.00	6,04,86,838.00
2	Installment No 4/6	21-Jul-19	4,98,00,000.00	18-Mar-25	0	0	0	2067	3,38,42,170.00	4,79,43,074.00
3	Installment No 5/6	21-Jul-20	4,62,00,000.00	18-Mar-25	0	0	0	1701	2,58,36,559.00	3,66,01,792.00
4	Installment No 6/6	21-Jul-21	4,26,00,000.00	18-Mar-25	0	0	0	1336	1,87,11,321.00	2,65,07,704.00
5	IT Installment Schedule (Installment No 1/6) (Installment No 1/1)	21-Jul-22	8,40,00,000.00	18-Mar-25	0	0	0	971	2,68,15,562.00	3,79,88,712.00
	Total Dues	**17-Jan-25**	**27,60,00,000.00**		**0**	**0**	**0**	**0**	**14,79,02,204.00**	**20,95,28,120.00**

Particulars	Dues under allottment	Dues under Amnesty	Benefit under Amnesty
Project Extension fees	5,25,00,000.00	75,00,000.00	4,50,00,000.00
Gst @ 18%	94,50,000.00	13,50,000.00	81,00,000.00
Instalment due as per above	27,60,00,000.00	27,60,00,000.00	-
Penalty	20,95,28,120.00	14,79,02,204.00	6,16,25,916.00
Total dues	54,74,78,120.00	43,27,52,204.00	11,47,25,916.00

Accounts Officer (R)
GMADA, S.A.S. Nagar

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846787/2025/EO BR-GMADA

MAX Healthcare

CA GMADA for n/a
18/3/25

March 15, 2025

ACA-Gmada for n/a.
18/3/25

To,
Mr Vikas Garg (IAS)
Principal Secretary Housing
Govt of Punjab
GMADA, SAS Nagar
PUDA Bhawan
Mohali
SAS Nagar, Punjab

ACA-Gmada.

Subject : **Possession : 5 acres of Land Allotted in Medicity Mullanpur for setting up a Hospital**

Reference: **Ongoing Discussions with GMADA, Principal Secretary Land and Principal Secretary Housing, Principal Secretary – Finance and Punjab Invest Team**

Dear Sir,

This has reference to various meeting with the various functionaries representing the above departments in administration of Govt. of Punjab. In this connection, we once again write to state that,

1) GMADA on 21st July 2015, **had allotted us plot no. HO3 admeasuring 5 acres** in Medicity Mullanpur vide GMADA-EO/2015/29182-83 on free hold basis for setting up a hospital. The consideration for the plot was fixed at Rs. 30.60 Cr., including 30 lakh each payable towards Cultural and Cancer cess, respectively. We paid Rs. 5.10 Cr. (including Cultural and Cancer cess) on allotment and balance was payable by way of 7 annual installments.

2) Under the terms and conditions of the letter of allotment, **GMADA was expected to commission incinerator and effluent treatment plant within 42 months** from the date of possession (the possession was deemed to be given after end of 30 days from the date of allotment as per clause 4.(i)). Further, as per Note 2 under Clause 3 (iv) of aforesaid allotment letter, **the payment of next instalments of lease money would be deferred till such time the aforesaid services are not provided** hence giving rights to allottee to defer the instalments till the commissioning of incinerator and effluent treatment plant.

3) **Till date, we have paid a total of Rs. 16.86 Cr**. which include Rs. 5.10 Cr. on allotment on 16th September 2015, Rs. 6.06 Cr. on 18th July 2016 and Rs. 5.70 Cr. on 18th July 2017.

4) Subsequent to the allotment, **GMADA failed to provide vacant and peaceful possession of the land for construction of hospital due to various issues**. Main issue were (i) the plot was still

Max MedCentre, Mohali
Plot No – A-19, Industrial Area Phase VI,
S.A.S Nagar, Mohali – 160055
For medical service queries or appointments,
call: +91-172 521 2000
www.maxhealthcare.in

Max Healthcare Institute Limited
Regd. Office: 401, 4th Floor, Man Excellenza, S. V. Road,
Vile Parle (West), Mumbai, Maharashtra - 400 056
T: +91-22 2610 0461/62
E: secretarial@maxhealthcare.com

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being cultivated by the local residents and there were crops standing on the plot; (ii) **there was a "Kacha Rasta" going through plot which was extensively use by the local residents**; (iii) there was a high voltage overhead electricity transmission line passing over the plot, and (iv) there were hutments and borewell at the plot which were in use by the local residents etc.

5) We did raise the above matters with GMADA vide our letters dated 6th September 2018, 9th May, 2019, 10th July 2018, 24th May 2019 as well as through our meetings with various GMADA officials. However, none of these letters/follow ups were replied nor elicited any tangible resolution from GMADA.

6) Having paid Rs. 16.86 Cr. and despite numerous representations to GMADA, we could not get vacant and peaceful possession of the allotted land. **We did engage ARCOP - a leading architect for planning the hospital, but could not file the building plans in absence of clarity with respect to STP /ETP** and also so far there are no signs of GMADA setting up incinerator/STP as promised.

7) **A letter was received from GMADA on 12th December 2022 for joint inspection of the site to be conducted on 14th December, 2022**. On joint inspection at site, which was attended by our representative, **all the issues raised by us were found to be genuine**. GMADA officials deputed for the inspection assured us of the corrective measures and promised to provide the peaceful and vacant possession in a short period of time. Post inspection, we did not hear anything from GMADA despite our follows up and personal visit to GMADA office.

8) On 30th June, 2023, GMADA issued a notice under section 45(2) of Punjab Regional Town Planning and Development Act, 1995 which was apparently delivered to a wrong address, despite our having informed GMADA the change of address vide our letter dated 15th January 2021. We received another letter from GMADA on 27th July 2023 demanding the penalty.

9) We had a meeting GMADA official on 2nd August, 2023 wherein, we reiterated the pending issues. **Further, it was pointed out to GMADA that instead of "kachha road", there is now a "pucca road" passing through the said plot of land**. We were, once again assured of appropriate action and handing over of vacant physical possession of aforesaid land to enable us to construct the hospital.

10) While, we were waiting of the confirmation of action to remove the road and other impediments, **a letter dated 10th August 2023 was issued u/s 45 (3) of Punjab Regional and Town Planning and Development Act, 1995** seeking show cause against resumption of the plot due to non-payment of installments.

11) Later in our meeting with honb'le Chief Secretary Mr Anurag Verma on May 7, 2024, matter was again discussed threadbare where he issued instructions on resolving the "pucca rasta" etc. and made calls to relevant functionaries.

12) Post discussions, we submitted another letter on May 13,2024 with copies of previous correspondence as well as copy of contract dated 6th Feb 2016with ARCOP leading architect for planning the hospital, to prove that we had taken steps to design the hospital.

13) While no official reply received from GMADA so far to any of our communications, there have been a no. of meetings held with various functionaries and based on such deliberation / discussions at such meeting our inference and understanding is as follows :

a. GMADA shall drop all proceedings u/s 45 and will offer vacant and peaceful possession of 5 acres of land to Max Healthcare, after dismantling of the "pucca road" and removal of impediments etc.

b. Max shall pay the balance amount of installments due i.e. Rs. 27.6 Cr. over a period of 12 months in 4 equal instalments. No delayed interest will be chargeable on such instalment in view of Note 2 to Clause 3 (iv) of the allotment letter except of one instalment which was due before 42 months.

c. Max shall pay interest on the instalment due on July 20, 2018 at scheme rate since this instalment fell due before expiry of 42 months from the date allotment.

d. GMADA shall waive all the penal interest as well as other charges leviable for extension of time, as there is no default attributed to Max.

e. Since GMADA may not be in a position to build a ETP/STP/incinerator in immediate future and accordingly, it is expected that Max shall make its own arrangements for water/ waste disposal and a revised understanding to that effect will be incorporated in lease deed

f. Max will be allowed to construct the Hospital on the said plot in next 3 years without any penalty form GMADA.

g. GMADA will execute the lease deed on payment of 1st installment of 12(b) above.

Sir, you will note that constant theme across all our communication points has been that the allotted site had a number of constraints and issues which needed to be attended to by GMADA i.e. high tension wires, tilling of land by the farmers, kachha rasta which was converted to pucca road later, tube well on the site being used by the farmers and absence of required infrastructure like road, sewage and STP etc. Since we have been raising these issues personally and through letters, still there has been no action by GMADA so far.

Further, there is an amnesty scheme issued by Govt. of Punjab on Feb 20,2025 and we are eligible to take the benefit of the scheme since we have already paid 36% of the amount due already. In this connection, we are attaching herewith our calculations **(see Annexure -1)** of the amount payable under the Amnesty Scheme and shall be grateful if you can confirm the amount before an application under the Scheme can be made.

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Please do let us know, if you need any further documents from our side.

Thanking You.

For Max Healthcare Institute Limited

(Authorised Signatory)

Enclosed : Annexure -1

PS : We are deliberately not attaching plethora of communications sent to GMADA and other functionaries in last 4 years

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File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA

Computation of the amount payable to GMADA for 5 acres of land piece allotted to Max Healthcare Institute Limited (MHIL) at Mullanpur

Annexure -1

Details	Instalment details	Principal Amount	Total Amount
Cost of Plot as per allotment letter dated July 21, 2015 including cancer cess		30,60,00,000	44,46,00,000
Payments made so far :			
Down payment including cancer cess		5,10,00,000	5,10,00,000
1st Installment	Due on 20th July 2016 and paid on time	3,00,00,000	6,06,00,000
2nd Installment	Due on 20th July 2017 and paid on time	3,00,00,000	5,70,00,000
Total amount paid & % to overall value		11,10,00,000 36%	16,86,00,000
3rd Installment	Due on 20th July 2018 but not paid due to lack of possession	3,00,00,000	5,34,00,000
4th Installment	Not due as per Note 2 to Clause 3 (iv) of the Allotment letter since GMADA failed to commission the incinerator and effluent treatment plant		4,98,00,000
5th Installment			4,62,00,000
6th Installment			4,26,00,000
7th Installment			8,40,00,000

Key point and our calculations of amount payable under the Amnesty Scheme

- Policy is applicable to MHIL since the default in payment of installment was for installments due after Dec 31, 2013 and 36% of the amount cost of land stands deposited
- Calculation of the amount to be deposited by MHIL under the Amnesty Scheme is as under :

Sr No	Relevant Para of Amnesty Policy	Applicability to MHIL Case	Amount Payable (Rs)	Basis of working
1	Under Para 1.a of Clause III : Mode of Payment - Alottee to make lump sum payment of defaulted instalments with scheme interest	MHIL defaulted in 3rd instalment of Rs 3,00,00,000 plus interest due on July 21, 2018	5,73,00,000	12% interest for 91 months on Rs 3 Cr instalment due on July 21,2018, from July 21, 2017 onwards
2	Under Para 1. b (ii) of Clause III : Mode of Payment - Extension Fees where implementation period of Project Stands expired	@2.5% of allotment price	7,500,000	2.5% of Rs 30 Cr
3	Other instalments where MHIL has not defaulted and become due on installation of incinerator and effluent treatment plant	Lump sum payment of instalment not due (instalment 4 to 7)	22,26,00,000	These instalments are not due and we can pay the principal amount and waive the condition of ETP etc.
			287,400,000	

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87

(Issued vide Letter No. 3822-34 Dated 07-05-03)

Subject: PENALTY TO BE CHARGED FOR DEFAULT IN PAYMENT OF INSTALMENTS OTHER FEE DUE TO PUDA.

Please refer to the Administrative Officer (Policy's) letter no. PUDA-Policy-02/6155-66 dt. 20.08.2002 on the subject cited.

2. The Authority in its 23rd meeting held on 23.09.2003 has revised the rates of penalty to be charged from the allottees of residential plots, built-up houses and commercial or institutional sites in case of delay in payment of instalment (i.e. principal and interest) / any other fee due. The revised rates of penalty are as under:-

(a)	If the delay is upto one year	Normal applicable rate of interest + 3% p.a for the delayed period.
(b)	If the delay is upto 2 years	Normal applicable rate of interest + 4% p.a for the delayed period.
(c)	If the delay is upto 3 years or more	Normal applicable rate of interest + 5% p.a for the delayed period.

3. The penalty at the above rates shall be charged for the delayed period subject to the condition that the penalty so worked out shall not exceed the amount of instalment due / fee due.

4. In case of school sites, where the instalments are interest free, the rate of penalty would be such as applicable for residential plots (i.e. the normal applicable rate of interest for allotment of residential plots + 3%, 4% and 5% p.a. for delay upto 1 year, 2 years and 3 years or more respectively on the amount of instalment due / fee due.

5. In case of default in payment of instalments by the allottee beyond three years, necessary resumption proceedings under section 44 & 46 of the Punjab Regional and Town Planning and Development Act, 1995 shall be initiated.

6. For the sake of clarification, it is informed that the normal applicable of interest will be the rate of interest mentioned in the allotment letter of residential plots, built-up houses and commercial or institutional sites, as the case may, at which the instalments are recoverable or as amended from time to time.

7. The above rates of penalty will come into effect w.e.f. 01.10.2003.

(Issued vide Endst. No. PUDA-A/Qs(W)2003/11087 Dated 1.10.2003)

88

PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY CHANDIGARH

Agenda Item No. 93/2
(Accounts Branch)
(Authority meeting)

Subject: **To review the penalty imposed for default in payment of instalments or any other fee, to PUDA.**

The allotment of residential plots, commercial / institutional sites and built-up houses is made to allottees under the Punjab Regional and Town Planning and Development Act,1995. An allottee has to make the initial payment of 25% price on or before allotment and has the option to make the payment of balance 75% amount either in lump-sum, without interest, within 60 days of allotment or in half yearly / yearly instalments, with interest at the rate of 15% p.a. which has been reduced to 12% p.a. vide agenda item no. 37.08 in the 37th meeting of the Finance and Accounts Committee held on 03.07.2003 for residential plots, commercial and institutional sites. However, in the case of built-up houses, the instalments are payable monthly along-with interest, which varies from time to time depending upon the category of houses i.e., EWS, LIG, MIG and HIG.

2. Further, the allotees of residential plots, commercial and institutional sites are required to complete the construction on the plot / site within the stipulated time period. However, they can seek extension in time period for construction on payment of extension fee as determined by the Authority from time to time.

3. It is observed that a number of allottees default in timely payment of instalments as well as other fees. In case of defaults in payment on the due date, the provisions of Section 44(1&2) and 45 (1&2) of the Punjab Regional and Town Planning and Development Act, 1995 are attracted which are reproduced as follows :

Section 44(1)

"Where any person makes default in the payment of-

i) any rent due in respect of any lease of any land or building, or both; as the case may be, under section 43; or

ii) any fees or contribution payable under this Act in respect of any land or building, or both, the Estate Officer may direct that in addition to the amount of arrears, a sum not exceeding that amount shall be recovered from the person by way of penalty.

Provided that no such direction shall be made unless the person affected thereby has been given a reasonable opportunity of being heard in the matter.

2) Where any person makes default in the payment of any amount, being the arrears or penalty or both directed to be paid under sub-section(1), such amount may be recovered from him, as arrears of land revenue".

89

Section 45 (1)

" Where any transferee makes default in the payment of any consideration money, or any instalment, on account of the transfer of any land or building, or both, under section 43, the Estate Officer may, by notice in writing, call upon the transferee to show cause, within a period of thirty days, why a penalty as may be determined by the Authority be not imposed upon him:

Provided that the penalty so imposed shall not exceed the amount due from the transferee.

2) *After considering the cause, if any, shown by the transferee and after giving him a reasonable opportunity of being heard in the matter, the Estate Officer may, for reasons to be recorded, in writing, make an order imposing the penalty and direct that the amount of money due alongwith the penalty shall be paid by the transferee within such period as may be specified in the order".*

5. Before 09.08.2002, PUDA had issued instructions for charging penal interest on late payment of instalments at the rate of interest 18% p.a. for first year, 24% p.a. for second year and 36% p.a. for third year onwards.

6. At these rates, the penal interest on late payment used to exceed, the amount due from the allottee, which was a clear violation of the Section 44 and 45 of the Act.

7. Since PUDA has not yet notified any sale of land / building regulations, in the absence of the same, difficulty was being faced in implementing the provisions of the Act.

8. To overcome this situation, the Finance and Accounts Committee in its 32nd meeting on 09.08.2002 vide agenda item no. 32.18 (Annex. I) approved (Annex. II) the following rates of penalty instead of penal interest to be charged from the allottee in case of delay in payment of any instalment or fee.

Sr. No.	Period	Rate of Penalty
1.	If the instalment of the consideration amount / any fee due up to a period of one year.	10% of the amount due.
2.	If the instalment of the consideration amount / any fee due for the period exceeding one year and below three years	20% of the amount due.
3.	If the instalment of the consideration amount / any fee due for the period exceeding three years and below five years.	50% of the amount due.
4.	After five years	Equivalent to the amount due.

90

9. Subsequent to the circulation of these rates, it was observed that as per the above rates, an allottee making default in payment by one day or 1 year was required to make the payment of same amount of penalty at the above rates.

10. To overcome this situation, a clarification was issued vide letter no. 1960 82 dt. 13.02.2003 **(Annex. III)** that the penalty shall be charged on the default amount at the above rates **for the delayed period only.**

11. In view of the above, it is proposed that penalty should be linked to the normal rate of interest of instalments on which the allotment has been made and should be charged at the normal rate of interest plus penal interest @ 3%, 4% and 5% p.a. on the amount of instalment due (i.e. principal & interest) / any other fee due for delay upto 1 year, 2 years and 3 years respectively depending upon the delayed period subject to the condition that the penalty so worked out shall not exceed the amount of instalment due/ fee due. In other words, the rate of penalty would be as under :

(a) If the delay is upto one year = normal applicable rate of interest +3% p.a for the delayed period.

(b) If the delay is upto 2 years = normal applicable rate of interest +4% p.a for the delayed period.

(c) If the delay is upto 3 years or more = normal applicable rate of interest +5%p.a for the delayed period.

12. In case of school sites, where the instalments are interest free, the rate of penalty would be such as applicable for residential plots (i.e. the normal applicable rate of interest for allotment of residential plots + 3%, 4% and 5% p.a. for delay up to 1 year, 2 years and 3 years or more respectively) on the amount of instalment due / fee due.

13. The penalty as proposed above would be levied without prejudice to resumption proceedings as per relevant provision of the Act.

14. The proposal in para 11 and 12 is placed before the Authority for consideration and approval.

(1)

(2)

91

ANNEXURE-I

AGENDA ITEM 32-18

(POLICY BRANCH)

Subject : I) Formulation of the Policy regarding Condonation of delay in respect of Residential Plots, Commercial/Residential Plots allotted through Auction and Institutional Sites & Fixation of token/earnest money in case of allotment of land to Government Departments/PSU and Institutions owned and managed by Central and State Government.

II) Procedure for imposing penalty instead of charging Penal Interest in case of default in payment.

As per the existing policy guidelines, the additional 15% amount towards the price of the plot is required to be paid within 30 days from the date of the issue of allotment letter. In case of Institutional sites, within 90 days from the date of the issue of letter of intent. It is felt that in some genuine cases, allottees could not make the payment of 15% initial amount even within the prescribed time limits under circumstances beyond their control. There is no uniform policy of PUDA for charging interest/penal interest on late payment of installments and accepting 15% cost of the plot/institutional sites. There is an urgent need to streamline and bring about uniformity in the allotment policy in respect of disposal of Residential/Commercial and other Institutional sites and also with regard to, for condonation of delay in making 15% cost of the plot/institutional sites. The HUDA & Chandigarh Administration have formulated policy guidelines for condonation of delay in depositing 15 % amount in case of Residential/Commercial/Institutional sites. The comparative chart of the guidelines of HUDA/Chandigarh Administration and the present prevalent practice of PUDA is appended at Annexure 'I'.

1. Keeping in the view the genuine difficulties of the allottees, the policy to condone delay in respect of Residential plots, Commercial/Residential plots allotted through Auction and Institutional sites is proposed as under :-

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92

2

Condonation of delay in respect of residential plots :-

Sr. No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1.	Upto 30 days from the expiry of prescribed period in allotment letter.	Estate Officer	1.5% of the amount due
2.	Upto 60 days -do-	Addl. Chief Administrator	2% of the amount due
3.	Upto 90 days -do-	Chief Administrator	2.5% of the amount due

Condonation of delay in respect of commercial/residential plots allotted through auction :-

Sr.No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1.	Upto 30 days From the expiry of prescribed period in allotment letter	Estate Officer	1.5% of the amount due
2.	Upto 60 days -do-	Addl. Chief Administrator	2% of the amount due
3	Upto 90 days -do-	Chief Administrator	2.5% of the amount due

NOTE : i) Besides surcharge, the allottees shall have to pay penal interest @18% P.A. on the 15% amount for the delayed period, but the extension shall only be granted, if the request for extension is received within the prescribed period of making 15% amount in the allotment letter to complete 25% cost of the plot/house. Competent Authority as defined above, will grant extension with reasons to be recorded and the grant of extension is not the right of the allottee.

ii) The Estate Officer will initiate action under Section 45 if the 25% amount is not completed within the prescribed period in the allotment letter or extended period.

Condonation of delay in respect of institutional sites :-

Sr.No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1.	Upto 1 month	Chief Administrator	1.5% surcharge on the amount due and 18% P.A. in delay payment no surcharge shall be surcharge.
2.	Upto 3 months (only in respect of hardship cases)	Chairman	As above

93

- 3 -

2. It is submitted that in the cases for allotment of land to Government Departments, Public Sector Undertaking and Institutions owned and managed by Central and State Government are being processed without taking any token/earnest money. As per the decision of the Finance and Accounts Committee vide Item No. 20.19 the lands are being allotted to theses departments directly on receipt of applications without going through the process of a public advertisement. After the allotment process is completed and these departments refused to accept the allotment letter due to the one reason or the another, PUDA was unable to deduct any processing charges and the whole exercise used to become futile.

In view of the above, the rate of token money/earnest money in case of allotment of land to the Government Departments and PSU owned and managed by Central and State Government is suggested as under :-

Allotment of land to Govt. Deptts./Public Sector Undertakings and Institutions owned and managed by Central or State Govt. :-

Sr. No	Land requirement	Amount of token/earnest money
1.	If the land requirement is upto 1000 sq.yds	25,000/- or 1% of the total cost of the land, whichever is higher.
2.	If the land requirement is upto 1000-2000 sq.yds.	50,000/- or 1% of the total cost of the land, whichever is higher.
3.	If the land requirement is upto 2000-1 acre	One Lac or 1% of the total cost of the land, whichever is higher.
4.	If the land requirement is upto 1 acre-2 acre	Two Lacs or 1% of the total cost of the land, whichever is higher.
5.	If the land requirement is upto 2 acre – 3 acre.	Five Lacs or 1% of the total cost of the land which ever is on higher.

Now, the proposed token/earnest money has been prescribed and concerned department will submit the application along-with the prescribed earnest money/token money. In case the department refuses to accept the allotment within the prescribed period or extended period, 10% processing charges of the amount deposited shall be deducted. In case, refusal is not received within the prescribed period/extended period, the whole amount deposited shall be forfeited.

3. Generally, if the installments are not paid by the allottee on the due date, the provisions of Section 44(1&2) of the Act are attracted. But these provisions in the past have not strictly been followed for imposing penalty. The provisions of Section 44(1&2) of the Punjab Regional and Town Planning Development Act, 1995 are reproduced as under:-

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94.

44(1) Where any person makes default in the payment of-

(i) any payment due in respect of any lease of any land or building or both as the case may be, under section 43; or

(ii) any fees or contribution payable under this Act in respect of any land or building, or both, the Estate Officer may direct that in addition to the amount of arrears, a sum not exceeding that amount shall be recovered from the person by way of penalty.

Provided that no such direction shall be made unless the person affected thereby has been given a reasonable opportunity of being heard in the matter.

(2) Where any person makes default in the payment of any amount, being the arrears or penalty or both directed to be paid under sub-section (i), such amount may be recovered form him as arrears of land revenue.

It is evident from the above provisions that before imposing penalty, opportunity of hearing is not afforded to the allottee in terms of the above provisions and therefore, in appeal, the case goes against the orders of the Estate Officer and similar is the situation in resumption cases. PUDA has also issued instructions for charging interest on late installments vide which rate for charging interest on late installments vide which rate of interest has been prescribed as 18%, 24% & 36% p.a.

The PUDA is already charging interest on Installments i.e. Principal 15% interest. Rates of interest on all loans including housing have been reduced by the Banks/Reserve Bank of India and also by the HUDCO. Here the provisions of section 45(i) are relevant which is reproduced as under:-

Section 45(1)

Where any transferee makes default in the payment of any consideration money, or any installment, on account of the transfer of any land or building, or both, under section 43, the Estate Officer may, by notice in writing, call upon the transferee to show cause, within a period of thirty days, why a penalty as may be determined by the Authority be not imposed upon him:

Provided that the penalty so imposed shall not exceed the amount due from the transferee.

4. In the view of the above provision, if the interest on late payment is calculated as per the instructions quoted above @ 18%,24% and 36%, the amount due from the allottee certainly goes up and it is a clear violation, of this provision. It is also mentioned that we have not yet notified any sale of land/building, regulations (under process) and in the absence of these regulations, we are facing much difficulty in implementing the

Contd....5

95

provisions of the law. Therefore, it is very essential to formulate these regulations at the earliest to enable charging of penalty. The following rates are suggested, which are within the purview of the Act, for imposing penalty instead of charging penal interest. It will facilitate the procedure for imposing penalty as well as facilitates better implementation of the law:-

Sr. No	Period	Rate of Penalty
1.	If the installment of the consideration amount any fee due for a period of one year.	10% of the amount due.
2.	If the installment of the consideration amount any fee due for the period exceeding one year and below three years.	20% of the amount due.
3.	If the installment of the consideration amount any fee due for the period exceeding three years and below five years.	50% of the amount due.
4.	After five years	Equivalent to the amount due.

In view of the above, the matter is placed before the Finance and Accounts Committee for consideration and decision on the following :-

1) Approval for the formulation of policy for condonation of delay in respect of Residential Plots, Commercial/Residential Plots allotted through auction and Institutional Sites as suggested in Para (1).

2) Approval for the fixation of Token/Earnest Money in case of allotment of land to Government Departments/PSU and Institutions owned and managed by Central and State Government as suggested in Para (2).

3) Decision regarding procedure for imposing penalty in case of default in payment as suggested in Para (4).

Annexure - I

96

Condonation of delay in respect of residential plots, Commercial/Residential plots allotted through auction and institutional sites.

Sr. No.	Description	Policy guidelines of HUDA	Provision in the Rules 1973 Chandigarh Admn.	Practice being followed in PUDA
1	For condonation of delay in depositing 1/3rd amount in case of residential plots	i.Upto 7 days =E.O.1% ii.Upto 14 days= Administrator 2.5% iii.Upto 30 days Administrator (H.O.) 5%. iv.Upto 60 days =Chief Administrator 10%. Beyond 60 days Chairman in hardship cases. Besides surcharge the allottee shall have to pay penal interest @ 18% for the delayed period.	Upto 30 days=Chief Administrator On payment of a penalty not exceeding 10% of the amount in default in addition to interest of the normal rate.	Upto 6 months=Chief Administrator @ 11.5% % P.M. in case request is received within 60 days. @ 3% P.M. in case request is received after 60 days.
2	For condonation of delay in respect of Commercial/residential (area allotted through auction).	i.Upto 7 days= E.O. 1% ii.Upto 14 days= Administrator 2.5% iii.Upto 30 days =Chief Administrator 5%. Besides surcharge the allottee shall have to pay penal interest @ 18% for the delayed period.	-do-	
3	For condonation of delay in case of institutional sites.	Chief Administrator @ 18% P.A. on delayed payment. No surcharge shall be charged in case the payment is made in the same financial year. In case payment is not made in the same financial year. The rates of next financial year shall be charged.		Chief Administrator 1% P.M. calculated on daily basis for the delayed amount and for the period of delay.

97

ANNEXURE - IJ

Minutes of 31st meeting of Ex-Ag Committee held

this policy paper shall be placed before the Finance & Accounts Committee in its next meeting.

Item No. 32.15

The proposal was approved, as such.

Item No. 32.14

The proposal was approved, as such.

Item No. 32.15

Rates of residential plots at Sector 33 Samrala Road, Ludhiana.

The proposal was approved, as such.

Item No. 32.16

Condonation of delay beyond the six months in depositing 70% payment in the schemes floated by PUDA on lumpsum basis and formulation of policy.

The proposals contained at Sr. No. 1 and 2 of page 2 of the agenda item were approved with the following modifications :

The condonation of delay would extend to all the cases of similar nature pending as on 8.8.2002 at Head Office as well in the Estate Offices in various zones. However, in those cases where the period of delay is less than 6 months, Additional Chief Administrator concerned would be competent to condone the delay and all those cases where the delay is beyond 6 months, Chief Administrator PUDA will be the competent authority. In future, all such cases would be covered as per the proposal given at para 3 on page 2 of the agenda item.

Item No. 32.17

The proposal was approved, as such.

Item No. 32.18

1) Formulation of the policy regarding condonation of delay in respect of residential plots, commercial/residential plots allotted through auction and institutional sites - fixation of token/earnest

98

money in case of allotment of land to Govt. Departments/PSU and institutions owned and managed by Central and State Government.

ii) **Procedure for imposing penalty instead of charging penal interest in case of default in payment.**

The proposal contained at Sr. No. 1 on page 5 of the agenda item was approved as such with the amendment that in the case of residential plots, delay beyond 90 days and upto 6 months Chairman can condone the delay by levying surcharge @ 3% of the amount due and in the case of commercial/residential plots allotted through auction delay beyond 90 days upto 6 months, Chairman PUDA would be the competent authority to condone delay after levying surcharge @ 3% of the amount due. In both the cases penal interest @ 18% per annum on the 15% amount would be leviable and rest of the conditions given at Sr. No. 1 and 2 in the agenda note would be applicable as such.

In the case of condoning the delay in respect of institutional sites the rate of surcharge leviable in both the cases given at Sr. No. 1 and 2 should be read as follows :

"1.5% surcharge on the amount due and interest @ 18% per annum in all cases of delayed payments shall be charged."

The proposals contained in Sr. No. 2 and 3 on page 5 of the agenda item were approved as such.

In the table given on page 5 of the agenda item, for the word "for" the word "upto" shall be substituted.

Item No. 32.19

Formulation of policy in regard to the charging of extension fee from the Industrial plot holders of SAS Nagar, Ludhiana and Rajpura (Patiala).

The proposal given in the agenda item was approved as such.

RSD

99

ANNEXURE - III

PUNJAB URBAN PLANNING & DEV. AUTHORITY CHNADIGARH.

To

1. Estate Officer,
PUDA, Bhatinda.

2. Estate Officer,
PUDA, Jalandhar.

No.PUDA-Policy-A-2/03/ 1069-82
Dated:- 13/2/03

Sub:- **Procedure for imposing penalty instead of charging penal interest in case of default in payment.**

Ref:- Your letter No. PUDA-E.O.BTA-02/4501 dt.25.11.02 and E.O.-PUDA-Jal.-SO-03-910 dt.31.1.03.

It is clarified that the policy guidelines issued on the subject vide letter no. PUDA-Policy-02/6155-66 dt. 20.8.02 shall be applicable from the date of its issuance i.e. 20.8.02 in all the allotments issued prior to issue of these policy guidelines . It is further clarified that the rates of penalty at 10% of the amount due for the delay in payment upto one year, 20% for the period exceeding one year and below 3 years, 50% for the period exceeding 3 years and below 5 years and equivalent to the amount due after 5 years shall be charged on the amount due for the delayed period. For example if the instalment of the consideration amount is delayed for a period of one month, the rate of penalty shall be charged 10% of the amount due for the delayed period of one month and in case the delay is for a period of 3 months, the rate of penalty shall be charged 10% of the amount due for the delayed period of 3 months .

Administrative Officer (Policy)
For Chief Administrator.

Endst.No.PUDA-Policy-A2-03/ 1069-82 Dated:-

A copy of above is forwarded to the Estate Officer, PUDA, Mohali, Ludhiana, Ferozepur, Amritsar and Patiala for information and necessary action.

Administrative Officer (Policy)
For chief Administrator.

Endst No.PUDA-Policy-A-2/03/ 1069-82 Dated:-

A copy of above is forwarded to all Addl. Chief Administrators for information and necessary action.

Administrative Officer (Policy)
For chief Administrator.

100

MINUTES OF THE 23rd MEETING OF THE PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY HELD ON 23.09.2003 AT 3.30 PM IN THE COMMITTEE ROOM OF PUNJAB CIVIL SECRETARIAT.

23rd Meeting of the Punjab Urban Planning and Development Authority was held on 23.09.2003 at 3.30 PM in the committee room of Punjab Civil Secretariat. Sh. Raghunath Sahay Puri, Housing & Urban Development Minister and Chairman PUDA chaired the meeting.

2.0 Following were present: -

- Sh. Malkiat Singh Birmi
  State Minister for Jails, Housing &
  Urban Development Deptt. and
  Co-Chairman, PUDA
- Sh. S.C. Agrawal,
  Principal Secretary to Govt. Punjab,
  Department of Industries
- Sh. G.S.Sandhu,
  Secretary to Govt. Punjab,
  Housing & Urban Development Department,
  & Vice-Chairman, PUDA
- Sh. Suresh Kumar,
  Chief Administrator, PUDA
- Smt. Romila Dubey,
  Principal Secretary to Government of Punjab,
  Science, Technology & Environment Department.
- Ms. Parneet Suri,
  Special Secretary to Govt. Punjab,
  Department of Finance
  (Representative of Principal Secretary to
  Govt. Punjab, Deptt. of Finance)
- Sh. S.K. Mohindroo,
  Chief Town Planner,
  Punjab

3.0 Agenda items ad-seriatim were considered as follows: -

23.01 Confirmation of minutes of 22nd meeting of the Authority held on 4-7-2003.

Minutes were confirmed. It was further decided that amendment to Service Regulations of PUDA, if any required, after taking due legal opinion, should be made prospectively.

23.02 Follow up action of the decisions of The 22nd meeting of Authority held on 4.7.2003.

Follow up action was noted to be satisfactory.

23.03 Amendment in the PUDA (Employees Service) Regulations, 1999 with regard to promotion of Class –IV Employees.

Approved.

101

2

23.04 **Regularization of services of work charged/daily wage workers: Proposals discussed vide agenda item No. 14.03 and 15.02.**

After detailed discussion, it was noted that there were 156 daily wage workers out of total 911 (350 regular work charged + 561 daily wage workers) who were not drawing monthly emoluments equivalent to the regular employees. After the decision to create 911 posts to regularize these employees was taken in the 14th and 15th meetings of the Authority, 735 employees were regularized before the Authority held that the decisions taken in those meetings were not proper. Of 156 employees, 15 employees are not eligible as per instructions of the Government, 51 employees have been transferred to Municipal Corporation, Ludhiana whereas 90 workers need to be regularized.

The Authority also noted that some of the employees had approached Punjab and Haryana High Court by way of Civil Writ Petition No.13088 of 1999 Pargat Singh & Others Vs PUDA and Others. The Hon'ble High Court in its orders of 21st September,2000 passed orders as follows:

"In view of the above, we have no option but to allow the writ petition and direct the respondents to pay to the petitioners minimum of the pay scale which is being enjoyed by their counterparts of their respective categories who are working on regular posts. Apart from the above, the petitioners would be entitled to the Dearness Allowance as is being paid to the regular employees in their respective categories. However, we may observe here that the arrears so calculated would be confirmed to three years and two months prior to the filing of the present writ petition which was filed on 14-9-2000. Let these directions be carried out within four months."

PUDA contested the orders of 21-11-2000 in CWP No.13088 of 1999 of Punjab and Haryana High Court in the Apex Court by way of SLP 5946 of 2001. The Apex Court granted the interim stay of the impugned order and decided that petitioners shall pay emoluments to the employees pursuant to the orders of the High Court from the date of its judgment. Although, these orders are qua the respondents, i.e. petitioners in CWP No. 13088 of 1999, these have implications for other employees because these are based on the premise that similarly situated employees should be paid on the basis of principle of 'Equal pay Equal work'. Furthermore, in other CWPs No. 15406-15407 of 1999, the High Court in its order of 4.3.2003 has directed that petitioners be considered for regularization as expeditiously as possible in view of their eligibility as per existing instructions of Government. These orders refer to orders of 21.11.2000 of the High Court in CWP No. 13088 of 1999.

In this background, the Authority decided that all these employees including 90 remaining eligible employees who are yet to be paid monthly emoluments equivalent to the regular employees, shall be treated as regular work charged employees and paid equivalent monthly emoluments. However, this decision of the Authority shall be subject to the decision of the SLP pending in the Supreme Court of India and no posts shall be created. The Authority further decided that PUDA shall not recruit any more

daily wage workers or work charged employees and existing employees who shall continue to be work charged, shall be transferred wherever their services are required. In regard to workers transferred to Municipal Corporation, Ludhiana, it was observed that decision in their case shall rest with Municipal Corporation, Ludhiana

23.05 **Policy regarding appointment by selection to the post of Sub Divisional Engineer in recognition of achievements as outstanding international sports person.**

The Authority approved the proposal to amend the PUDA (Employees Service) Regulations, 1999 (Schedule III) and desired that the merits of the case of Sh. Sukhbir Singh Bajwa should be examined in consultation with the Department of Sports to enable the Competent Authority to pass final orders as per amended Service Regulations.

23.06 **Utilization of one post of Architect and one Assistant Town Planner for the post of Senior Architect.**

Approved.

23.07 **Regarding conversion of two posts of Draftsmen (Civil) to Draftsmen (Mechanical).**

Approved. It was further decided that in case situation so warrants, Chief Administrator, PUDA shall be competent to allow inter se change of posts within the overall sanctioned strength.

23.08 **Strict observance of Economy and Austerity measures: Payment of House Rent Allowance/TA/DA/Medical Reimbursement (including Laboratory Test Charges).**

Approved.

23.09 **Purchase of new vehicle- post-facto approval thereon.**

Approved.

23.10 **Providing In-Service training to PUDA Employees.**

Approved. It was further decided that annual training budget of PUDA shall not exceed Rs.1.00 crore.

23.11 **Allotment of plot to Sh. Abhinav Bindra Olympian Arjuna Awardee -2000 and Sh. Harbhajan Singh, Cricketer free of cost.**

It was decided that the matter should be referred to the Department of Sports, Government of Punjab requesting them to prepare a proper policy for incentives to sports persons/players of international repute with the approval of the Council of Ministers.

103

23.12 **To review the penalty imposed for default in payment of instalment or any other fee to PUDA.**

The Authority approved the proposal and decided that in case of default in payment of instalment by the allottee beyond three years, necessary resumption proceedings under section 44 & 45 of PUDA Act, 1995 should be initiated. It also decided that revised rates of penalty shall become operative w.e.f. 1st October, 2003.

23.13 **Execution of development/beautification works in Sultanpur Lodhi and Kapurthala Town.**

After detailed discussions, it was decided that following works involving an additional cost of Rs.6.97 lacs shall be got completed at the earliest:

i) Construction of a sitting hall in Cremation Ground, Sikhanwala Mohalla, Sultanpur Lodhi;

ii) Strengthening of road from Lohian Chowk to Railway Crossing;

iii) Strengthening of road from Gurudwara Hatt Sahib to Octroi Post, Lohian Road, via Cinema and Chakki Dalip Singh; and

iv) Widening of road adjoining Gurudwara Babe Nanki Chowk.

In regard to Urban Estate at Sultanpur Lodhi, it was decided that in view of the possible loss to PUDA in de-acquiring the land, the proposal should be re-examined. Chief Administrator, PUDA should get a complete cost-benefit analysis of the proposal done to ascertain whether the acquired land can be developed and sold to ensure that no loss occurs to PUDA. It was also decided to ascertain whether it would be possible to give complete chunk of land to any or some of the owners of the land.

In so far as completion of bridge over Kali Bein at Sultanpur Lodhi is concerned, it was decided that availability of land should be ascertained expeditiously. Complete report in regard to both Urban Estate at Sultanpur Lodhi and Bridge over Kali Bein should be put up to Chairman who is authorized to take final decision in this regard.

23.14 **To consider and accord ex-post facto approval to the proposal for Attracting Strategic Partner (S) into Development Foreign Direct Investment (FDI) – led Housing & Urban Infrastructure Development Projects in Punjab through Public-Private Partnership mode by PUDA.**

The Authority appreciated the initiative taken by PUDA to attract FDI for township development in Punjab and approved the proposal.

23.15 **Annual Administrative Report for the year 2000-2001.**

Approved.

23.16 Sculpting of Bronze Statues of Three Martyrs for National Martyrs Memorial Park at Hussainiwala, Ferozepur.

Approved.

23.17 Absorption of employees who are working on deputation in PUDA.

The matter relating to absorption of 25 employees on deputation with PUDA was discussed in detail. The Authority noted inadequacies in meeting the requirements in existing Service Regulations and resultant relaxations, required to absorb these employees. It also observed that most of these employees belong to organizations which are either liquidated or under liquidation. It is considered policy of the State Government to provide as far as possible, alternative employment to employees declared surplus or likely to be retrenched. Considering that non-absorption of these employees would result in irretrievable loss and hardship to them, the Authority approved the proposal for absorption of these employees as also the conditions for taking employees on deputation in future. It also decided that all these employees will be absorbed against the posts keeping in view their fulfillment of their eligibility and other conditions for posts mentioned in Annexure 'A' to the Agenda Note. They will be on probation for the period as prescribed in relevant Service Regulations of PUDA.

4.0 The meeting ended with a vote of thanks to the Chair.

Raghunath Sahay Puri,
Housing & Urban Development
Minister-cum-Chairman, PUDA.
30. 9. 2003

70

(P&C BRANCH)

To

The Addl.Chief Administrator,
Punjab Urban Planning & Dev. Authority,
Mohali/ Ludhiana/ Patiala.

The Estate Officer,
Punjab Urban Planning & Dev.Authority,
Mohali/ Ludhiana/ Jalandhar/ Amritsar/
Ferozepur/ Bathinda and Patiala.

No.PUDA-P&C-97/ 185-194
Dated: 15/1/98

Subject: Grant of extension in construction period- revision of rates of extension fee w.e.f. 1.1.98.

The rates of extension fee in respect of residential and commercial plots are hereby revised w.e.f. 1.1.98 as under:-

Period of extension.	Residential plots.	Commercial plot.
1st year 2nd year 3rd year	No extension fee is applicable for the first three years as three years time is given for construction in the allotment letter.	
4th year	2% of the prevailing rate.	2% of auction price.
5th year	2% of the prevailing rate.	2% of auction price.
6th year	2.5% of the prevailing rate.	2.5% of auction price.
7th year	2.5% of the prevailing rate.	2.5% of auction price.
8th year	2.5% of the prevailing rate.	2.5% of auction price.
9th year	3% of the prevailing rate.	3% of auction price.
10th year	3% of the prevailing rate.	3% of auction price.

The revised rates will be applicable to the allottees in whose case the first year of extension after the first 3 years of allotment commences from 1.1.98. All old allottees and to whom extension in time given for the last time expires on 31.12.97, may be given extension only upto December, 1999. The rates of extension fee to be charged from old and new allottees have been shown in Annexure A-I and A-II.

71

-61

It is, however, made clear that normally the three years moratorium period will commence from the date of allotment, but where PUDA is unable to hand over the physical possession of the plots due to any reason beyond its control, the three years moratorium period will commence from the date of offer of possession.

DA/As above.

Administrative Officer(C),
for Chief Administrator.

Endst.No.PUDA-P&C-97/ Dated:

A copy is forwarded to:

1.Admn.Officer(J),
2.Supdt.(NS);
3.Supdt.(H)

for information and necessary action.

Administrative Officer(c)
For Chief Administrator.

S/c.

72

RATES OF EXTENSION FEE FOR RESIDENTIAL USE

Period	Extension fee for the year ending				
	31-12-98	31-12-99	31-12-2000	31-12-2001	31-12-2002
Allotments made before Dec.1989	2%	2%	No extension beyond 31-12-1997.		
Allotments made in 1989 where period of 8 years expires on 31-12-97.	2%	2%	-do-		
Allotments made in 1990 where period of 7 years expires on 31-12-97.	2%	2%	2.5%	No extension beyond 31-12-2097.	
Allotments made in 1991 where period of 6 years expires on 31-12-97	2%	2%	2.5%	2.5%	No extension beyond 2002.
Allotments made in 1992 where period of 5 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1993 where period of 4 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1994 where period of 3 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1995 and thereafter.	2% (1st year)	2% (2nd year)	2.5% (3rd year)	2.5% (4th year)	2.5% (5th year)

NOTE: Percentage rate to be calculated on the prevailing/reserve allotment price for auction price of the plot whichever is more.

ANNEXURE A-II

RATES OF EXTENSION FEE FOR COMMERCIAL PLOTS

Period	Extension fee for the year ending						
	31-12-93	31-12-99	31-12-2000	31-12-2001	31-12-2002	31-12-2003	31-12-2004
Allotments made before Dec.,1989.	2%	2%	No extension.				
Allotments made in 1989 where period of 8 years expires on 31-12-97.	2%	2%	No extension.				
Allotments made in 1990 where period of 7 years expires on 31-12-97.	2%	2%	2.5%	No extension.			
Allotments made in 1991 where period of 6 years expires on 31-12-97.	2%	2%	2.5%	2.5%	No extension		
Allotments made in 1992 where period of 5 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%	No extension	
Allotments made in 1993 where period of 4 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%	3%	
Allotments made in 1994 where period of 3 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%	3%	3%
Allotments made in 1995 and thereafter.	2% (1st year)	2% (2nd year)	2.5% (3rd year)	2.5% (4th year)	2.5% (5th year)	2.5% (6th year)	3% (7th year).

Note: RATES ON PERCENTAGE BASIS TO BE CALCULATED ON THE AUCTION PRICE OF PLOT.

73

74

Neutral Citation No:=2016:PHHC:117571-DB

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

CWP No. 4108 of 2016
DATE OF DECISION : 22.11.2016

Ram Kishan and another

.... PETITIONERS

Versus

State of Haryana and others

..... RESPONDENTS

CORAM :- HON'BLE MR. JUSTICE AJAY KUMAR MITTAL
HON'BLE MR. JUSTICE RAMENDRA JAIN

Present: Mr. Jai Bhagwan, Advocate,
for the petitioners.

Mr. Deepak Sabharwal, Advocate,
for respondent Nos. 2 and 3.

* * *

RAMENDRA JAIN , J.

1. Briefly stated, the facts of the case are that in an open auction held on 26.03.2001, the petitioners were successful bidders for plot No. 17, measuring 20" x 50" situated in New Vegetable Market, Pundri, for ₹ 8,25,000/-. Accordingly, they deposited a sum of ₹ 2,06,250/-, being 25% of the cost of the plot. Vide allotment letter dated 31.05.2001 (Annexure P-1), they were allotted the said plot. Thereafter, vide letter dated 01.05.2013 (Annexure P-2), respondent No.2 demanded a sum of ₹ 23,45,133/- from the petitioners, as outstanding amount, comprising the principal amount, interest and extension fee, despite the fact that they had already deposited the principal amount of ₹ 6,18,750/- on 06.05.2010. Against the said demand, the petitioners filed an appeal before respondent No.3, which was

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

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76

Neutral Citation No:=2016:PHHC:117571-DB

supply; sewerage; electric connections; common platform; covered platform; cattle shed; farmer's rest house; drinking water; bank; and for the outlet of rainy water etc. Undisputedly, the basic facilities in the New Vegetable Market, Pundri, were completed only on 31.05.2008. Hence, the respondents can not charge any interest from the petitioners prior to the said date. In this regard, reliance has been placed upon an order dated 30.06.2011 (Annexure P-9) passed by the Financial Commissioner and Principal Secretary to Govt. Haryana, Agriculture Department, in a revision petition filed by Vijay Kumar and others of the same Mandi, i.e. New Vegetable Market, Pundri. In the said order, while relying upon a judgment of the Apex Court in ***Haryana State Agricultural Marketing Board and another Versus Raj Pal*** (Civil Appeal No. 1550 of 2011), reported in *(2011) 13 SCC 504*, the revisional authority ordered to charge simple interest @ 15% per annum from the similarly situated allottees of the same Mandi. The penal interest on the instalments was also waived off. In addition to this, the extension fee for non construction was also waived off till 31.05.2008, the day when all the basic facilities were completed in the Mandi yard. Learned counsel for the petitioners, thus, submitted that the petitioners being similarly situated are entitled to the same relief, on parity basis.

5. On the other hand, learned counsel for respondent Nos. 2 and 3 argued that the petitioners cannot escape the payment of instalments and interest on the ground that some amenities were not available. They had entered into a legal contract with the respondents by making the highest bid and depositing 25% of the total consideration, after having full knowledge

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

3 of 6

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77

Neutral Citation No:=2016:PHHC:117571-DB

with regard to the development of plots at that point of time.

6. After giving our thoughtful consideration to the rival contentions of learned counsel for both the parties, we do not find any substance in the arguments advanced by learned counsel for respondent Nos. 2 and 3.

7. Admittedly, the basic facilities in the New Vegetable Market, Pundri, were completed by the respondents only on 31.05.2008, i.e. more than seven years after the auction of plots in the said Mandi. Undisputedly, vide order dated 30.06.2011 (Annexure P-9), passed by the revisional authority, Vijay Kumar and others, allottees of the same Mandi were granted the similar relief as claimed by the petitioners. Learned counsel for the respondents has not been able to point out any reason to discriminate the petitioners, and for not granting the same relief to them. The respondents, who are government functionaries, cannot be allowed to treat two sets of similarly situated persons in different ways. Once vide order dated 30.06.2011 (Annexure P-9), the revisional authority ordered to charge simple interest @ 15% per annum from some of the allottees of the same Mandi, and waived off penal interest on the instalments, besides waiving off the extension fee till 31.05.2008, the day when all the basic facilities were completed in the Mandi yard, action of the respondents to discriminate the petitioners and decline the same relief to them, who are similarly situated, cannot be appreciated at all.

8. Consequently, the impugned letter dated 01.05.2013 (Annexure P-2) issued by respondent No.2, as well as the orders dated 25.05.2015, 04.07.2015 and 10.12.2015 (Annexures P-3, P-5 and P-8) passed by

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

4 of 6

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28

Neutral Citation No:=2016:PHHC:117571-DB

respondent Nos. 3, 2 and 1, respectively, are set aside. Treating the case of the petitioners on parity with the case of Vijay Kumar and others, concerning the same Market Committee, they are held liable to pay only simple interest at the rate of 15% per annum. To make it more clear, the Market Committee, Pundri, will not charge the penal interest from the petitioners, in view of the peculiar facts of the case. The extension fees for non-construction is also waived off upto 31.05.2008, the date when all the basic facilities were completed in the Mandi yard. However, the petitioners are held liable to pay the extension fees after 31.05.2008 as per policy of the Board. Market Committee, Pundri, is hereby directed to re-calculate the balance amount as per the aforesaid directions. If any excess amount is found to have been paid by the petitioners, Market Committee, Pundri, shall refund the same to them within a period of one month from today, failing which it will be liable to pay simple interest @ 15% per annum. In case any balance amount is payable by the petitioners, the same shall be paid within a period of six months from today along with simple interest @ 15% per annum.

9. Before parting with the order, it is observed that this court is flooded with huge litigation of such like disputes, where allotments of plots/booth sites, commercial sites, have been made by the respective Governments of the States of Punjab and Haryana, including their Corporations; government undertakings, like HUDA and PUDA, without completing the development works and providing all basic amenities and facilities. Such action of the Government is not only a disadvantage to the Government itself, but also to the public at large, who has to indulge in litigation and spend valuable time of their lives, hard earned money and

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29

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energy in the courts for years. The time has now come that such type of actions of the Government to allot sites without making the same litigation free and without completing the development works and providing all basic amenities and facilities, have to be curbed down, because such actions lead to multifarious litigation wasting precious time and energy of the court, which can be utilised in disposal of some genuine litigation. Such casual approach of the concerned officers has to be dealt with severely. Therefore, Chief Secretaries of the States of Punjab and Haryana as well as Adviser to Administrator, Union Territory, Chandigarh, are hereby directed to ensure that no government site or site through any government agency shall be offered by way of allotment, auction or otherwise, until and unless the same is completely litigation free, i.e. without any encumbrance etc., and is fully developed, provided with all basic amenities. Moreover, all the allottees have to be treated on parity without any discrimination, because every citizen of this country before Government functionaries is equal before it.

10. Petition is, accordingly, allowed, in the aforesaid terms.

11. Copy of this order be sent to the Chief Secretaries of States of Punjab and Haryana as well as Adviser to Administrator, Union Territory, Chandigarh, for information and strict compliance of this order.

(RAMENDRA JAIN)
JUDGE

November 22, 2016
ndj

(AJAY KUMAR MITTAL)
JUDGE

Whether speaking/reasoned Yes/No

Whether Reportable Yes

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

6 of 6
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80

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ –160062

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ।
ਪੀਡੀਏ, ਪਟਿਆਲਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇਡੀਏ, ਜਲੰਧਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀਡੀਏ, ਬਠਿੰਡਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏਡੀਏ, ਅੰਮ੍ਰਿਤਸਰੇ
7. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
8. ਇੰਜੀਨੀਅਰ-ਇਨ-ਚੀਫ,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ., ਨਗਰ।
9. ਸੰਯੁਕਤ ਨਿਰਦੇਸ਼ਕ(ਪੀ.ਆਰ.),
ਪੁੱਡਾ, ਮੋਹਾਲੀ
10. ਲੀਗਲ ਅਡਵਾਇਜਰ,
ਪੁੱਡਾ, ਮੋਹਾਲੀ
11. ਸੁਪਰਡੈਂਟ(ਪਾਲਿਸੀ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ।

ਨੰ: ਪੁੱਡਾ-ਵਸੁਪ(ਪ੍ਰੋਜੈਕਟਸ)ਸ-2-2017/ 5200-10

ਮਿਤੀ: 28-2-17

ਵਿਸ਼ਾ:- ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ:4108 ਆਫ 2016 ਰਾਮ ਕ੍ਰਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿੱਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਵਿਕਾਸ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿਗ ਦੀ ਕਾਰਵਾਈ ਬਾਰੇ।

ਹਵਾਲਾ:- ਇਸ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: 4086-95 ਮਿਤੀ 15-02-2017 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਹਵਾਲੇ ਰਾਹੀ ਵਿਸੇ ਅੰਕਿਤ ਕੇਸ ਵਿਚ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ ਫੈਸਲੇ ਦੀ ਰੋਸਨੀ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੇ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ

81

ਇਸ ਦਫਤਰ ਵਲੋਂ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ । ਉਕਤ ਸਬੰਧੀ ਮਿਤੀ 13-1-2017 ਨੂੰ 3.00 ਵਜੇ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਰੀ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਸਬ ਪੈਰਾ(V) ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਵੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

V) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotmen letter or the date of handing over the possession whichever is later.

ਇਸ ਸਬੰਧੀ ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ(ਮੋਨੀਟਰਿੰਗ ਸੈਲ) ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ: 1/56/2016-1 ਮੋਨ. ਸੈਲ/1001 ਮਿਤੀ 24-1-2017 ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨਥੀ/ਉਕਤ ਅਨੁਸਾਰ।

ਸਹਾਇਕ ਅਫਸਰ(ਪ੍ਰੋਜੈਕਟ),
ਮੁੱਡਾ, ਮੋਹਾਲੀ

ਪੰਜਾਬ ਸਰਕਾਰ
ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ
(ਸੈਨੀਟਰਿਜ਼ ਸੈਲ)

ਸੇਵਾ ਵਿੱਚ,

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਜਨਰਲ ਮੈਨੇਜਰ ਅਸਟੇਟ,
ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਸੈਕਟਰ-65,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਮੀਮੋ ਨੰ/1/56/2016-1ਸੈਨ.ਸੈਲ/ 100/
ਚੰਡੀਗੜ੍ਹ: 24-1-2017

Sub:- CWP No 4108 of 2016-Ram Kishan and others V/S State of Haryana and others

*****

ਕ੍ਰਿਪਾ ਕਰਕੇ ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਇਸ ਵਿਭਾਗ ਦੇ ਅੰਵਿ:ਪੱ:ਨੰ:1/56/2016-1ਸੈਨ.ਸੈਲ/ 18595-598, ਮਿਤੀ 30-12-2016 ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਖੇਚਲ ਕਰਨਾ ਜੀ।

2. ਵਿਸ਼ੇ ਅੰਕਿਤ ਕੇਸ ਵਿੱਚ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਦੇ ਫੈਸਲੇ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਇਸ ਪੱਤਰ ਨਾਲ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਤੇ ਤੁਰੰਤ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੈਂਟ

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸ਼ਮੇਤ ਮੀਟਿੰਗ ਦਾ ਫੈਸਲਾ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਤੇ ਤੁਰੰਤ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੈਂਟ

ਸੇਵਾ ਵਿੱਚ,

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।
2. ਵਧੀਕ ਸਕੱਤਰ , ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ।

ਅੰ:ਵਿ:ਪੱ:ਨੰ:1/7/2016-1ਸੈਨ.ਸੈਲ/ ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ

ਸੀ.ਸੀ:-
1. ਨਿੱਜੀ ਸਕੱਤਰ, ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)
2. ਨਿੱਜੀ ਸਕੱਤਰ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ(ਸੀਏਸੀ)।

83

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ: 4108 ਆਫ 2016 ਗਾਮ ਕ੍ਰਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸਾਂ ਵਿਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02.01.2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਹਾਜਰ ਹੋਏ:-

1. ਸ਼੍ਰੀ ਵਿਸਵਾਜੀਤ ਖੰਨਾ, ਆਈ.ਏ.ਐਸ.,
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ।

2. ਸ਼੍ਰੀ ਕੇ.ਏ.ਪੀ. ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ.,
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੈਂਬਰ ਸਕੱਤਰ)

3. ਸ਼੍ਰੀ ਮਨਵੇਸ਼ ਸਿੰਘ ਸਿੱਧੂ, ਆਈ.ਏ.ਐਸ.,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

4. ਸ਼੍ਰੀਮਤੀ ਹਰਗੁਨਜੀਤ ਕੌਰ, ਪੀ.ਸੀ.ਐਸ.,
ਵਧੀਕ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ
(ਨੁਮਾਇੰਦਾ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ)

5. ਸ਼੍ਰੀ ਰਜਿੰਦਰ ਪਾਲ ਸਿੰਘ, ਸੰਧੂ,
ਜਨਰਲ ਮੈਨੇਜਰ ਅਸਟੇਟ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ।

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਉਪਰੋਕਤ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਵਿੱਚ ਹੋਏ ਹੁਕਮਾਂ ਮੁਤਾਬਕ ਅਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਆਦੇਸ਼ਾਂ ਮੁਤਾਬਕ ਇਹ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ । ਮੀਟਿੰਗ ਵਿੱਚ ਵੱਖੋ-ਵੱਖਰੇ ਮਹਿਕਮੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਹਾਊਸਿੰਗ ਅਤੇ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਦੀਆਂ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਪਲਾਟਾਂ, ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਹੋਰ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਣ ਸਬੰਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਸਬੰਧੀ ਵਿਸਥਾਰ ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ । ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਤੋਂ ਬਾਅਦ ਇਹ ਦੇਖਦੇ ਹੋਏ ਕਿ ਜਿਹੜੀਆਂ ਸਾਈਟਾਂ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਡਿਪਾਰਟਮੈਂਟ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਅਪਣਾਈ ਗਈ ਹੈ, ਉਸਨੂੰ ਹੋਰ ਵਿਸਥਾਰਪੂਰਵਕ ਵਿਚਾਰਿਆ ਗਿਆ ।

ਇਸ ਸਬੰਧ ਵਿੱਚ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਉਸ ਅਨੁਸਾਰ ਦੋ ਤਰ੍ਹਾਂ ਨਾਲ ਇਹ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਬੋਲੀ ਰਾਹੀਂ
2. ਅਰਜ਼ੀਆਂ ਮੰਗ ਕੇ ਡਰਾਅ ਕੱਢ ਕੇ ਸਾਈਟਾਂ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ।

84

ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਇਨ੍ਹਾਂ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਣੀ ਹੋਈ ਹੈ, ਜਿਸ ਦਾ ਵਿਸਥਾਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਬੋਲੀ ਰਾਹੀਂ ਵੇਚੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਾਇਦਾਦਾਂ :-

ਬੋਲੀ ਰਾਹੀ ਵੇਚੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਾਇਦਾਦਾਂ ਤੇ ਵਿਕਾਸ ਦੇ ਕੰਮ ਜਿਸ ਵਿੱਚ ਸਾਈਟ ਦੀ ਡਿਵੈਲਪਮੈਂਟ, ਸੀਵਰੇਜ, ਪਾਣੀ, ਸੜਕਾਂ, ਪਾਰਕਿੰਗ ਅਤੇ ਹੋਰ ਜ਼ਰੂਰੀ ਸਹੂਲਤਾਂ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਵੇਚਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਹੋਂਦ ਵਿੱਚ ਹੈ ਅਤੇ ਇਸ ਮੁਤਾਬਕ ਹੀ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ ।

2. ਡਰਾਅ ਰਾਹੀਂ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਸਬੰਧੀ :-

ਇਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਪੁੱਡਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਅਪਣਾਈ ਜਾਣ ਵਾਲੀ ਵਿਧੀ ਨੂੰ ਗਹੁ ਨਾਲ ਵਿਚਾਰਿਆ ਗਿਆ । ਜੁਣ ਅਪਣਾਈ ਜਾਣ ਵਾਲੀ ਵਿਧੀ ਮੁਤਾਬਕ ਜੋ ਜ਼ਮੀਨ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਕੋਲ ਆ ਜਾਂਦੀ ਹੈ, ਉਸਦੇ ਲੇ-ਆਊਟ ਪਲੈਨ ਬਨਾਉਣ ਤੋਂ ਬਾਅਦ ਪੁੱਡਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਨੂੰ ਡਰਾਅ ਰਾਹੀਂ ਵੇਚਣ ਸਬੰਧੀ ਅਰਜ਼ੀਆਂ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ । ਇਸ ਸਬੰਧੀ ਡਿਟੇਲ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਬਰੋਸ਼ਰ ਵਿੱਚ ਪਾਈਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਅਲਾਟਮੈਂਟ ਇਸ ਬਰੋਸ਼ਰ ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਮੁਤਾਬਕ ਹੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਅਰਜ਼ੀਆਂ ਮੰਗੀਆਂ ਜਾਂਦੀਆਂ ਹਨ । ਅਰਜ਼ੀ ਕੁੱਲ ਰਾਸ਼ੀ/ਮੁੱਲ ਦੇ 10% ਰਕਮ ਨਾਲ ਦੇਣੀ ਹੁੰਦੀ ਹੈ।
2. ਡਰਾਅ ਕੱਢਿਆ ਜਾਂਦਾ ਹੈ, ਡਰਾਅ ਕੱਢਣ ਉਪਰੰਤ 15% ਰਕਮ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ । ਇਹ 15% ਰਕਮ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਹੁੰਦੀ ਹੈ । ਉਪਰੋਕਤ ਮੁਤਾਬਕ 25% ਰਕਮ ਆਉਣ ਉਪਰੰਤ ਐਲ.ਓ.ਆਈ/ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ।

ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਈ ਥਾਵਾਂ ਤੇ ਜਿੱਥੇ ਡਿਵੈਲਪਮੈਂਟ ਵਿੱਚ ਦੇਰ ਲੱਗਣੀ ਹੋਵੇ, ਜਦੋਂ ਤੱਕ ਮੌਕੇ ਤੇ ਅਲਾਟੀ ਨੂੰ ਕਬਜ਼ਾ ਨਹੀਂ ਦਿੱਤਾ ਜਾਂਦਾ, ਉਦੋਂ ਤੱਕ ਮੋਰੇਟੋਰੀਅਮ ਪੀਰੀਅਡ ਪੁੱਡਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ, ਇਸ ਮੋਰੇਟੋਰੀਅਮ ਪੀਰੀਅਡ ਦੌਰਾਨ ਕੋਈ ਵੀ ਇੰਟਰਸਟ ਅਲਾਟੀ ਵੱਲੋਂ ਬਾਕੀ ਰਹਿੰਦੀ 75% ਰਕਮ ਤੇ ਨਹੀਂ ਦੇਣਾ ਪੈਂਦਾ। ਕੁਝ ਸਕੀਮਾਂ ਵਿੱਚ ਅਜਿਹੇ ਮੋਰੇਟੋਰੀਅਮ ਪੀਰੀਅਡ ਦੀ ਵਿਵਸਥਾ ਨਹੀਂ ਹੈ ਪਰ ਜਦੋਂ ਵੀ ਵਿਵਸਥਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਉਹ ਬਰੋਸ਼ਰ ਤੇ ਪਾਈ ਜਾਂਦੀ ਹੈ , ਇਹ ਅਪਲਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਪ੍ਰਾਰਥੀ ਨੂੰ ਇਸ ਬਾਰੇ ਪਤਾ ਹੁੰਦਾ ਹੈ । ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਸਾਰੀਆਂ ਮੁੱਢਲੀਆਂ ਸਹੂਲਤਾਂ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਤੋਂ ਬਾਅਦ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ ।

ਇਸ ਸਾਰੀ ਵਿਧੀ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਨਾਉਣ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ । ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਹੇਠ ਲਿਖੀ ਪਾਲਿਸੀ ਸਾਰੇ ਮਹਿਕਮੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਸਾਰੀਆਂ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ, ਪੀ.ਐਸ.ਆਈ.ਈ.ਸੀ., ਕਲੋਨਾਈਜੇਸ਼ਨ ਵਿਭਾਗ ਅਤੇ ਹੋਰ ਏਜੰਸੀਜ਼ ਜਿੱਥੇ ਪੱਲੈਨਿੰਗ ਕਰਕੇ ਜ਼ਮੀਨਾਂ ਦੀ ਵੇਚ-ਵੱਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ :-

1. Chunk Sites : Chunk site will be sold on "as is and where is" basis. The Authority/Department making this sale will have to ensure that proper connectivity or availability of basic amenities i.e. water supply, sewerage, roads, parking etc. are available. In case such provision has to be made entirely by the purchaser, it must be mentioned specifically at the time of sale.

2. Sale by Auction of Booth, SCO, SCF and other commercial sites where development is to be done by the auctioning authority:-

   In such cases the auctioning authority will ensure that no site should be put to auction until and unless all the basic amenities i.e. Water Supply, sewerage, roads, parking & provision of proper Electric connection is available at site.

3. In case the sites to be sold through draw of lots after inviting applications from public, the following policy must be followed:-

   i) Applications must be invited only when the land is free from all encumbrances.

   ii) After the receipt of application with 10% of the sale price, the draw of lots will be held by the Authority/Deptt. In such cases after payment of 25% of the condition price, the LOI/Allotment letter will be issued to the successful applicant and no interest must be charged till the possession of that plot is given to the Allottee.

   iii) No possession in such cases must be given to the allottee until and unless all the basic amenities i.e. Water Supply Sewerage, Roads, parking etc. wherever required is made.

86

iv) The Department/Authority will be duty bound to complete all the development works at site in shortest period possible not extending more than 18 months. In case period of 18 months is elapsed and the possession is not handed over to the Allotlee, simple interest of 12% will be provided to the allottee on the 25% amount which has been deposited by the Allottee with the Authority/Deptt.

All these conditions will be mentioned in the Brochure.

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਉਪਰੋਕਤ ਮੁਤਾਬਕ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਬਾਰੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਨੂੰ ਜਾਣੂ ਕਰਵਾ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਦਿਸ਼ਾ-ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਇਹ ਪਾਲਿਸੀ ਨੋਟੀਫਾਈ ਕਰਨ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ।

ਇਸ ਸਬੰਧ ਵਿਚ ਅੱਜ ਮਿਤੀ 13.1.2017 ਨੂੰ 3.00 ਵਜੇ ਨਿਮਨ ਹਸਤਾਖਰੜ ਵਲੋਂ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਜਿਸ ਵਿਚ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ ਅਤੇ ਵਿਸੇਸ ਕਾਰਜ ਅਫਸਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਹਾਜਰ ਸਨ ਅਤੇ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਰੀ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਬ ਪੈਰਾ (v) ਸਾਮਲ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

v) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotment letter or the date of handing over the possession whichever is later.

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)
13.1.17

13.1.2017
PSGAD

13-1-17
O/o Addl. Chief Secy. GMADA

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:-33.26
ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ)

ਵਿਸ਼ਾ: ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਮੈਡੀਕਲ ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਹਿੱਤ 28 ਏਕੜ ਲੈਂਡ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

1.0 ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਵੱਲੋ ਪੰਜਾਬ ਮੋਹਾਲੀ ਵਿਖੇ ਨਵੇ ਮੈਡੀਕਲ ਕਾਲਜ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ,ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 13-08-2022 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ (ਅਨੁਲੱਗ-ਓ) ਅਨੁਸਾਰ ਫੈਸਲਾਂ ਲਿਆ ਗਿਆ ਸੀ ਫੈਸਲੇ ਦੀ ਟੁੱਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

"Out of 86.63 acre land (74.55 acres transferred by GMADA and 12.08 acres transferred by Department of irrigation) of Biotech Park, a pocket of 06 acres of irrigation free land (01 acre PBTI,01 PSCST & 04 acre GIH) be retained with mentioned organizations of DSTE and the remaining land be transferred to GMADA on 'As IS AND WHERE IS BASIS' (without involving and payment) for development of Biotechnology"

Park GMADA will set up Biotechnology Park at this site or any other appropriate site (if it wishes to use this site for any other purpose. The Biotechnology sector related specific support wherever required shall be provided by DSTE to GMADA."

2.0 ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਪੱਤਰ ਨੰ: 7917-18 ਮਿਤੀ 18-03-2009 ਰਾਹੀ ਬਾਈਉਟੈਕ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ 80 ਏਕੜ ਭੋ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਸੀ ।

3.0 ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮੀਟਿੰਗ ਮਿਤੀ 13-08-2022 ਵਿੱਚ (ਅਨੁਲੱਗ-ਓ) ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੂਸਾਰ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ 80 ਏਕੜ ਜਮੀਨ ਮੁੜ ਗਮਾਡਾ ਨੂੰ ਤਬਦੀਲ ਕਰਕੇ ਅਤੇ ਇਸ ਵਿੱਚੋ 25 ਏਕੜ ਜਮੀਨ ਮੋਹਾਲੀ ਵਿਖੇ ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਮੈਡੀਕਲ ਕਾਲਜ ਲਈ ਅਲਾਟ ਕੀਤੀ ਜਾਣੀ ਸੀ। ਇਸ ਦੇ ਸਨਮੁੰਖ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਲਈ ਹੇਠ ਦਰਸਾਈ ਤਜਵੀਜ ਸਹਿਤ ਮਿਸਲ ਪੇਸ ਕੀਤੀ ਗਈ:-

" ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵੱਲੋ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੈਕਟਰ 81 ਵਿਖੇ 80 ਏਕੜ ਭੋਂ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੀ ਤਰਫੋ ਭੋ ਤਬਦੀਲ ਕਰਕੇ 25 ਏਕੜ ਭੋ ਫ੍ਰੀ ਆਫ ਕਾਸਟ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਐਲੋਕੇਟ ਕਰਨ ਲਈ ਤਜਵੀਜ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਜੇਕਰ ਉਪਰੋਕਤ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਇਸ ਅਨੁਸਾਰ ਅਜੰਡਾ ਤਿਆਰ ਕਰਕੇ ਇਸ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਭਵਿੱਖ ਵਿੱਚ ਹੋਣ ਵਾਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ / ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲੈ ਲਈ ਜਾਵੇਗੀ"

ਉਕਤ ਤਜਵੀਜ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮਿਤੀ 26.11.2022 ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ(ਅਨੁਲੱਗ-ਅ)।

3.1 ਇਸ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ 96622-26 ਮਿਤੀ 14-12-2022 ਰਾਹੀ **(ਅਨੁਲੱਗ-ਏ)** ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 25 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ ' **ਫ੍ਰੀ ਆਫ ਕਾਸਸ** ***'Secretary, Department of Medical Education and Research, Punjab Civil Secretariat-II, Sector-79,Chandigarh'*** ਦੇ ਨਾਮ ਜਾਰੀ ਕੀਤੀ ਗਈ।

4.0 ਇਸ ਉਪਰੰਤ ਸ੍ਰੀ ਏ.ਵੈਨੂ ਪ੍ਰਸ਼ਾਦ, ਆਈ.ਏ.ਐਸ,ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 08-06-2023 ਨੂੰ AIMS Mohali ਦੀ ਉਸਾਰੀ ਅਤੇ ਹੋਰ ਮੁੱਦਿਆ ਨੂੰ ਲੈ ਕੇ ਹੋਈ ਮੀਟਿੰਗ ਦੇ ਲੜੀ ਨੰ: 08 ਅਨੁਸਾਰ (ਅਨੁਲੱਗ-ਸ) ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ***"It was finally decided that 28 acres of clear land (30 metres away from the natural choe and free of litigation be allocated for the academic building of the college and separate 25 acres land (approx) for the hospital building be allotted across the road (which also falls in institutiional zone) once the acquisition of land is completed which is likely to happen within span of one year or so"***

4.1 ***ਨੋਟਿੰਗ ਪੰਨਾ 6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਦੇ ਮੱਦੇਨਜਰ*** ਸ੍ਰੀ ਏ.ਵੈਨੂ ਪ੍ਰਸ਼ਾਦ, ਆਈ.ਏ.ਐਸ,ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 08-06-2023 ਨੂੰ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮਿਤੀ 21-10-2023 ਨੂੰ ਹੇਠ ਦਿੱਤੀ ਦਫਤਰੀ ਦੀ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ **(ਅਨੁਲੱਗ-ਹ)**:-

" ਮਿਤੀ 08-06-2023 ਸ੍ਰੀ ਏ.ਵੇਨੂ ਪ੍ਰਸ਼ਾਦ, ਆਈ.ਏ.ਐਸ, ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ 28 ਏਕੜ ਕਲੀਅਰ ਲੈਂਡ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਤੇ ਨੋਟਿੰਗ ਪੰਨਾ 6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਦੇ ਮੱਦੇਨਜਰ ਹੋਰ ਬਾਕੀ ਰਹਿੰਦੀ 3 ਏਕੜ ਭੋ ਤਬਦੀਲ / ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆ ਦੀ ਪ੍ਰਵਾਨਗੀ / ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।"

4.2 ਉਕਤ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਵੱਲੋ 25 ਏਕੜ ਭੋ ਹਿੱਤ ਪਹਿਲਾ ਜਾਰੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 96622-26 ਮਿਤੀ 14-12-2022 (ਅਨੁਲੱਗ-ਏ) ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 89471 ਮਿਤੀ 15-12-2023 ਰਾਹੀ ਵਾਧੂ 03 ਏਕੜ ਭਾਵ ਕੁੱਲ 28 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰ ਦਿੱਤੀ ਗਈ (ਅਨੁਲੱਗ-ਕ) ।

ਉਕਤ ਅਨੁਸਾਰ **Secretary, Department of Medical Education and Research, Punjab Civil Secretariat-II, Sector-79,Chandigarh** ਨੂੰ ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 28 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ, ਜੋ ਵੱਖ ਵੱਖ ਪੱਤਰ ਨੰ:96622-26 ਮਿਤੀ 14-12-2022 (ਅਨੁਲੱਗ-ਏ) ਅਤੇ ਪੱਤਰ ਨੰ: 89471 ਮਿਤੀ 15-12-2023 (ਅਨੁਲੱਗ-ਕ) ਰਾਹੀ ਫ੍ਰੀ ਆਫ ਕਾਸਟ ਕੀਤੀ ਗਈ ਹੈ, ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ (ਅਨੁਲੱਗ-ਖ)।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਹੋਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ/ ਸੱਤਿਆਪਨ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਨੁਲੱਗ-ਓ

Chief Administrator
GMADA
Date: 22 AUG 2022

ਡਾਇਰੈਕਟਰੇਟ ਖੋਜ ਅਤੇ ਮੈਡੀਕਲ ਸਿੱਖਿਆ, ਪੰਜਾਬ।
ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਭਵਨ, ਸੈਕਟਰ-69, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਮੋਹਾਲੀ-160069
(ਫੋਨ ਨੰ: 0172-5207760, Email: dir.med@punjab.gov.in)

ਸੇਵਾ ਵਿਖੇ,

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ
ਪੀ.ਡਬਲਿਊ.ਡੀ. (ਬੀ, ਐਂਡ, ਆਰ) ਵਿਭਾਗ, ਪੰਜਾਬ।
2. ਸ੍ਰੀ ਜਤਿੰਦਰਾ ਜੋਰਵਾਲ, ਆਈ.ਏ.ਐਸ.
ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਸੰਗਰੂਰ।
3. ਚੀਫ ਐਡਮਿਨਸਟ੍ਰੇਟਰ, ਗਮਾਡਾ
ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ, ਮੋਹਾਲੀ।
4. ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਨਿਆ ਅਧਿਕਾਰਤਾ ਅਤੇ ਘੱਟ ਗਿਣਤੀ ਵਿਭਾਗ, ਪੰਜਾਬ,
ਐਸ.ਸੀ.ਓ. ਨੰ: 6, ਫੇਜ਼-1, ਮੋਹਾਲੀ।
5. ਡਾਇਰੈਕਟਰ ਪ੍ਰਿੰਸੀਪਲ,
ਡਾ.ਬੀ.ਆਰ.ਅੰਬੇਦਕਰ ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸਿਜ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਮੋਹਾਲੀ।
6. ਸ੍ਰੀ ਵਿਸ਼ਾਲ ਚੋਪੜਾ
ਡਾਇਰੈਕਟਰ ਪ੍ਰਿੰਸੀਪਲ - ਕਮ ਨੋਡਲ ਅਫਸਰ
ਸੰਤ ਅਤਰ ਸਿੰਘ ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸਿਜ, ਮਸਤੁਆਣਾ ਸਾਹਿਬ, ਸੰਗਰੂਰ।
7. ਡਾ ਵਿਜੈ ਕੁਮਾਰ
ਪ੍ਰੋਫੈਸਰ ਸਰਕਾਰੀ ਮੈਡੀਕਲ ਕਾਲਜ ਪਟਿਆਲਾ-ਕਮ ਨੋਡਲ ਅਫਸਰ
ਸ਼ਹੀਦ ਉਧਮ ਸਿੰਘ ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸਿਜ, ਹੁਸ਼ਿਆਰਪੁਰ।
8. ਡਾ. ਕਰਮਜੀਤ ਸਿੰਘ
ਪ੍ਰੋਫੈਸਰ ਸਰਕਾਰੀ ਮੈਡੀਕਲ ਕਾਲਜ ਅੰਮ੍ਰਿਤਸਰ-ਕਮ ਨੋਡਲ ਅਫਸਰ
ਸ੍ਰੀ ਗੁਰੂ ਨਾਨਕ ਦੇਵ ਜੀ ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸਿਜ, ਕਪੂਰਥਲਾ।

ਨੰ: 1ਐਮ.ਈ.3-ਪੀ:22/20238-45
ਮਿਤੀ 18.08.2022

ਵਿਸ਼ਾ:- **ਨਵੇਂ ਮੈਡੀਕਲ ਕਾਲਜ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 13.08.2022 ਨੂੰ ਸਵੇਰੇ 11:00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਰੀਵਿਊ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ।**

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ਉਪਰੋਕਤ ਵਿਸੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਨਵੇਂ ਮੈਡੀਕਲ ਕਾਲਜ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 13.08.2022 ਨੂੰ ਸਵੇਰੇ 11:00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਰੀਵਿਊ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ (ਦੋ ਪੰਨੇ) ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਸੰਯੁਕਤ ਡਾਇਰੈਕਟਰ
ਖੋਜ ਅਤੇ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਪੰਜਾਬ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 1ਐਮ.ਈ.3-ਪੀ:22/20246 . ਮਿਤੀ:18.08.2022

ਉਤਾਰਾ ਵਧੀਕ ਸਕੱਤਰ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਖੋਜ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਸੰਯੁਕਤ ਡਾਇਰੈਕਟਰ
ਖੋਜ ਅਤੇ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਪੰਜਾਬ

Subject: Meeting regarding [illegible] Punjab held under the chairmanship of Hon'ble Chief Minister Punjab at his residence on 13th August '23.

Ref. Letters: No 1841-83 DSUM 2022 dated 10.8.2023
No 1870-72 DSUM 2022 dated 12.8.2023
No 1874-77 DSUM 2022 dated 12.8.2023

The proceedings of the meeting regarding subject cited above called vide letter under reference are enclosed at Flag 'A' for the kind approval of Hon'ble Chief Minister Punjab please.

Encl: As above.

Director MER

(S)
Addl. Secy. MER

Rahul Gupta, IAS
Additional Secretary,
Government of Punjab
Medical Education & Research

ACS to CM

Review of New Medical Colleges - Minutes of the meeting

Item: Hon'ble Chief Minister, Punjab
Venue: CM Residence, Sector 2, Chandigarh
Date: 13th August 2022 at 11:00 am

Those present:

1. Mr Raghav Chadha, MP
2. S Chetan Singh Jauramajra, MLA RM
3. S Kulwant Singh, MLA Mohali
4. Sh Vijay Kumar Janjua, IAS, CS
5. Sh A Venu Prasad, IAS, AGS(CM
6. Sh Ajoy Sinha, IAS, PSI
7. Sh Rahul Gupta, IAS, ASMER
8. Dr Avnish Kumar, DRMI
9. Dr Bhavneet Bharti, DP AIIMS Mohali
10. Dr Vishal Chopra, DP SAS-SIMS Sangrur

ASMER presented the current status of five new medical colleges being established in the

After due consideration, it was decided as under:

Sangrur:

a. For creation of posts, the Officers' Committee agenda is to be submitted by CS on 16/8 and thereafter to be put up for approval before Cabinet on 20.8 [Action: MER]

b. PWD to ensure quality work and adhering to timelines. Broad timelines to be made by all concerned to ensure timely start of admission in next session. [Action: PWD, MER]

2. Mohali:

a. Alternate sites were discussed and 25 acres of land was decided to be allocated at Sector 81 Mohali. [Action: GMADA, S&T]

b. Priority of construction of additional hospital for 200 beds and hostels for 250 students as required for next year March 2023, should be expedited with proper adherence to timelines. [Action: PWD, MER, AIIMS]

3. Kapurthala and Hoshiarpur:

a. PWD to expedite the floating of tenders for the upgradation and construction works [Action: PWD]

b. Regarding foundation stone laying of 3 Centrally Sponsored Schemes (Mohali, Hoshiarpur, Kapurthala), issue be discussed with MoHFW regarding tentative dates [Action: MER]

4. Malerkotla:

a. If the currently allocated site is under litigation and cannot be proceeded with, then alternate site be provided by Wakf Board. [Action: DC Sangrur, Wakf Board]

b. The pending UCs, as asked for by the Govt of India for various ongoing projects, be sent promptly. [Action: Dept of SJ&EM]

The meeting ended with thanks to the chair.

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- 10 -

PUNJAB STATE BIOTECH CORPORATION

No. PSBC/ 075-076 Dated: 11/11/2022

Chief Administrator,
Greater Mohali Area Development Authority
Govt. of Punjab

Subject: Regarding transfer of land in Knowledge City sector-81 Mohali to GMADA as per decision of CMM.

Sir,

It is to inform that the Council of Ministers (CMM) in its meeting held on 21.10.2022 has decided as under:

"Out of 86.63 acre land (74.55 acres transferred by GAMADA and 12.08 acres transferred by Department of Irrigation) of Biotech Park, a pocket of 06 acres of litigation free land (01 acre PBTI, 01 acre PSCST & 04 acre GIH) be retained with mentioned organizations of DSTE and the remaining land be transferred to GMADA on "AS IS AND WHERE IS BASIS" (without involving any payment) for development of Biotechnology Park. GAMADA will set up Biotechnology Park at this site or any other appropriate site (if it wishes to use this site for any other purpose). The Biotechnology sector related specific support wherever required shall be provided by DSTE to GMADA".

Accordingly CA GMADA may arrange to take the transfer/possession of balance land from Punjab State Biotech Corporation, Department of Science, Technology & Environment (DSTE) GoP, after earmarking 06 acre litigation free land (including 01 acre on which PBTI's building is already coming up) for organizations of DSTE as per decision of CMM.

11/11/2022

Director

CC: PS to secretary, Science Technology & Environment for information of SSTE please.

Punjab State Biotech Corporation
Registered Office : Knowledge City, Sector 81, SAS Nagar (Mohali) – 160 055 INDIA
Camp Office: C-134, Industrial Focal Point, Phase VIII, Mohali, Punjab - 160 071 INDIA
Phone: +91 172 5020895, 5020896 Email: biotechparkmohali@gmail.com
CIN - U24239PB2011NPL034632

2022-561
Noting GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

PUR-0315,

ਪਿ.ਪੇ ਤੋਂ.... ਸੈਕਟਰ 81 ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਮੈਡੀਕਲ ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ।

ਪਿਛੇ ਨੋਟ ਪੇਨ੍ਹਾ/-02 ਤੇ ਮਿਲਖ ਦਫਤਰ ਦਾ ਦਫਤਰੀ ਨੋਟ ਵਾਚਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟ, ਜਿਸ ਦੀ ਕਾਪੀ ਹੇਠ ਮੁੰਡੀ ਕ ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ, ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਰਾਜ ਸਰਕਾਰ ਜਾਂ ਉਸ ਅਧੀਨ ਆਉਂਦੇ ਵਿਭਾਗਾ ਨੂੰ ਤੇ ਦੀ ਅਲਾਟਮੈਂਟ ਹੇਠ ਲਿਖੇ ਰੇਟਾਂ ਤੇ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

EDUCATIONAL (FAR 1:1.0)			
State Government.	Schools/Colleges/ Professional Colleges/ ITIs/Technical Training Institutions/Research Institutions.	Allotment	Reserve Price shall be 5% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

ਜੇਕਰ ਸੈਕਟਰ 81 ਵਿਖੇ ਉਪਲਬੱਧ ਹੋਈ 25 ਏਕੜ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਉੱਕਤ ਰੇਟਾਂ ਤੇ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਇਸ ਸਾਈਟ ਦੇ ਪਾਰਟ ਪਲੈਨ ਦੀ ਕਾਪੀ, ਫਿਜੀਬਿਲਟੀ, ਲਿਟੀਗੇਸ਼ਨ, ਬੈਂਕ ਮਾਰਟਗੇਜ, ਕੀਮਤ ਆਦਿ ਸਬੰਧੀ ਰਿਪੋਰਟਾਂ ਲੋੜੀਂਦੀਆਂ ਹੋਣਗੀਆਂ ਅਤੇ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਫੈਸਲਾ ਪਾਲਿਸੀ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਵਾਇਆ ਜਾਵੇਗਾ।

ਲੇਕਿਨ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਅਲਾਟ ਕਰਨ ਦੀ ਬਜਾਏ ਤਬਦੀਲ ਕੀਤਾ ਜਾਣਾ ਹੈ ਤਾਂ ਸਾਈਟ ਦੀ ਕੀਮਤ ਅਤੇ ਤਬਦੀਲੀ ਦੀਆਂ ਸ਼ਰਤਾਂ ਸਬੰਧੀ ਮਾਮਲਾ ਮਿਲਖ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ। ਇਸ ਸੂਰਤ ਵਿੱਚ ਸਾਈਟ ਦੀ ਤਬਦੀਲੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ।

ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀ ਸਾਹਿਬਾਨ ਦੀ ਜਾਣਕਾਰੀ ਅਤੇ ਯੋਗ ਆਦੇਸ਼ਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

16/11/2022

16/01/22

17/11

17/11/22

-4-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਡਿਪਾਰਟਮੈਂਟ ਓਫ ਸਾਈਂਸ ਐਂਡ ਟੈਕਨੋਲੋਜੀ ਦੇ ਸਕੱਤਰ ,ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰਬਰ 464 465 ਮਿਤੀ 14.11.2022 ਰਾਹੀ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ , ਗਮਾਡਾ ਜੀ ਨੂੰ ਲਿਖਿਆ ਹੈ ਕਿ ਆਮ ਰਾਜ ਪ੍ਰਬੰਧਕ ਵਿਭਾਗ ਦੇ ਪੱਤਰ ਨੰਬਰ 01/190/2022-1Cabinet/4981-85 ਮਿਤੀ 21.10.2022 ਰਾਹੀਂ CMM ਵਲੋਂ ਮਿਤੀ 21.10.2022 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ :-

" Out of 86.63 acre land (74.55 acres transferred by GMADA and 12.08 acres transferred by Department of Irrigation) of Biotech Park , a pocket of 06 acres of litigation free land (01 acre PBTI , 01 PSCST & 04 acre GIH) be retained with mentioned organizations of DSTE and the remaining land be transferred to GMADA on "AS IS AND WHERE IS BASIS "(Without involving any payment)for development of Biotechnology Park .GMADA will set up Biotechnology Park at this site or any other appropriate site (if it wishes to use this site for any other puspose.The Biotechnology sector related specific support wherever required shall be provided by DSTE to GMADA ."

CMM ਦੇ ਇਸ ਫੈਸਲੇ ਅਨੁਸਾਰ " Out of 86.63 land (74.55 acres transferred by GMADA vide possession letter no. 7513 dated 09.03.2011 and 12.08 acres belonging to Department of Irrigation (transferred by Deptt of Revenue vide letter no. 26/25/2013-LR-3-03/4706 dated 24.03.2015 , after retaining land pocket of 6 acres with Deptt. Of Science , Technology & Environment ,GoP(01 acre on which PBTI's building is already coming up,04 Acre For Global Innovation Hub and 01 acre for Punjab State Council for Science Technology & Environment) as earmarked by your department and conveyed vide letter no. GMADA/DTP/2022/2809 dated 11.11.2022 , remaining land is hereby transferred to GMADA on " AS IS AND WHERE IS BASIS " (without involving any payment).

ਦਫ਼ਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰਬਰ 7917-18 ਮਿਤੀ 18.03.2009 ਰਾਹੀ ਡਿਪਾਰਟਮੈਂਟ ਓਫ Science ਐਂਡ Technology ਨੂੰ 80 acres ਸਾਈਟ ਟਰਾਂਸਫਰ ਕੀਤੀ ਗਈ ਸੀ।ਡਿਪਾਰਟਮੈਂਟ ਓਫ ਸਾਈਂਸ ਐਂਡ ਟੈਕਨੋਲੋਜੀ ਦੇ ਸਕੱਤਰ ,ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪ੍ਰਾਪਤ ਪੱਤਰ ਅਨੁਸਾਰ ਉਕਤ ਟਰਾਂਸਫਰ ਕੀਤੀ ਗਈ ਸਾਈਟ ਦਾ ਪੇਪਰ ਪੋਜੇਸ਼ਨ ਪ੍ਰਾਪਤ ਹੈ ।ਨੋਟਿੰਗ ਪੰਨਾ । ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ ਗਮਾਡਾ ਜੀ ਵਲੋਂ ਹੋਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਮਿਤੀ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ

-5-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਅਨੁਸਾਰ ਸੈਕਟਰ 81 ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 25 ਏਕੜ ਤੋਂ Department of Medical Education and Research, Punjab ਨੂੰ ਟਰਾਂਸਫਰ ਕੀਤੀ ਜਾਣੀ ਹੈ।

ਨੋਟਿੰਗ ਪੰਨਾ 3 ਤੇ ਪਾਲਿਸੀ ਸਾਖਾ ਤੋਂ ਪ੍ਰਾਪਤ ਰਾਏ ਅਨੁਸਾਰ ਜੇਕਰ ਸੈਕਟਰ 81 ਵਿਖੇ ਉਪਲਬਧ ਹੋਈ 25 ਏਕੜ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਰੇਟ ਨਿਰਧਾਰਿਤ ਕਰਕੇ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਇਸ ਸਾਈਟ ਦੇ ਪਾਰਟ ਪਲੈਨ ਦੀ ਕਾਪੀ , ਫਿਜੀਬਿਲਿਟੀ , ਲਿਟੀਗੇਸਨ , ਬੈਕ ਮੋਰਟਗੇਜ , ਕੀਮਤ ਆਦਿ ਸਬੰਧੀ ਰਿਪੋਰਟਾ ਲੋੜੀਦੀਆ ਹੋਣਗੀਆਂ ਅਤੇ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਫੈਸਲਾ ਪਾਲਿਸੀ ਸਾਖਾ , ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਵਾਇਆ ਜਾਵੇਗਾ।

ਲੇਕਿਨ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਅਲਾਟ ਕਰਨ ਦੀ ਬਜਾਏ ਤਬਦੀਲ ਕੀਤਾ ਜਾਣਾ ਹੈ ਤਾਂ ਸਾਈਟ ਦੀ ਕੀਮਤ ਅਤੇ ਤਬਦੀਲੀ ਦੀਆ ਸਰਤਾ ਸਬੰਧੀ ਮਾਮਲਾ ਮਿਲਖ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰਿਆ ਜਾਵੇਗਾ ਇਸ ਸੂਰਤ ਵਿਚ ਸਾਈਟ ਦੇ ਤਬਦੀਲੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ 25 ਏਕੜ ਭੋਂ ਟਰਾਂਸਫਰ ਕਰਨ ਸਬੰਧੀ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੇ ਹੁਕਮਾਂ ਹਿਤ ਪੇਸ ਹੈ ਜੀ

17/11

17/11/22

17-11-2022

17/11/22

22/11/22.

Next Page.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿੱਛੇ ਦਰਜ਼ਹੀ ਨੋਟ ਪੰਨਾ/ 3 ਤੋਂ 5 ਵਾਚ ਲਿਆ ਜਾਵੇ ਜੀ।

ਮੰਖੇਪ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮੈਡੀਕਲ ਸਿਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਵੱਲੋਂ ਪੰਜਾਬ ਵਿੱਚ ਨਵੇਂ ਮੈਡੀਕਲ ਕਾਲਜ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 13.08.2022 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੀਵਿਊ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ (ਲੜੀ ਕ) ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਮੋਹਾਲੀ ਲਈ ਸੈਕਟਰ 81 ਵਿਖੇ ਬਾਈਓਟੈਕ ਪਾਰਕ ਵਾਲੀ 25 ਏਕੜ ਦੀ ਸਾਈਟ ਯੂਅਰ ਮਾਰਕ ਕੀਤੀ ਗਈ। ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਮਿਤੀ 18.03.2009 ਨੂੰ ਬਾਈਓਟੈਕ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨੋਲੋਜੀ ਵਿਭਾਗ ਨੂੰ ਪਹਿਲਾ ਹੀ 80 ਏਕੜ ਭੋਂ ਤਬਦੀਲ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵੱਲੋਂ ਮੀਟਿੰਗ ਵਿੱਚ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨੋਲੋਜੀ ਵਿਭਾਗ 80 ਏਕੜ ਜਮੀਨ ਮੁੜ ਗਮਾਡਾ ਨੂੰ ਤਬਦੀਲ ਕਰੇਗਾ ਅਤੇ ਜਿਸ ਵਿੱਚੋਂ 25 ਏਕੜ ਜਮੀਨ ਮੋਹਾਲੀ ਵਿਖੇ ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ Allocate ਕੀਤੀ ਜਾਵੇਗੀ।

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵੱਲੋਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੈਕਟਰ 81 ਵਿਖੇ 80 ਏਕੜ ਭੋਂ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨੋਲੋਜੀ ਵਿਭਾਗ ਦੀ ਤਰਫ ਤੋਂ ਤਬਦੀਲ ਕਰਕੇ 25 ਏਕੜ ਭੋਂ ਫ੍ਰੀ-ਆਫ-ਕੋਸਟ ਮੈਡੀਕਲ ਸਿਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ Allocate ਕਰਨ ਲਈ ਤਜਵੀਜ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ ਹੈ ਜੀ।

ਜੇਕਰ ਉਪਰੋਕਤ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਇਸ ਅਨੁਸਾਰ ਅਜੰਡਾ ਤਿਆਰ ਕਰਕੇ ਇਸ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਭਵਿੱਖ ਵਿੱਚ ਹੋਣ ਵਾਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲੈ ਲਈ ਜਾਵੇਗੀ।

ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ
22.11.2022

ਪੱਧਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ

ਮਾਨਯੋਗ ~~ਪ੍ਰਮੁਖ ਸਕੱਤਰ~~

For approval pl
23/11/2022
ਅਜੈਏ ਕੁਮਾਰ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

HUDM out of station/country

Hon'ble CM
26/11

PSHUDM
HUDM
29/11

CA(A)
30/11/22
Process may be initiated immediately to allocate 25 acres of land in Sector-81 to MER as per the above approval.

A/CA (A)

GO(D) For immediate compliance.
~~SDO~~ (B) AEO ਨੂੰ ਭੇਜਣਯੋਗ ਹੈ ਜੀ।

509

-35-

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA Bhawan, Sector 62, S.A.S. Nagar
(Estate Office)

To,

Secretary,
Department of Medical Education and Research,
Punjab Civil Secretariat-II,
Sector-9, Chandigarh.

Memo No. GMADA-E.O./2022/
Dated:

Subject: Allotment of land measuring 25.00 Acres in Sector-81, SAS Nagar for establishment of Medical College at SAS Nagar.

As per decision taken at the level of Hon'ble Chief Minister, Punjab, Greater Mohali Area Development Authority (GMADA) is pleased to allot a site measuring 25.00 Acres in Sector-81, S.A.S. Nagar, as per following details, free of cost, for establishment of Medical College :-

Sector/Area	Area of the Site	Dimensions	Rate	Purpose
Sector 81, SAS Nagar	25.00 acres	As per plan	Free of cost	Medical College

This allotment is subject to the following terms and conditions:-

A. PRICE AND USAGE:

1. The allotment of this site shall be governed by and subject to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and the Rules, Regulations & Policies framed there under, as amended from time to time.
2. The site is allotted free of cost.
3. Site shall be used only for the purpose for which the same is allotted and not for any other purposes whatsoever, and no change of land use shall be permitted at any stage.
4. The Site is offered on "as is where is" basis and the GMADA will not be responsible for leveling the site or removing the structures, if any, thereon.

B. POSSESSION AND OWNERSHIP

1. The exact size of the Site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site.
2. The department shall be bound to take possession of site within a period of 90 (ninety) days from the date of issuance of Allotment Letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
3. The department shall have no right to transfer by way of sale, gift or otherwise, the site or any other rights, title or interest in the said site.

C. CONSTRUCTION OF BUILDING

1. The department shall be allowed to undertake construction of building after taking the possession of site subject to sanction of building plan by the Competent Authority.
2. The department shall have to complete construction of building within a period of maximum 3 years from the date of allotment.
3. Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules, 2021 and policies/Guidelines framed by the Government from time to time and only in accordance with the building plans got approved from the Competent Authority.

-36-

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA Bhawan, Sector 62, S.A.S. Nagar
(Estate Office)

For permissible ground coverage, Set Backs, Height of Building, Parking norms etc. also PUDA (Building) Rules, 2021, as amended from time to time, shall be applicable.

4. Any construction carried out in violation of sanctioned Building Plan/ Building Rules shall be dealt as per policy laid down by GMADA in this regard.
5. It will be the responsibility of the department to obtain No Objection Certificates from the concerned Departments under the provisions of various acts as are applicable.
6. Upon completion of building and before occupying the building, the allottee would be required to obtain Completion Certificate/ Occupation Certificate from the Competant Authority.
7. In the notified areas, declared by CGWA, underground water shall not be used for construction purpose, alternate sources such as surface water or treated sewage from nearby sewage treatment plant shall be used for the purpose of construction at site.

E. GENERAL CONDITIONS

1. The allottee shall have to pay all general and local taxes, rates, cesses, charges and fee as and when imposed or assessed on the said site/ building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or any other statutory authority, as the case may be.
2. The allottee will be provided separate connections for fresh water for drinking and potable uses and tertiary treated waste water for flushing and gardening purpose, once it is available with GMADA. Therefore, allottee will have to have dual plumbing system along with separate storages for both types of water in its building. It may be noted that occupation certificate shall be issued only after it is certified by the J.E. (Building) that this provision has been made by the allottee. This provision is made in the scheme as per the orders of the State Level Environment Impact Assessment Authority, Punjab and Ministry of Environment and Forests, Government of India conveyed vide their letter no. 38523 dated 27-09-2011 and conditions issued there under.
3. Since, there is a provision for using tertiary treated waste water for flushing, gardening and non potable uses, the allottee shall use only this water for construction, and other non potable uses.
4. No road cut is allowed without the prior permission of Divisional Engineer (Civil), GMADA, as road crossings have already been made for various services for all the sites.
5. It shall be the responsibility of the allottee to obtain all necessary approvals from State Government and Central Government to establish and run Medical College.
6. The display of advertisement on the walls of the Site or at Site or on the structures erected thereon, in whatsoever manner, shall be subject to orders and other instructions as may be issued by the competent Authority from time to time
7. The Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations, as amended from time to time.
8. The Authority shall have full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms and conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

-39-

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA Bhawan, Sector 62, S.A.S. Nagar
(Estate Office)

9. Any change in address must be immediately intimated to the Estate Officer, GMADA, SAS Nagar by registered post.

10. In case of breach of any conditions of allotment or regulations or nonpayment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of Section 45 of the Punjab Regional and Town Planning and Development Act, 1995.

F. DISPUTE RESOLUTION

Subject to the provisions of the Act, all the disputes and/ or differences which may arise in any manner touching or cornering this allotment shall be referred to an Independent Arbitrator who shall be appointed by the Chief Administrator, GMADA. Arbitration shall be governed by the provisions of Arbitration and Conciliation Act, 1996 as amended from time to time. The allottee shall be liable to share the fee of the Arbitrator.

Estate Officer(Plots)
GMADA, S.A.S. Nagar

Endst. No. GMADA/EO/2022/ 96622-26 Dated: 14/12/22

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

1. District Town Planner , GMADA , SAS Nagar
2. Estate Officer (Policy), GMADA , SAS Nagar
3. SDO (Building),GMADA SAS Nagar
4. Accounts Officer (Recovery), GMADA, SAS Nagar.

Estate Officer(Plots)
GMADA, S.A.S. Nagar

a/c

-56-

Government of Punjab

Department of Medical Education and Research

(Health-3 Branch)

To,

1. Principal Secretary, Department of Finance and Housing & Urban Development, Punjab.
2. Principal Secretary, Department of Public Works, Punjab.
3. Chief Administrator, GMADA
4. Director, Research & Medical Education, Punjab.
5. Chief Architect, Punjab.
6. District Town Planner, Mohali.
7. Director Principal, AIMS, Mohali.

Memo No. 02/07/2015-6HB3(PF-1)/ 1604-10

Date, Chandigarh: 06/07/2023

Subject:- **Minutes of Meeting Held on June 8, 2023 Under the Chairmanship of Sh. A. Venu Prasad, IAS, Principal Secretary to Chief Minister, Punjab to discuss issues of site allotted to AIMS, Mohali for the construction of its buildings.**

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In reference to the subject cited above.

2. I am directed to forward the minutes of meeting held on 08.06.2023 under the Chairmanship of Sh. A. Venu Prasad, IAS, Principal Secretary to Chief Minister, Punjab regarding issues of site allotted to AIMS, Mohali for the construction of its buildings for your information and necessary action.

3. This issues with the approval of competent authority.

Superintendent

Endstt. No. 02/07/2015-6HB3(PF-1)/ 1611-14 Date, Chandigarh: 06/07/2023

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

1. Additional Special Principal Secretary to CM, Punjab.
2. Joint Special Principal Secretary to CM, Punjab.
3. PS/Medical Education and Research Minister, Punjab.
4. PS/Special Chief Secretary, Medical Education and Research, Punjab.

Superintendent

MINUTES OF MEETING HELD ON JUNE 8, 2023 UNDER THE CHAIRMANSHIP OF SH.A. VENU PRASAD, IAS, PRINCPAL SECRETARY TO CHIEF MINISTER, PUNJAB.

A meeting was held under the chairmanship of Sh. A Venu Prasad, IAS, Principal Secretary to Chief Minister, Punjab on June 8, 2023 and was attended by

1. Mr. Anurag Aggarwal, IAS, Additional Chief Secretary, Department of Medical Education & Research, Punjab;
2. Mr. A.K. Sinha, Principal Secretary, Finance and Housing & Urban Development, Punjab;
3. Mr. Neelkanth Awadh, Principal Secretary, Public Works Department, Punjab;
4. Mr. Himanshu Jain, Additional Special Principal Secretary to CM;
5. Sh. Rajiv Kumar Gupta, Chief Administrator GMADA;
6. Mr. Sandeep Garha, Joint Special Principal Secretary to CM,
7. Ms. Sapna, Chief Architect, Punjab;
8. Mr. Gurdev Singh Atwal, District Town Planner, Mohali;
9. Dr. Bhavneet Bharti, Director Principal, AIMS, Mohali

1. The Director Principal of AIMS Mohali updated the officers regarding the site allocated to the Medical College in Sector 81 Knowledge City. The need to allocate more land to have comprehensive and holistic planning for the execution of this prestigious project of Punjab Government was emphasized

2. It was mentioned that the land allotted to the medical college fulfills the NMC requirement but does not factor the other expanding needs of the college and hospital. The existing land areas of various functioning medical institutes were presented for comparison: GMCH Patiala -105 acres, GMCH Amritsar- 163 acres, GGMSCH -140 acres, AIIMS Bhatinda-177 acres, PGIMER-277 acres and GMCH 32-36.09 acres in 1991 for 50 seats and with addition of South Campus etc 50 acres approx)

3. Reference to the latest National Building Code 2016 was also made which clearly mentions the requirement of 15 HA (38 acres app) for a Medical institute.

4. In this regard, it was brought to the notice that 3 acres land for establishment of Nursing college was allotted from the space in the existing Shaheed Major

Harminder Pal Singh Government College in Phase 6 Mohali. With shifting of the Medical college to the new site in Sector 81 Knowledge City it was recommended that 3 acre land allotment in the existing premises of the govt college be canceled and the nursing college be co- located at the New Medical College site in Sector 81.

5. It was brought to the notice that the Central Govt. has recently approved Rs 10 crores each for a nursing college to be co located with the existing 157 new medical colleges to ensure optimal utilization of the resources and infrastructure

6. Ms Sapna Chief Architect also explained the land constraints to include all the current demands of the client department (AIMS Mohali) such as Accommodation for JRs, Residential block, Guest house, hospital services multi level parking etc in the existing site. It was pointed out that presence of choe in the existing allocated site limits full use of the land available for planning of the services.

7. It was mentioned that the current site can cover the Medical college, Nursing college and other expanding Academic needs such as paramedical block etc However need for 25 acres (approx) land for separate hospital building and residence for faculty and paramedics was emphasized

8. To this, it was finally decided that 28 acres of clear land (30 meters away from the natural choe and free of litigation be allocated for the academic buildings of the college and separate 25 acres land (approx) for the hospital building be allotted across the road (which also falls in Institutional Zone) once the acquisition of land is completed which is likely to happen within a span of one year or so.

9. To conclude, the Chairperson communicated that the drawings of the college and hostels be finalized at the earliest and high standards of quality must be adhered to while completing this ambitious project of Punjab Government in time bound manner.

Meeting ended with vote of thanks.

24/6

ਗ੍ਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

Subject : Minutes of Meeting held on June 8,2023 Under the Chairmanship of Sh. A. Venu Prasad , IAS , Principal Secretary to Chief Minister , Punjab to discuss issues of site allotted to AIMS , Mohali for the construction of its Buildings.

Standing Today Flag-B

(ਇਹ ਮਿਸਲ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ, ਡਿਪਾਰਟਮੈਂਟ ਆਫ ਹਾਊਸਿੰਗ ਅਤੇ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵੱਲੋ ਪੱਤਰ ਨੰ 2133 ਮਿਤੀ 18.12.2018 ਰਾਹੀਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੇ Clause No. 1 General and Establishment Matters ਦੇ ਸੀਰੀਅਲ ਨੰ (viii) Such other cases or classes of cases as the Chief Minister may consider necessary; ਤਹਿਤ ਭੇਜੀ ਜਾ ਰਹੀ ਹੈ)

ਵਿਚਾਰ ਅਧੀਨ ਪੱਤਰ ਸੁਪਰਡੈਂਟ , ਪੰਜਾਬ ਸਰਕਾਰ , ਡਿਪਾਰਟਮੈਂਟ ਆਫ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰੀਸਰਚ ਵਿਭਾਗ ਵਲੋਂ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ (ਝੰਡੀ "A")।ਪ੍ਰਾਪਤ ਪੱਤਰ ਰਾਹੀਂ ਉਹਨਾਂ ਵਲੋਂ ਸ਼੍ਰੀ ਏ ਵੇਨੂ ਪ੍ਰਸਾਦ , ਆਈ.ਏ.ਐਸ. , ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 08.06.2023 ਨੂੰ AIMS ਮੋਹਾਲੀ ਦੀ ਉਸਾਰੀ ਅਤੇ ਹੋਰ ਮੁੱਦਿਆਂ ਨੂੰ ਲੈ ਕੇ ਹੋਈ ਮੀਟਿੰਗ ਦੇ Minutes ਭੇਜੇ ਗਏ ਹਨ। Minutes ਤੇ ਲੜੀ ਨੰਬਰ 8 ਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਲਿਖਿਆ ਗਿਆ ਹੈ :-

> "It was finally decided that 28 acres of clear land (30 metres away from the natural choe and free of litigation be allocated for the academic buildings of the college and separate 25 acres land (approx) for the hospital building be allotted across the road (which also falls in institutional zone) once the acquisition of land is completed which is likely to happen within span of one year or so"

ਨੋਟਿੰਗ ਪੰਨਾ 18-19 ਤੇ ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਗਮਾਡਾ) ਦਫਤਰ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੈਕਟਰ 81 ਵਿਚ 28 ਏਕੜ ਭੋਂ ਮੈਡੀਕਲ ਕਾਲਜ ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਹੈ ,ਜਿਸਦਾ ਪਾਰਟ ਪਲਾਨ ਝੰਡੀ "ਓ" ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਨੋਟਿੰਗ ਪੰਨਾ 6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਰੀਵਿਊ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਮੋਹਾਲੀ ਲਈ ਸੈਕਟਰ 81 ਵਿਚ ਬਾਇਓਟੈੱਕ ਪਾਰਕ ਵਾਲੀ 25 ਏਕੜ ਭੋਂ ਫ੍ਰੀ ਆਫ ਕਾਸਟ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰੀਸਰਚ ਵਿਭਾਗ ਨੂੰ ਐਲੋਕੇਟ ਕਰਨ ਸਬੰਧੀ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਹੈ ।

ਨੋਟਿੰਗ ਪੰਨਾ 21 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਗਮਾਡਾ ਜੀ ਵਲੋਂ ਹੋਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮਿਤੀ 08.06.2023 ਨੂੰ ਸ਼੍ਰੀ ਏ ਵੇਨੂ ਪ੍ਰਸਾਦ , ਆਈ.ਏ.ਐਸ., ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਹਸਪਤਾਲ ਦੀ ਬਿਲਡਿੰਗ ਲਈ 25 ਏਕੜ ਭੋਂ ਐਕਵਾਇਰ ਹੋਣ ਦੇ ਬਾਅਦ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲੇ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਕਰਨੀ ਨਹੀਂ ਬਣਦੀ ।

ਮਿਤੀ 08.06.2023 ਨੂੰ ਸ਼੍ਰੀ ਏ ਵੇਨੂ ਪ੍ਰਸਾਦ , ਆਈ.ਏ.ਐਸ., ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ 28 ਏਕੜ ਕਲੀਅਰ ਲੈਂਡ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਤੇ ਨੋਟਿੰਗ ਪੰਨਾ

ਅਗਲੇ ਪੰਨੇ ਤੇ.....

- 23 -

ਗ਼ਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿਛਲੇ ਪੰਨੇ ਤੋਂ ...

6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਦੇ ਮੱਦੇਨਜ਼ਰ ਹੋਰ ਬਾਕੀ ਰਹਿੰਦੀ 3 ਏਕੜ ਭੰ ਤਬਦੀਲ/ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ / ਹੁਕਮਾਂ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ।

25/9

27/9/23

E.O(P)

Ld. A/CA (G)

4/x/23

Ld CA

5/10

For approval Sir.

CFO

ਅਜੋਏ ਕੁਮਾਰ ਸਿਨਹਾ ਆਈ.ਏ.ਐਸ.
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

Hon'ble CM

21/10

PSHUD

CA GMADA

25/10

ACA

30/x/23

EO(P)

31/10/23

Sup (Ad-80)

31/10/23

09/10/2023
23-10-23

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

To,

Principal Secretary,Government of Punjab
Department of Medical Education and Research,
Punjab Civil Secretariat-II,
Sector-9, Chandigarh.
Memo No.GMADA-E.O./2023 8947|
Dated : 15|12|2023

Subject Allotment of 28.00 acres of site in Sector 81,S.A.S. Nagar for establishment of Medical College.

Please refer to the subject cited above.

In continuation to the allotment letter issued by this office vide Memo no. 96622-26 dated 14.12.2022, additional 3 acres of site is hereby allotted to you on the same terms and conditions as are mentioned in the original allotment letter issued vide Memo No. 96622-26 dated 14.12.2022.Thereby, total area of this is 28.00 acres in Sector-81 , S.A.S. Nagar.

This letter is issued with the approval of Hon'ble Chief Minister,Punjab.

Estate Officer (Plots)
GMADA,S.A.S. Nagar

15-12-23
9463835782

- 33 -

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ: ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ ਮੈਡੀਕਲ ਕਾਲਜ ਦੀ ਸਥਾਪਨਾ ਹਿੱਤ 28 ਏਕੜ ਲੈਂਡ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

1.0 ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਵੱਲੋ ਪੰਜਾਬ ਮੋਹਾਲੀ ਵਿਖੇ ਨਵੇ ਮੈਡੀਕਲ ਕਾਲਜ ਸਥਾਪਤ ਕਰਨ ਸਬੰਧੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ,ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 13-08-2022 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ (ਝੰਡੀ-ਓ) ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਫੈਸਲੇ ਦੀ ਟੂੱਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

"Out of 86.63 acre land (74.55 acres transferred by GMADA and 12.08 acres transferred by Department of irrigation) of Biotech Park, a pocket of 06 acres of irrigation free land (01 acre PBTI,01 PSCST & 04 acre GIH) be retained with mentioned organizations of DSTE and the remaining land be transferred to GMADA on 'As IS AND WHERE IS BASIS' (without involving and payment) for development of Biotechnology" Park GMADA will set up Biotechnology Park at this site or any other appropriate site (if it wishes to use this site for any other purpose. The Biotechnology sector related specific support wherever required shall be provided by DSTE to GMADA."

2.0 ਦਫਤਰੀ ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਪੱਤਰ ਨੰ: 7917-18 ਮਿਤੀ 18-03-2009 ਰਾਹੀ ਬਾਈਉਟੈਕ ਪਾਰਕ ਸਥਾਪਤ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵੱਲੋ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ ਨੂੰ 80 ਏਕੜ ਭੋ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਸੀ ।

3.0 ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮੀਟਿੰਗ ਮਿਤੀ 13-08-2022 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ 80 ਏਕੜ ਜਮੀਨ ਮੁੜ ਗਮਾਡਾ ਨੂੰ ਤਬਦੀਲ ਕਰਕੇ ਅਤੇ ਇਸ ਵਿੱਚੋ 25 ਏਕੜ ਜਮੀਨ ਮੋਹਾਲੀ ਵਿਖੇ ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਮੈਡੀਕਲ ਕਾਲਜ ਲਈ ਅਲਾਟ ਕੀਤੀ ਜਾਣੀ ਸੀ। ਇਸ ਦੇ ਸਨਮੁੰਖ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਲਈ ਹੇਠ ਦਰਸਾਈ ਤਜਵੀਜ ਸਹਿਤ ਮਿਸਲ ਪੇਸ ਕੀਤੀ ਗਈ:-

" ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵੱਲੋ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੈਕਟਰ 81 ਵਿਖੇ 80 ਏਕੜ ਭੋਂ ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ ਦੀ ਤਰਫੋ ਭੋ ਤਬਦੀਲ ਕਰਕੇ 25 ਏਕੜ ਭੋ ਫ੍ਰੀ ਆਫ ਕਾਸਟ ਮੈਡੀਕਲ ਸਿੱਖਿਆ ਅਤੇ ਰਿਸਰਚ ਵਿਭਾਗ ਨੂੰ ਐਲੋਕੇਟ ਕਰਨ ਲਈ ਤਜਵੀਜ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

- ੨੧੩ -

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਜੇਕਰ ਉਪਰੋਕਤ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਇਸ ਅਨੁਸਾਰ ਅਜੰਡਾ ਤਿਆਰ ਕਰਕੇ ਇਸ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਭਵਿੱਖ ਵਿੱਚ ਹੋਣ ਵਾਲੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ / ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲੈ ਲਈ ਜਾਵੇਗੀ"

ਉਕਤ ਤਜਵੀਜ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮਿਤੀ 26.11.2022 ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ(ਐਨ.ਪੀ-03)।

4.0 ਇਸ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ 96622-26 ਮਿਤੀ 14-12-2022 ਰਾਹੀ **(ਝੰਡੀ-ਅ)** ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 25 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ **'ਫ੍ਰੀ ਆਫ ਕਾਸਟ *'Secretary,Department of Medical Education and Research, Punjab Civil Secretariat-II, Sector-79,Chandigarh'*** ਦੇ ਨਾਮ ਜਾਰੀ ਕੀਤੀ ਗਈ।

5.0 ਇਸ ਉਪਰੰਤ ਸ੍ਰੀ ਏ.ਵੈਨੂ ਪ੍ਰਸ਼ਾਦ,ਆਈ.ਏ.ਐਸ,ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 08-06-2023 ਨੂੰ AIMS Mohali ਦੀ ਉਸਾਰੀ ਅਤੇ ਹੋਰ ਮੁੱਦਿਆ ਨੂੰ ਲੈ ਕੇ ਹੋਈ ਮੀਟਿੰਗ ਦੇ ਲੜੀ ਨੰ: 08 ਅਨੁਸਾਰ (ਅਨੁਲੱਗ-ਏ) ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ

"It was finally decided that 28 acres of clear land (30 metres away from the natural choe and free of litigation be allocated for the academic building of the college and separate 25 acres land (approx) for the hospital building be allotted across the road (which also falls in institutiional zone) once the acquisition of land is completed which is likely to happen within span of one year or so"

6.0 *ਨੋਟਿੰਗ ਪੰਨਾ 6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਦੇ ਮੱਦੇਨਜਰ* ਸ੍ਰੀ ਏ.ਵੈਨੂ ਪ੍ਰਸ਼ਾਦ, ਆਈ.ਏ.ਐਸ,ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 08-06-2023 ਨੂੰ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋ ਮਿਤੀ 21-10-2023 ਨੂੰ ਹੇਠ ਦਿੱਤੀ ਦਫਤਰੀ ਦੀ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ **(ਅਨੁਲੱਗ-ਹ)**:-

" ਮਿਤੀ 08-06-2023 ਸ੍ਰੀ ਏ.ਵੈਨੂ ਪ੍ਰਸ਼ਾਦ, ਆਈ.ਏ.ਐਸ, ਪ੍ਰਿੰਸੀਪਲ ਸਕੱਤਰ ਟੂ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਅਨੁਸਾਰ ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ 28 ਏਕੜ ਕਲੀਅਰ ਲੈਂਡ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਤੇ ਨੋਟਿੰਗ ਪੰਨਾ 6 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਦੇ ਮੱਦੇਨਜਰ ਹੋਰ ਬਾਕੀ ਰਹਿੰਦੀ 3 ਏਕੜ ਭੋ

- 3103 -

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

21.9.24

ਤਬਦੀਲ / ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆ ਦੀ ਪ੍ਰਵਾਨਗੀ / ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।"

7.0 ਉਕਤ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਵੱਲੋ 25 ਏਕੜ ਭੋ ਹਿੱਤ ਪਹਿਲਾ ਜਾਰੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 96622-26 ਮਿਤੀ 14-12-2022 (ਅਨੁਲੱਗ-ਅ) ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 89471 ਮਿਤੀ 15-12-2023 ਰਾਹੀ ਵਾਧੂ 03 ਏਕੜ ਭਾਵ ਕੁੱਲ 28 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰ ਦਿੱਤੀ ਗਈ (ਅਨੁਲੱਗ-ਹ) ।

8.0 ਉਕਤ ਅਨੁਸਾਰ **Secretary, Department of Medical Education and Research, Punjab Civil Secretariat-II, Sector-79,Chandigarh** ਨੂੰ ਸੈਕਟਰ-81, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਖੇ 28 ਏਕੜ ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ, ਜੋ ਵੱਖ ਵੱਖ ਪੱਤਰ ਨੰ:96622-26 ਮਿਤੀ 14-12-2022 (ਅਨੁਲੱਗ-ਅ) ਅਤੇ ਪੱਤਰ ਨੰ: 89471 ਮਿਤੀ 15-12-2023 (ਅਨੁਲੱਗ-ਹ) ਰਾਹੀ ਫ੍ਰੀ ਆਫ ਕਾਸਟ ਕੀਤੀ ਗਈ ਹੈ, ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਣ / ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਭੇਜਣ ਲਈ ਹੱਥਲੀ ਮਿਸਲ ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਅਜੰਡਾ ਸਬੰਧਤ ਸ਼ਾਖਾ ਨੂੰ ਭੇਜਣ ਤੋਂ ਪਹਿਲਾ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਭੇਜਣਾ ਯੋਗ ਹੋਵੇਗਾ ਜੀ।

Policy ਸ਼ਾਖਾ ਤੋਂ ਤੱਕ ਦੇਰੀ ਕਰਦਾ ਕੋਈ ਨੋਟ ਨਹੀਂ।
25/9/24
ACAC/6-80)

25/9/2024 Ghadkuma

PSHUD

26/9/24 EO(P)
for Approval of Agenda
Ld. ACA G
30/9.

1/10/24

x put up for approval please

1/10/24

Addl. Chief Administrator GMADA, S.A.S. Nagar D. No. 1318 No. 30/09/2024 01/10/2024 10/10/2024

Admn SHUD

7.X.24

not relatable with case. 21/10/24 AEO-81 CA.

ACA G EO(P) Ado 18/X/24

9/10/24

11/10/24

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 33.27
(ਮਿਲਖ ਦਫਤਰ)

ਵਿਸ਼ਾ:- ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਸਬੰਧੀ।

1.0 ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 , ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੈਕਟਰ 68 ਵਿਖੇ 42607.98 ਵਰਗ ਗਜ ਰਕਬੇ ਦੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰਬਰ 54 ਮਿਤੀ 4-2-2000 (**ਅਨੁਲੱਗ-01**) ਰਾਹੀਂ ਕੀਤੀ ਗਈ ਸੀ । ਇਸ ਉਪਰੰਤ ਗਮਾਡਾ ਵੱਲੋਂ ਪੱਤਰ ਨੰਬਰ 23267 ਮਿਤੀ 15-09-2000 (**ਅਨੁਲੱਗ-02**) ਰਾਹੀਂ ਕਿਸ਼ਤਾਂ ਦਾ ਰੀਵਾਇਜ਼ਡ ਸਡਿਊਲ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ। ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਸਾਈਟ ਦੀ ਕਿਸ਼ਤਾਂ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਉਣ ਕਰਕੇ ਦਫਤਰੀ ਪੱਤਰ ਨੰਬਰ 13884 ਮਿਤੀ 20-04-2015 (**ਅਨੁਲੱਗ-03**) ਰਾਹੀਂ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ Resume ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ ।

2.0 ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਦੇ ਅਲਾਟੀਆਂ ਵਲੋਂ ਕੀਤੀ ਗਈ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਦਫਤਰ ਵਲੋਂ ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 25.07 (**ਅਨੁਲੱਗ-04**) ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31.12.2021 (**ਅਨੁਲੱਗ-05**) ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

> ***" ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-68 ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਗਰੁੱਪ ਹਾਉਸਿੰਗ ਸਾਈਟ ਸਬੰਧੀ ਫਲੈਟ ਮਾਲਕਾਂ ਨੂੰ Pro rata bais ਤੇ ਚਾਰਜਿਜ ਵਸੂਲ ਕੇ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਅਤੇ ਵਸੂਲਯੋਗ ਦੰਡ-ਵਿਆਜ ਮੁਆਫ਼ ਨਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।"***

3.0 ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਉਕਤ ਫੈਸਲੇ ਉਪਰੰਤ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.08 (**ਅਨੁਲੱਗ-06**) ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 05.01.2022 (**ਅਨੁਲੱਗ-07**) ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

"ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।"

4.0 ਇਸ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵਲੋਂ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਫਲੈਟਾਂ ਦੇ ਐਨ.ਡੀ.ਸੀ ਅਤੇ ਕੰਨਵੇਂਸ ਡੀਡ ਸਹੀ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਸਨ। ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਐਨ.ਓ.ਸੀ, ਮਲਕੀਅਤ ਤਬਦੀਲੀ ਅਤੇ ਡੈਥ ਕੇਸ ਟਰਾਂਸਫਰ ਲਈ ਕੇਸ ਅਪਲਾਈ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਮਾਮਲੇ ਸਬੰਧੀ ਦਫਤਰ ਵਲੋਂ ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ, ਗਮਾਡਾ ਤੋਂ ਰਾਇ ਮੰਗੀ ਗਈ। ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ ਵਲੋਂ ਮਿਤੀ 13.10.2024 (**ਅਨੁਲੱਗ-08**) ਦਿੱਤੀ ਗਈ ਰਾਇ ਦਾ ਸਾਰਅੰਸ਼ ਨਿਮਨ ਅਨੁਸਾਰ ਹਨ:-

"ਜਿਨ੍ਹਾਂ ਅਲਾਟੀ ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ pro-rata-basis ਤੇ ਵਸੂਲ ਕਰਕੇ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਹੱਕ ਵਿੱਚ conveyance deed ਤਸਦੀਕ ਕੀਤੀ ਗਈ ਹੈ, ਉਨ੍ਹਾਂ ਦੇ ਮਕਾਨਾਂ ਦੇ NOC, Mortgage, Death Case Transfer ਵੀ ਗਮਾਡਾ ਵਲੋਂ ਹੀ ਨਿਪਟਾਏ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ, ਪ੍ਰੰਤੂ ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਪੱਧਰ ਤੇ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਲੈਣੀ ਉਚਿਤ ਹੋਵੇਗੀ।"

5.0 ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਾਇ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵਲੋਂ ਸਮਰੱਥ ਅਥਾਰਟੀ ਨੂੰ ਨਿਮਨ ਅਨੁਸਾਰ ਕੇਸ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ:

"ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਅਲਾਟੀਆਂ ਦੀਆਂ ਕੰਨਵੇਂਸ ਡੀਡ ਸਹੀ ਕੀਤੀ ਜਾ ਰਹੀਆਂ ਹਨ।

ਹੁਣ ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਐਨ.ਓ.ਸੀ, ਮਲਕੀਅਤ ਤਬਦੀਲੀ, ਡੈਥ ਕੇਸ ਟਰਾਂਸਫਰ, ਮਾਰਟਗੇਜ ਆਦਿ ਦੇ ਕੇਸ ਅਪਲਾਈ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਪ੍ਰੰਤੂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਟੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਵਿੱਚ ਇਨ੍ਹਾਂ ਕੇਸਾਂ ਬਾਬਤ ਕੋਈ ਸਪਸ਼ਟਤਾ ਨਾ ਹੋਣ ਕਰਕੇ ਅੱਗੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਹੋ ਰਹੀ ਹੈ।

ਇਸ ਸਮੇਂ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਡਿਫਾਲਟਰ ਹੋਣ ਕਰਕੇ ਹੁਣ ਇਸ ਸੋਸਾਇਟੀ ਦੇ ਐਨ.ਓ.ਸੀ, ਮਲਕੀਅਤ ਤਬਦੀਲੀ, ਡੈਥ ਕੇਸ ਟਰਾਂਸਫਰ, ਮਾਰਟਗੇਜ ਆਦਿ ਦੇ ਕੇਸਾਂ ਤੇ ਕਾਰਵਾਈ ਸੋਸਾਇਟੀ ਦੇ ਪੱਧਰ ਤੇ ਨਹੀਂ ਹੋ ਰਹੀ ਹੈ। ਜਿਸ ਕਰਕੇ ਸੋਸਾਇਟੀ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਮੁਸ਼ਕਲਾਂ ਦਾ ਸਾਹਮਣਾ ਕਰਨਾ ਪੈ ਰਿਹਾ ਹੈ।

ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੇ ਅਲਾਟੀਆਂ ਦੀ ਮੁਸਕਲਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ ਪੇਸ਼ ਹੈ ਜੀ:-

(1) ***ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੇ ਅਲਾਟੀਆਂ ਦੇ ਸਾਰੇ ਕੇਸ ਜਿਵੇਂ ਕਿ NOC, Mortgage, Death Case Transfer, Change of Ownership, Duplicate documents, NDC etc. ਦੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਨ ਸਬੰਧੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 31.12.2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਵਿੱਚ ਹੋਰ ਸਪਸ਼ਟਤਾ ਲਿਆਉਣ ਦੇ ਮੰਤਵ ਨਾਲ ਉਕਤ ਅਨੁਸਾਰਕਾਰਵਾਈ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨੀ ਯੋਗ ਹੈ। ਕਿਉਂਜੋ ਇਹ ਫੈਸਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਲਈ ਮਿਸਲ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਭੇਜਣੀ ਯੋਗ ਹੈ ਜੀ।"***

6.0 ਉਕਤ ਭੇਜੀ ਗਈ ਤਜਵੀਜ ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਗਏ:-

1. Why 'X' would be ordered when 'B' is going on?
2. Will 'X' not flow automatically in view of 'B'?"

7.0 ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਦੀ ਆਗਿਆ ਦੇਣ ਅਤੇ ਹੋਰ ਸੇਵਾਵਾਂ ਪ੍ਰਦਾਨ ਕਰਨ ਸਬੰਧੀ ਮਸਲਿਆਂ ਦਾ ਹੱਲ ਕਰਨ ਸਬੰਧੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ। ਕਮੇਟੀ ਦੀ ਮਿਤੀ 23.04.2025 (**ਅਨੁਲੱਗ-09**) ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਗਈ:-

"ਕਮੇਟੀ ਦਾ ਇਕਮੱਤ ਸੀ ਕਿ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਪ੍ਰੇਖਣ ਵਾਜਿਬ ਹਨ, ਕਿਉਂਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੀਆਂ ਕੰਨਵੇਂਸ ਡੀਡ ਅਤੇ ਬੇ-ਬਾਕੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਇਸ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ

ਵਲੋਂ ਕੀਤੇ ਗਏ ਪ੍ਰੇਖਣਾਂ ਸਨਮੁੱਖ ਕਮੇਟੀ ਸਿਫਾਰਸ਼ ਕਰਦੀ ਹੈ ਕਿ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੀਆਂ ਕੰਨਵੇਂਸ ਡੀਡ ਅਤੇ ਬੇ-ਬਾਕੀ ਜਾਰੀ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ NOC, Mortgage, Death Case Transfer, Change of Ownership, Duplicate Documents, etc. ਦੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਦੀਆਂ ਪਾਲਿਸੀਆਂ ਅਨੁਸਾਰ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਨਾ ਯੋਗ ਹੈ ਜੀ।"

8.0 ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ਾਂ ਤੇ ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ ਵਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਆਪਣੀ ਰਾਇ ਦਿੱਤੀ ਹੈ:-

"ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਅਨੁਸਾਰ ਜੇਕਰ ਇਹਨਾਂ ਫਲੈਟਾਂ ਦੇ NOC, Mortgage, Death Case Transfer ਵੀ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵਲੋਂ ਹੀ ਨਿਪਟਾਏ ਜਾਣੇ ਹਨ, ਤਾਂ ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਪਾਸ ਅਜੰਡਾ ਪੇਸ਼ ਕਰਕੇ ਅਤੇ ਫਿਰ ਉਸ ਉਪਰੰਮ ਗਮਾਡਾ ਅਥਾਰਟੀ ਤੋਂ ਫੈਸਲਾ ਕਰਵਾ ਲੈਣਾ ਉਚਿਤ ਹੋਵੇਗਾ।"

9.0 ਕਿਉਂਜੋ ਗਮਾਡਾ ਵਲੋਂ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਦੇ ਫਲੈਟਾਂ ਦੇ ਐਨ.ਡੀ.ਸੀ ਅਤੇ ਕੰਨਵੇਂਸ ਡੀਡ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਹਨ। ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ਾਂ ਅਤੇ ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ ਵਲੋਂ ਦਿੱਤੀ ਗਈ ਰਾਇ ਦੇ ਸਨਮੁੱਖ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਦੇ ਫਲੈਟਾਂ ਦੇ ਐਨ.ਡੀ.ਸੀ ਅਤੇ ਕੰਨਵੇਂਸ ਡੀਡ ਜਾਰੀ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ NOC, Mortgage, Death Case Transfer, Change of Ownership, Duplicate documents etc ਦੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਦੀਆਂ ਪਾਲਿਸੀਆਂ ਅਨੁਸਾਰ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਨ ਸਬੰਧੀ ਮਾਮਲਾ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਫੈਸਲੇ ਲਈ ਪੇਸ਼ ਹੈ।

ANNEXURE-D

-1-

PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY

ESTATE OFFICER, S.A.S.NAGAR.

Registered A D

To

The Puncham Co-operative House Building Society,
S.A.S. Nagar (Mohali),
S.C.O. 33, Sector-20D,
Chandigarh.

Memo No. : PUDA/ACA (P&C)/SA-2/99/
Dated :

Subject:- Allotment of land to The Puncham Co-operative House Building Society for the construction of flats/dwelling units at Urban Estate SAS Nagar.

Please refer to your application dated 15.10.1993 regarding the subject cited above.

In this regard the society was issued Letter of Intent vide No.9937 dated 11.12.1998 requiring the society to deposit 25% of the payment along with completion of other formalities. The society has deposited Rs.1,80,00000/- as 25% cost and has also completed the required formalities including signing of the agreement dated 21.12.1999.

On consideration of your documents PUDA has now decided to allot you 8.80 acres land in Sector 68, at SAS Nagar for the construction of multi-storeyed flats subject to the following terms & conditions.

1. The details of the site along with price are as follows:-

Urban Estate	No. of the site	Dimension	Area in square Yards.	Price per square Yards.	Total amount
1.	2.	3.	4.	5.	6.
SAS Nagar.	-	695'.6" X 551'.6" (- 2 R)	42607.98	1690/-	7,20,07,486/-

The area as shown above is subject to variation at the time of physical possession / actual measurement of the land.

2. The above said price is tentative and subject to variation with reference to the actual measurement of the site as well as in the event of enhancement of compensation by the Courts under the Land Acquisition Act, 1894 and increase in the cost of development including amenities or otherwise. The society will be liable to pay the additional price of the site, if any, so determined by PUDA within thirty days of its demand and in case of default, the society shall be liable to pay interest at the rate of fifteen percent per annum in addition to any other action which the Authority may take.

- 1 -

-2-

3. A sum of Rs. 10,000/- being application fee / earnest money and Rs.1,80,00,000/- being twenty-five percent of the total price of the site,, deposited by the Society has been adjusted against the total price of Rs.7,20,71486/ The balance amount Rs. 5,40,05614 being seventy-five percent of the price of the site, can either be paid in lump sum without interest within sixty days from the date of issue of this letter. In that case 5 % rebate shall be admissible on the balance due .Or the balance amount can be paid in six equated annual instalments alongwith an interest at the rate of 15% per annum provided that first instalment shall be payable on the expiry of a period of one year from the d ate of issue of allotment letter.

4. The price mentioned in the clause 1 above is based on the understanding that you would be constructing approximately 40 Dwelling Units per acre . In case, however you increase the number of Dwelling units per acre price will be chargeable as per the following table :

The Station	No. of D/units Per acre.	Additional price to be Charged per sq.yds.
Mohali		
	For 50 D/units	Rs.1859/-
	For 60 D/units	Rs. 2028/-
	For 70 D/units	Rs. 2197/-
	For 80 D/units	Rs. 2366/-

5. The annual equated instalments (for 40 d/u per acre) with interest at the rate of 15% percent per annum will be payable, as per the following schedule :

S.No.	Due Date	Instalment	Interest	Total Amount
1)	-2-2001	90,00,936/-	81,00,842/-.	1,71,01,778/-
2)	-2-2002	90,00,936/-	67,50,702/-	1,57,51,638/-
3)	-2-2003	90,00,936/-	54,00,561/-	1,44,01,497/-
4)	-2-2004	90,00,936/-	40,50,421/-	1,30,51,357/-
5)	-2-2005	90,00,935/-	27,00,281/-	1,17,01,216/-
6)	-2-2006	90,00,935/-	13,50,140/-	1,03,51,075/-
		5,40,05,614/-	2,83,52,947/-	8,23,58,561/-

The above schedule is subject to revision depending upon the no of dwelling unit to be constructed per acre by the society.

Each instalment shall be remitted to the Estate officer by means of a demand draft drawn on a bank at Chandigarh or SAS Nagar payable to the Estate Officer, Urban Estate, SAS Nagar.

6. Each such remittance shall be accompanied by a letter showing particulars of the site i.e. the number of the site, name of the Urban Estate, Sector number and date of issue of allotment letter. In the absence of these particulars, the amount remitted shall not be deemed to have been received. No separate notice shall be sent for the payment of yearly instalments. Payments shall be made in accordance with the schedule mentioned above of this letter.

7. In case any instalment is not paid by you by the tenth of the month following the month in which it falls due then, without prejudice to any action under section 45 of the Punjab Regional & Town Planning and Development Act, 1995, you shall be liable to pay interest on the due instalment so due at the rate of one and a half percent per mensum for the period of default not exceeding one year and thereafter at the rate of two percent per mensum till the date the instalment so due is actually paid or till the date action is initiated under section 45 of the said Act, whichever date is earlier.

8. On payment of the entire consideration money together with interest due, the society shall execute a deed of conveyance in the prescribed form and in such manner, as may be directed by the Estate Officer within three months of the payment of the entire consideration money together with any other due amount or interest. The charges of registration and stamp duty will be payable by the society.

9. The Society will take over the possession of site within 30 days from the date of issue of allotment letter. After taking over the possession the society shall be required to submit the building plans within 60 days from the date of taking over possession. PUDA shall take further 60 days for approval of building plans. The society shall be required to start construction within one month from the date of approval or building plans.

10. The society will have to complete the construction of flats/dwelling units on the site within four years from the date of allotment after getting the proposed building plans approved by the competent authority. However, where PUDA is unable to give possession, in time, the period of construction shall be counted from the date of possession. In case, the approval of building plans is delayed beyond the prescribed period for no fault of the allottee, the extra time taken in approval will be added to the period for completion of construction.

Explanation:-

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

Completion of individual dwelling unit means construction of the entire structure plastering of walls, flooring, installation of external doors and windows, electric wiring, water supply, sewerage lines as per approved plan, making the kitchen and atleast one toilet functional with all fittings and fixtures so as to make the house liveable, It excludes internal wood work, painting, white washing and other furnishings not covered above.

Completion of the project would mean that completion of all the dwelling units boundary walls, internal roads, parking, electrification of the complex and installation of fire fighting equipment if required in the approved plan.

11. For the purpose of determining the completion of flats/dwelling units, the assessment will be made by an agency appointed by the PUDA for this purpose and the decision of the Authority in this regard shall be final.

13. In case the Society is unable to complete the building within the prescribed period , PUDA may grant extension of two years for completing the Building on the request of the society ,subject to the payment of extension fee as prescribed by PUDA from time to time.

If, however, the PUDA is of the opinion that enough progress has not been made for the completion of the building, the allotment shall be cancelled and the land alongwith the construction thereon shall be resumed by the PUDA and the payments made by the Society shall be forfeited by the Authority as per PUDA Act and rule and regulation made thereunder.

-4-

-61-

No extension will be given beyond the period of six years from the date of issue of the allotment letter after which the allotment shall be cancelled and the land alongwith the construction, if any, thereon shall be resumed by the PUDA and the payments made by the Society shall be forfeited by the PUDA as per PUDA Act and rule and regulation made thereunder.

14. The Authority may, by its officers and servants at all reasonable times and in reasonable manner after 24 hours notice in writing enter in and upon any part of the plot/building erected whereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Punjab Regional and Town Town Planning and Development Act, 1995 and rules and regulations made thereunder and amended from time to time.

15. The society would have the right to transfer the apartments or dwelling units constructed by it to its members and to accept deposit in respect of them. However, it will not have the right to transfer by way of sale, gift, mortgage or otherwise any part of the site or any building other than a dwelling unit except with the permission of Estate Officer.

16. The Authority shall have full rights, powers and authority at all times to do through its officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from you as first charges upon the said site, the cost of doing all or any such act and things and all cost, incurred in connection therewith, or in any way relating therewith.

17. The Society shall have to pay all general and local taxes, rates or ceases imposed or assessed on the said site/building by the competent authority.

18. The provision of facilities and services within the land allotted to the Society shall be the responsibility of the Society which shall also be responsible for the maintenance, management and upkeep of all the common areas, services and facilities including the amenities within the area of the land, allotted to it. However, in case the Society wants to introduce any system or scheme for passing on the responsibilities under any arrangement for such maintenance to any agency or a group or a body of the owners of the flats/dwelling units, it shall obtain prior approval of the PUDA for doing so.

19. The society would not use or permit the use of land for purpose other than mentioned in para 2 above. However, in addition to residential use the following uses may be permitted at the time of approval of plan by the authority to the extent needed strictly for the requirement of the residents of the colony.

1. Development of recreation facilities like club and children park.
2. Convenient shopping for daily provisions like milk, vegetables, groceries etc.
3. Educational and health facilities.
4. Offices and stores of the society and agencies responsible for maintenance.
5. Communication facilities.

-5- -5-

These services may be provided in the building to be constructed by the allottee and their ownership would not be transferred to any other person.

20. The society shall allot the flats/dwelling units to its members and the copy of the allotment letter issued to each member shall be sent to the PUDA within thirty days of its issue.

21. The allotment shall be governed by the provisions of The Punjab Regional Town Planning and Development Act 1995 & rule and regulation framed there under. The Punjab Apartment Ownership Act, 1995 and the Rules framed there under and Punjab Apartment and Property Regulation Act, 1995 and the Rules framed thereunder.

The society shall be bound to comply with the all the terms & conditions of allotment strictly failing which action under rules shall be initiated

22. In case of any dispute or difference arising out of the terms and conditions of the present allotment letter, the matter will be referred to the Chief Administrator, PUDA, whose decision in the matter so referred shall be final and binding on the parties.

23. Any change in address of the Society must be notified and acknowledged to the Estate Office & The Chief Administrator, Punjab Urban Planning & Development Authority through registered post.

24. The allotment will be subject to the provision of Punjab Region Town Planning & Development Act, 1995 and rules & regulations made their under as amended to time to time.

ESTATE OFFICER,
PUDA, SAS NAGAR.

Endst.No.A-4/2000/ 55-57 Dated Mohali the 4.2.2000

Copy of the above is forwarded to the following :-

1) Chief Administrator,PUDA,Chandigarh.
2) Addl.Chief Administrator,PUDA,SAS Nagar.
3) Senior Town Planner,PUDA,SAS Nagar.

Estate Officer,
PUDA,SAS Nagar.

letter Received
Handing over
4/2/2000

-2-

ਅਨੁਬੰਧ-2 -16-

ਦੇਵਾਰ ਮੁਖਿਆ ਮੈਜਰਮੈਂਟ ਅਤੇ ਖਿਕਾਸ ਅਧਾਕਾਰੀ, ਮੁਹਾਲੀ।

ਸਿਰ: ਖਿਕੀ

ਜੀ ਮੁੱਖ ਮੈਜਾਸਟੇਟ ਵਿਚ ਦਾਖਿਲ ਖਿਕਾਇਤ ਕਾਰ ਖਿਕੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ(ਮੁਹਾਲੀ) ਐਸ.ਸੀ ਨੰ: 33 ਸੈਕਟਰ-20-ਸੀ, ਚੰਡੀਗੜ੍ਹ।

ਸੀ.ਸੀ ਨੰ: ਮੁਸ:ਐਸ:-6/2000/ 23267-
ਮਿਤੀ: 15/9/24

ਖਿਲਾਫ:

ਕੈਪਟਨ ਕੇ. ਜਯਤੀ ਵਿਚ ਦਾਖਿਲ ਖਿਕਾਇਤ ਕਾਰ ਖਿਕੀ ਖਿਲਾਫ: ਐਸ.ਡੀ.ਐਮ ਮੋਹਾਲੀ ਨੂੰ ਸੈਕਟਰ-69 ਵਿਚ 8.50 ਏਕੜ ਤੇ ਸਕੂਲ ਖੋਲਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਕਾਰਨ ਕਰਕੇ ਕੇਸ ਦਾਇਰ ਕਰਨ ਬਾਰੇ।

ਆਪ ਜੀ ਨੂੰ ਇਸ ਕਰਕੇ ਦੇ ਪੈਰਾ ਨੰ:1ਤਾ ਜੀ.ਆਈ.ਡੀ(ਪੀ.ਐਂਡ.ਆਈ) ਐਸ.ਟੀ-2/99/94 ਮਿਤੀ 4-2-2000 ਰਾਹੀ ਸੈਕਟਰ-69 ਮੁਹਾਲੀ ਵਿਖੇ 8.50 ਏਕੜ ਤੇ ਕੋਮਰਸ਼ੀਅਲ/ਕਮਿਊਨਿਟੀ ਪ੍ਰਪਜ਼ ਡਿਸਪੋਜ਼ ਕਰਨ ਸਬੰਧੀ ਜੋ ਅਧਾਰਟੀ ਦੇਣ ਦਾ ਅਧਿਕਾਰ ਨੰ:4 ਵਿਚ ਆਪ ਨੂੰ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦੇ ਵਿਚ 40 ਕੋਮਰਸ਼ੀਅਲ ਯੂਨਿਟ ਅਲਾਟ ਕਰਨ ਦੀ ਮੰਜੂਰੀ ਦਿੱਤੀ ਗਈ ਹੈ। ਜਿਸ ਅਨੁਸਾਰ ਅਧਾਰਟੀ ਵਿਚ ਕਿਸਾਨਾਂ ਦਾ ਹਿੱਸਾ ਜਿਨ੍ਹਾਂ ਜਮੀਨਾਂ ਐਕਵਾਇਰ ਕੀਤੀ ਗਈ ਸੀ। ਪਰ ਹੁਣ ਆਰ.ਪੀ.ਓ, ਲੀਜ਼ (ਜਮੀਨ ਮੁੜ ਵਰਤ ਦਾਰਾ ਲੀਜ਼) ਦੀ ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿਚ 47.5 ਕਮਰਸ਼ੀਅਲ ਯੂਨਿਟ ਅਲਾਟ ਕਰਨ ਦੀ ਮੰਜੂਰੀ ਦਿੱਤੀ ਗਈ ਹੈ ਅਤੇ ਸਮੁ ਸਬੰਧਤ ਕਾਗਜਾਤ ਵਿਚ ਇਹ ਸਪਸ਼ਟ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਆਪ ਵਲੋ ਇਸ ਸਕੀਮ ਵਿਚ ਅਧਿਕਾਰਾਂ ਦੇ ਮੁਕਾਬਲੇ 72,00,750/-ਰੁਪਏ ਵਾਧੂ ਕੀਮਤ ਜਮਾ ਕਰਵਾਈ। ਇਸ ਤਰਾਂ ਆਪ ਵਲੋ ਕੁਲ ਮੁਲ ਨੂੰ ਅਲਾਟਿਆਂ ਅਲਾਟ ਕਰਨ ਕਿਸਾਨਾਂ ਦਾ ਹਿੱਸਾ ਹੇਠ ਅਨੁਸਾਰ ਹਿੱਸਾ ਕੀਮਤ ਬਣਦੀ ਹੈ:-

ਕੁਲ ਕੀਮਤ ਰੁ: 7,20,07,456/-
ਇਸ ਸੈਕਟਰ ਵਿਚ 47.5 ਕਮਰਸ਼ੀਅਲ ਯੂਨਿਟ ਅਲਾਟ ਕਰਨੇ ਰੁ: 72,00,750/-
ਬਣਦੀ ਕੀਮਤ
ਕੁਲ ਕੀਮਤ ਰੁਪਏ:7,92,08,206/-

25% ਕੀਮਤ 1,98,02,059/-
75% ਕੀਮਤ 5,94,06,177/-

ਕਿਸਤ (1)	ਕਿਸ਼ ਮਿਤੀ (2)	ਕਿਸਤ (3)	ਕਿਸਤ (4)	ਕੁਲ ਰਕਮ (5)
1.	4-2-2001	99,01,030/-	39,10,927/-	1,38,11,957/-
2.	4-2-2002	99,01,030/-	74,25,772/-	1,73,26,802/-
3.	4-2-2003	99,01,030/-	39,40,617/-	1,38,41,647/-
4.	4-2-2004	99,01,029/-	44,55,463/-	1,43,56,492/-
5.	4-2-2005	99,01,029/-	29,70,309/-	1,28,71,338/-
6.	4-2-2006	99,01,029/-	14,85,154/-	1,13,86,183/-
		5,94,06,177/-	3,11,88,242/-	9,05,94,419/-

-2-

17

-7-

:2:

25% ਅੰਤਿਮ

25% ਕਿਸ਼ਤ ਰਕਮ	ਬੁਪਏ: 1,99,62,059/-
ਪਰਿਕਰ ਸਮੇਂ ਕਬਜ਼ਾਦਾਰੀ ਰਕਮ	ਬੁਪਏ: 1,80,10,000/-
ਤੋਰ ਸਮੇਂ ਕਬਜ਼ਾਯੁਕਤ ਦਾਰੀ ਰਕਮ	17,92,059/-

ਬਾਕੀ ਦੇ ਕਿਸ਼ਤ ਅਤੇ ਸਰਕਾਰ ਪਰਿਕਰ ਜਾਰੀ ਕਰੇ ਜਾਣ ਸਬੰਧੀ ਪੱਤਰ ਅਨੁਸਾਰ ਹੀ ਕਰਿਆਇਆ।

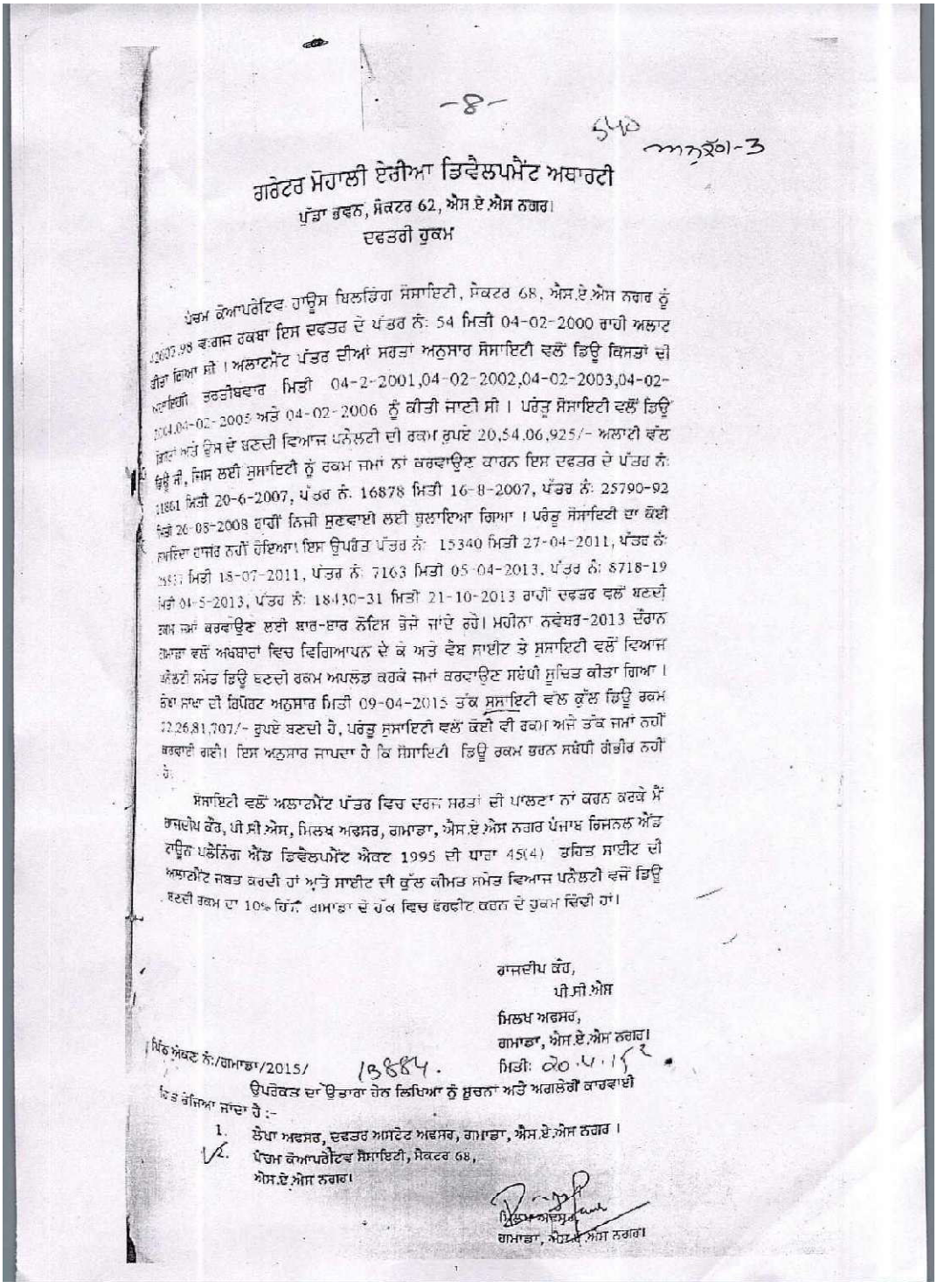
ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ,
ਪੁਡਾ, ਮੋਹਾਲੀ।

ਪਿਲੇਖਿਤ ਤੇ: ਪੁਡਾ:ਸੁਪ:6/2000/ 23267-A10C ਮਿਤੀ: 15/9/21

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਤੋਰ ਕਿਰਿਆ ਤੇ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1/ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਪੁਡਾ, ਚੰਡੀਗੜ੍ਹ।
2/ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁਡਾ, ਮੋਹਾਲੀ।
3/ ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ ਪੁਡਾ, ਮੋਹਾਲੀ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ,
ਪੁਡਾ, ਮੋਹਾਲੀ।



-8-

540 ਸਮੂਹ-3

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਦਫਤਰੀ ਹੁਕਮ

ਪੰਜਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸਿੰਗ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ 68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ 12607.98 ਵਰਗ ਰਕਬਾ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 54 ਮਿਤੀ 04-02-2000 ਰਾਹੀ ਅਲਾਟ ਕੀਤਾ ਗਿਆ ਸੀ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀਆਂ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਸੋਸਾਇਟੀ ਵਲੋਂ ਡਿਊ ਕਿਸ਼ਤਾਂ ਦੀ ਅਦਾਇਗੀ ਜ਼ਰਤੀਬਵਾਰ ਮਿਤੀ 04-2-2001,04-02-2002,04-02-2003,04-02-2004,04-02-2005 ਅਤੇ 04-02-2006 ਨੂੰ ਕੀਤੀ ਜਾਣੀ ਸੀ। ਪਰੰਤੂ ਸੋਸਾਇਟੀ ਵਲੋਂ ਡਿਊ ਕਿਸ਼ਤਾਂ ਅਤੇ ਡਿਮ ਦੇ ਬਣਦੀ ਵਿਆਜ ਪਨੈਲਟੀ ਦੀ ਰਕਮ ਰੁਪਏ 20,54,06,925/- ਅਲਾਟੀ ਵੱਲ ਖੜ੍ਹੇ ਸੀ, ਜਿਸ ਲਈ ਸੁਸਾਇਟੀ ਨੂੰ ਰਕਮ ਜਮਾਂ ਨਾਂ ਕਰਵਾਉਣ ਕਾਰਨ ਇਸ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 11861 ਮਿਤੀ 20-6-2007, ਪੱਤਰ ਨੰ: 16878 ਮਿਤੀ 16-8-2007, ਪੱਤਰ ਨੰ: 25790-92 ਮਿਤੀ 26-08-2008 ਰਾਹੀਂ ਨਿਜੀ ਸੁਣਵਾਈ ਲਈ ਬੁਲਾਇਆ ਗਿਆ। ਪਰੰਤੂ ਸੋਸਾਇਟੀ ਦਾ ਕੋਈ ਨੁਮਾਇੰਦਾ ਹਾਜਰ ਨਹੀਂ ਹੋਇਆ। ਇਸ ਉਪਰੰਤ ਪੱਤਰ ਨੰ: 15340 ਮਿਤੀ 27-04-2011, ਪੱਤਰ ਨੰ: 2811 ਮਿਤੀ 18-07-2011, ਪੱਤਰ ਨੰ: 7163 ਮਿਤੀ 05-04-2013, ਪੱਤਰ ਨੰ: 8718-19 ਮਿਤੀ 04-5-2013, ਪੱਤਰ ਨੰ: 18430-31 ਮਿਤੀ 21-10-2013 ਰਾਹੀਂ ਦਫਤਰ ਵਲੋਂ ਬਣਦੀ ਰਕਮ ਜਮਾਂ ਕਰਵਾਉਣ ਲਈ ਬਾਰ-ਬਾਰ ਨੋਟਿਸ ਭੇਜੇ ਜਾਂਦੇ ਰਹੇ। ਮਹੀਨਾ ਨਵੰਬਰ-2013 ਦੌਰਾਨ ਅਖਬਾਰ ਵਲੋਂ ਅਖਬਾਰ ਵਿਚ ਵਿਗਿਆਪਨ ਦੇ ਕੇ ਅਤੇ ਵੈਬ ਸਾਈਟ ਤੇ ਸੁਸਾਇਟੀ ਵਲੋਂ ਵਿਆਜ ਪਨੈਲਟੀ ਸਮੇਤ ਡਿਊ ਬਣਦੀ ਰਕਮ ਅਪਲੋਡ ਕਰਕੇ ਜਮਾਂ ਕਰਵਾਉਣ ਸਬੰਧੀ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ। ਰੇਖਾ ਸ਼ਾਖਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮਿਤੀ 09-04-2015 ਤੱਕ ਸੁਸਾਇਟੀ ਵੱਲ ਕੁੱਲ ਡਿਊ ਰਕਮ 22,26,81,707/- ਰੁਪਏ ਬਣਦੀ ਹੈ, ਪਰੰਤੂ ਸੁਸਾਇਟੀ ਵਲੋਂ ਕੋਈ ਵੀ ਰਕਮ ਅਜੇ ਤੱਕ ਜਮਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ। ਇਸ ਅਨੁਸਾਰ ਜਾਪਦਾ ਹੈ ਕਿ ਸੋਸਾਇਟੀ ਡਿਊ ਰਕਮ ਭਰਨ ਸਬੰਧੀ ਗੰਭੀਰ ਨਹੀਂ ਹੈ।

ਸੋਸਾਇਟੀ ਵਲੋਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿਚ ਦਰਜ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਨਾਂ ਕਰਨ ਕਰਕੇ ਮੈਂ ਰਾਜਦੀਪ ਕੌਰ, ਪੀ.ਸੀ.ਐਸ, ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਪੰਜਾਬ ਰਿਜਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੀ ਧਾਰਾ 45(4) ਤਹਿਤ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਜਬਤ ਕਰਦੀ ਹਾਂ ਅਤੇ ਸਾਈਟ ਦੀ ਕੁੱਲ ਕੀਮਤ ਸਮੇਤ ਵਿਆਜ ਪਨੈਲਟੀ ਵਜੋਂ ਡਿਊ ਬਣਦੀ ਰਕਮ ਦਾ 10% ਚਿੰਨ੍ਹ ਗਮਾਡਾ ਦੇ ਹੱਕ ਵਿਚ ਫੋਰਫੀਟ ਕਰਨ ਦੇ ਹੁਕਮ ਦਿੰਦੀ ਹਾਂ।

ਰਾਜਦੀਪ ਕੌਰ,
ਪੀ.ਸੀ.ਐਸ
ਮਿਲਖ ਅਫਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਮਿਤੀ: 20.4.15

ਪਿਕ ਅੱਖਣ ਨੰ:/ਗਮਾਡਾ/2015/ 13884.

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਲੇਖਾ ਅਫਸਰ, ਦਫਤਰ ਅਸਟੇਟ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
2. ਪੰਜਮ ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ 68, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਮਿਲਖ ਅਫਸਰ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.07 -9- ਸਪਲੀਮੈਂਟਰੀ-4
(ਹਾਊਸਿੰਗ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਰੁੱਧ ਪੀਨਲ ਵਿਆਜ waive off ਕਰਨ ਬਾਰੇ।

ਮਿਤੀ 27-5-1993 ਨੂੰ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਕੀਮ ਅਧੀਨ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ 42607.98 ਵਰਗਜ: ਰਕਬੇ ਵਿੱਚ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 54 ਮਿਤੀ 4-2-2000 ਰਾਹੀਂ (ਕੁੱਲ ਰਕਮ 7,20,07,786/- ਰੁਪਏ) ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਦਾ ਕਬਜਾ ਮਿਤੀ 07-02-2000 ਨੂੰ ਸੋਸਾਇਟੀ ਨੂੰ ਸੌਂਪ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਇਸ ਉਪਰੰਤ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਸੋਧ ਕਰਦੇ ਹੋਏ ਮੁੜ ਜਾਰੀ ਹੋਏ ਪੱਤਰ ਨੰ: 23267 ਮਿਤੀ 15-09-2000 ਰਾਹੀਂ (ਕੁੱਲ ਰਕਮ 7,92,08,236/- ਰੁਪਏ) ਜਾਰੀ ਕੀਤਾ ਗਿਆ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀਆਂ ਸਰਤਾਂ ਅਨੁਸਾਰ ਸੋਸਾਇਟੀ ਵਲੋਂ ਤਰਤੀਬਵਾਰ ਹੇਠ ਦਰਸਾਈਆਂ ਗਈਆਂ ਵੱਖ-2 ਮਿਤੀਆਂ ਨੂੰ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕੀਤੀ ਜਾਣੀ ਸੀ:-

ਕਿਸਤ	ਡਿਊ ਮਿਤੀ	ਕਿਸਤ	ਵਿਆਜ	ਕੁੱਲ ਰਕਮ
1	4-2-2001	99,01,030/-	89,10,927/-	1,88,11,957/-
2	4-2-2002	99,01,030/-	74,25,772/-	1,73,26,802/-
3	4-2-2003	99,01,030/-	59,40,617/-	1,58,41,647/-
4	4-2-2004	99,01,029/-	44,55,463/-	1,43,56,492/-
5	4-2-2005	99,01,029/-	29,70,309/-	1,28,71,338/-
6	4-2-2006	99,01,029/-	14,85,154/-	1,13,86,183/-
		5,94,06,177/-	3,11,88,242/-	9,05,94,419/-

ਇਸ ਉਪਰੰਤ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਦੀ ਜਮੀਨ ਨੂੰ ਦਫਤਰੀ ਹੁਕਮ ਨੰ:13884 ਮਿਤੀ 20-04-2015 ਰਾਹੀਂ Resume ਕਰ ਲਿਆ ਗਿਆ।

ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦੀ ਮੈਨੇਜਮੈਂਟ ਕਮੇਟੀ ਵੱਲੋਂ ਸੋਸਾਇਟੀ ਦੇ ਫੰਡਜ ਦਾ misuse ਕੀਤਾ ਗਿਆ, ਜਿਸ ਕਾਰਨ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਬਕਾਇਆ ਰਾਸੀ ਗਮਾਡਾ ਨੂੰ ਨਹੀਂ ਦਿੱਤੀ ਗਈ। ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸਨ ਨੰ: 28056 ਆਫ 2013 ਵਿੱਚ ਦਿੱਤੇ ਗਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਸੰਯੁਕਤ ਰਜਿਸਟਰਾਰ, ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ, ਪਟਿਆਲਾ ਡਵੀਜਨ, ਪਟਿਆਲਾ ਵੱਲੋਂ ਫੰਡਜ ਦੀ misuse ਦੀ ਇਨਕੁਆਰੀ ਕੀਤੀ ਗਈ। ਇਨਕੁਆਰੀ ਦੌਰਾਨ ਇਹ ਤੱਥ ਸਾਹਮਣੇ

ਆਇਆ ਕਿ ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦ ਮੈਂਬਰਾਂ ਵੱਲੋ ਬਣਦੀ ਲੈਂਡ ਕਾਸਟ ਅਤੇ ਵਿਆਜ ਜਮ੍ਹਾਂ ਕਰਵਾਇਆ ਜਾ ਚੁੱਕਾ ਹੈ, ਪਰ ਅੱਗੇ ਸੋਸਾਇਟੀ ਦੇ ਪ੍ਰਬੰਧਕਾਂ ਵੱਲੋਂ ਇਹ ਰਕਮ ਗਮਾਡਾ ਪਾਸ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ।

ਮੌਜੂਦਾ ਹਾਲਾਤਾਂ ਵਿੱਚ ਸਾਰੇ ਮੈਂਬਰ ਆਪਣੀ ਅਲਾਟਮੈਂਟ ਰੈਗੂਲਰਾਈਜ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹਨ। ਉਹਨਾਂ ਵੱਲੋਂ ਇਹ ਕੰਨਸੈਂਟ ਵੀ ਦਿੱਤੀ ਗਈ ਹੈ ਕਿ ਬਚਦੀ ਰਕਮ ਨੂੰ pro-rata basis ਤੇ individual flat owners ਤੋਂ ਲੈ ਲਿਆ ਜਾਵੇ ਅਤੇ ਫਲੈਟ ਦੇ ਭੌਂ ਵਿੱਚ ਬਣਦੇ ਹਿੱਸੇ ਮੁਤਾਬਿਕ ਮਾਲਕੀ ਹੱਕ ਦਿੱਤੇ ਜਾਣ। ਇਸ ਪ੍ਰਪੋਜਲ ਸਬੰਧੀ ਅੱਗੇ ਕਾਰਵਾਈ ਕਰਦਿਆਂ ਸੋਸਾਇਟੀ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਕਾਫੀ ਡਿਸਕਸਨ ਤੇ deliberation ਹੋਈਆਂ ਅਤੇ ਇਹ ਪ੍ਰਪੋਜਲ ਤੇ ਪੁੱਜਿਆ ਗਿਆ ਕਿ ਫਲੈਟ ਓਨਰਾਂ ਤੋਂ pro-rate basis ਤੇ ਲਾਇਬਿਲਟੀ ਦੀ ਰਕਮ ਲਈ ਜਾਵੇ ਅਤੇ ਫਲੈਟ ਦੇ ਏਰੀਏ ਮੁਤਾਬਿਕ ਭੌਂ ਵਿੱਚ ਬਣਦੇ ਹਿੱਸੇ ਮੁਤਾਬਿਕ ਮਾਲਕੀ ਹੱਕ ਦਿੱਤੇ ਜਾਣ।

ਸੋਸਾਇਟੀ ਵਿੱਚ ਕੁੱਲ 448 ਫਲੈਟ ਹਨ ਅਤੇ ਕੁੱਲ 4 ਸ੍ਰੇਣੀਆਂ ਦੇ ਫਲੈਟ ਹਨ। ਭੌਂ ਦਾ ਕੁੱਲ ਰਕਬਾ 42607.98 ਵ:ਗਜ ਅਤੇ ਕੁੱਲ ਸੁਪਰ ਏਰੀਆ 646920 ਵ:ਫੁੱਟ ਹੈ (ਅਨੈਕਸਚਰ-ਏ)।

ਜਿਵੇਂ ਕਿ ਭੌਂ ਦਾ ਕੁੱਲ ਰਕਬਾ 42607.98 ਵ:ਗਜ: ਹੈ ਤਾਂ ਹਰੇਕ ਫਲੈਟ ਦੀ ਸ੍ਰੇਣੀ ਦਾ ਭੌਂ ਵਿੱਚ ਹਿੱਸਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਫਲੈਟ ਦੀ ਕੈਟਾਗਰੀ	ਭੌਂ ਦਾ ਹਿੱਸਾ (Tentaive)	ਫਲੈਟਾਂ ਦੀ ਗਿਣਤੀ	ਏਰੀਆ ਪ੍ਰਤੀ ਫਲੈਟ (ਵ:ਗਜ:)
ਐਚ.ਆਈ.ਜੀ (ਸੁਪਰ)	55.3%	216	109.08
ਐਚ.ਆਈ.ਜੀ	29.6%	136	92.73
ਐਮ.ਆਈ.ਜੀ (ਸੁਪਰ)	11%	56	83.69
ਐਮ.ਆਈ.ਜੀ	04.1%	40	43.67

ਉੱਕਤ ਦੇ ਸਨਮੁੱਖ ਅਨੈਕਸਚਰ-ਬੀ ਵਿੱਚ ਦਰਸਾਈਆਂ ਸਰਤਾਂ ਅਨੁਸਾਰ ਕਰਨੀ ਯੋਗ ਹੈ।

ਮਿਤੀ 09-11-2011 ਤੱਕ ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦੀ 14,02,21,196/- ਰੁ: ਦੀ ਲਾਇਬਿਲਟੀ (ਪ੍ਰਿੰਸੀਪਲ ਰਕਮ 4,45,91,423/- ਰੁ: + ਪੀਨਲ ਵਿਆਜ 9,56,29,773/- ਰੁ: ਬਕਾਇਆ ਹਨ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਨੁਸਾਰ ਸੋਸਾਇਟੀ ਦਾ ਸਕੀਮ ਵਿਆਜ 15% ਹੈ ਅਤੇ ਜੇਕਰ

ਅਲਾਟੀ ਕਿਸਤ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਉਂਦਾ ਤਾਂ ਅਲਾਟੀ ਤੋਂ 1.5% ਪ੍ਰਤੀ ਮਹੀਨਾ (18% ਸਲਾਨਾ) ਪੀਨਲ ਵਿਆਜ ਲਿਆ ਜਾਣਾ ਹੈ।

ਪੰਚਮ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਤੋ ਕਿਸਤਾਂ ਵਜੋਂ 4,45,91,423/- ਰੁ: + ਪੀਨਲ ਵਿਆਜ 9,56,29,773/-ਰੁ: ਵਸੂਲਣੇ ਬਣਦੇ ਹਨ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਣਯੋਗ ਹੈ ਕਿ ਸੋਸਾਇਟੀ ਵੱਲੋ ਹੁਣ ਤੱਕ 6,58,05,059/- ਰੁਪਏ ਦੀ ਰਕਮ ਕਿਸਤਾਂ ਵਜੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਲਈ ਸੋਸਾਇਟੀ ਵੱਲੋ ਦਿੱਤੀ ਪ੍ਰਤੀਬੇਨਤੀ ਨੂੰ ਤਰਸ ਦੇ ਅਧਾਰ (compassionate ground) ਤੇ ਵਿਚਾਰਦੇ ਹੋਏ ਸੋਸਾਇਟੀ ਵਿਰੁੱਧ 9,56,29,773/- ਰੁ: ਦੇ ਪੀਨਲ ਵਿਆਜ ਨੂੰ 100% ਜਾਂ 50% waive off ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰਨ/ਫੈਸਲੇ ਲਈ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ ਹੈ ਜੀ।

ਅਨੈਕਸਚਰ-ਏ

ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਨੂੰ ਅਲਾਟ ਕੀਤੇ 42607.98 ਵ:ਗਜ ਰਕਬੇ ਵਿੱਚ ਪੈਂਦੇ ਕੁੱਲ 448 ਫਲੈਟਾਂ ਵਿੱਚ ਹੇਠ ਦਰਸਾਈਆਂ 4 ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਬਣਦੇ ਸੁਪਰ ਏਰੀਆ ਦਾ ਵੇਰਵਾ:-

ਲੜੀ ਨੰ:	ਕੈਟਾਗਰੀ	ਸੁਪਰ ਏਰੀਆ ਪ੍ਰਤੀ ਫਲੈਟ	ਫਲੈਟਾਂ ਦੀ ਗਿਣਤੀ	ਕੁੱਲ ਸੁਪਰ ਏਰੀਆਂ (ਵਰਗ ਫੁੱਟਾਂ ਵਿੱਚ)	ਭੋਂ ਦਾ ਹਿੱਸਾ (Tentative)
1.	ਐਚ.ਆਈ.ਜੀ(ਸੁਪਰ)	1657	216	357912	55.3%
2	ਐਚ.ਆਈ.ਜੀ.	1410	136	191760	29.6%
3	ਐਮ.ਆਈ.ਜੀ(ਸੁਪਰ)	1273	56	71288	11.0%
4	ਐਮ.ਆਈ.ਜੀ.	649	40	25960	04.1%
Total			**448**	**646920**	

-13-

ਅਨੈਕਸਚਰ-ਬੀ

1 ਉਕਤ ਸੋਸਾਇਟੀ ਦੇ ਅਪਾਰਟਮੈਂਟ ਅਲਾਟੀ ਨੂੰ ਉਪਰ ਦੱਸੇ ਅਨੁਸਾਰ ਬਕਾਇਆ ਰਕਮ ਜਮਾਂ ਕਰਕੇ ਜਮੀਨ/ਫਲੈਟ ਦੀ ਵਿਅਕਤੀਗਤ ਮਾਲਕੀ ਮਿਲੇਗੀ।

2 ਅਪਾਰਟਮੈਂਟ ਅਲਾਟੀ ਆਪਣੀ ਜਮੀਨ ਦੇ ਹਿੱਸੇ ਦੇ ਵਿਰੁੱਧ ਗਮਾਡਾ ਤੋਂ ਐਨ.ਡੀ.ਸੀ ਪ੍ਰਾਪਤ ਕਰ ਸਕਦਾ ਹੈ ਅਤੇ ਉਸ ਤੋਂ ਬਾਅਦ ਅਪਾਰਟਮੈਂਟ ਦੇ ਅਲਾਟੀ ਨੂੰ ਗਮਾਡਾ ਤੋਂ ਕੰਨਵੇਂਸ ਡੀਡ ਕਰਵਾਉਣ ਦੀ ਇਜਾਜਤ ਦਿੱਤੀ ਜਾ ਸਕਦੀ ਹੈ।

3 ਅਸਲੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਸਲ ਸੇਅਰ ਸਰਟੀਫਿਕੇਟ ਅਤੇ RWA ਦੀ ਮੈਬਰਸ਼ਿਪ ਰਸੀਦ ਕੰਨਵੇਂਸ ਡੀਡ ਦ ਸਮੇਂ ਪੇਸ਼ ਕੀਤੀ ਜਾਣੀ ਹੈ।

4 ਇਹ ਵੀ ਤਜਵੀਜ ਹੈ ਕਿ ਅਪਾਰਟਮੈਂਟ ਦੇ ਅਲਾਟੀਆਂ, ਜਿਹਨਾਂ ਨੇ ਆਪਣੀ ਕੰਨਵੇਂਸ ਡੀਡ ਕੀਤੀ ਹੈ, ਉਹਨਾਂ ਦਾ ਰਿਕਾਰਡ ਭਵਿੱਖ ਵਿੱਚ ਲੈਣ-ਦੇਣ ਲਈ RWA ਨੂੰ ਟਰਾਂਸਫਰ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।

5 ਇਹ ਵੀ ਪ੍ਰਸਤਾਵਿਤ ਹੈ ਕਿ ਭਵਿਖ ਦੀ ਵਿਕਰੀ /ਖਰੀਦ ਲਈ RWA ਗਮਾਡਾ ਦੇ ਦਿਸ਼ਾ ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਐਨ.ਓ.ਸੀ ਜਾਰੀ ਕਰੇਗਾ।

6 ਇਹ ਵੀ ਤਜਵੀਜ ਹੈ ਕਿ ਜੇਕਰ ਉਪਰੋਕਤ ਪ੍ਰਸਤਾਵ ਨੂੰ ਮੰਨਜੂਰੀ ਮਿਲ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਸਥਿਤੀ ਵਿੱਚ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਨੂੰ ਭੰਗ ਕਰਨ ਲਈ ਡਿਪਟੀ ਰਜਿਸਟਰਾਰ, ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਨੂੰ ਵੀ ਲਿਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

7 ਰੱਖ-ਰਖਾਵ ਦੀ ਜਿੰਮੇਵਾਰੀ RWA ਦੀ ਹੋਵੇਗੀ।

8 ਮੌਜੂਦਾ ਕੁਲੈਕਟਰ ਦਰਾਂ ਰਜਿਸਟਰੇਸਨ ਦੇ ਉਦੇਸ਼ ਦਾ ਅਧਾਰ ਹੋਣਗੀਆਂ।

9 ਜੇਕਰ ਸਿਧਾਂਤਕ ਤੌਰ ਤੇ ਸਹਿਮਤੀ ਹੁੰਦੀ ਹੈ, ਤਾਂ ਉਪਰੋਕਤ ਪ੍ਰਸਤਾਵਾਂ ਤੇ ਇਤਰਾਜ ਮੰਗਣ ਲਈ 30 ਦਿਨਾਂ ਦਾ ਨੋਟਿਸ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਹੈ।

-14-

ਅਨੁ ਸੂਚੀ-5

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, 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: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ/2022/ 2171-76 ਮਿਤੀ:- 3/2/22

ਵਿਸ਼ਾ:- <u>ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।</u>

ਸ੍ਰੀਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-12-2021 ਨੂੰ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ , ਦੀ ਕਾਰਵਾਈ(Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ ।
ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

ਕੁਪਿੰਦਰ ਕੌ
(ਕੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ/2022/ 2177 ਮਿਤੀ:- 3/2/22

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ 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 ਦੀ ਕਾਪੀ

ਕੁਪਿੰਦਰ ਕੌ
(ਕੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

-15-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-2022/2178 ਮਿਤੀ:- 3/2/22

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਢਯੋਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-2022/2179 ਮਿਤੀ:- 3/2/22

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

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-2022/2180-84 ਮਿਤੀ:- 3/2/22

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਹੇਠ ਲਿਖੇ ਦਫਤਰਾਂ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫ਼ਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ :-

1. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟ), ਗਮਾਡਾ।
2. ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ), ਗਮਾਡਾ।
3. ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ) , ਗਮਾਡਾ ।
4. ਮਿਲਖ ਅਫਸਰ(ਲਾਇਸੈਂਸਿੰਗ), ਗਮਾਡਾ ।
5. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 31-12-2021 ਨੂੰ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਹੋਈ ਗਮਾਡਾ ਦੀ 25ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ ਸਰਵ ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ	ਅਹੁਦਾ
1.	ਸਰਵਜੀਤ ਸਿੰਘ, ਆਈ ਏ.ਐਸ. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ।	ਮੈਂਬਰ
2.	ਅਜੋਏ ਕੁਮਾਰ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ।	ਮੈਂਬਰ
3.	ਮੋਹਿਤ ਤਿਵਾੜੀ, ਆਈ.ਆਰ.ਐਸ ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ ਵਿੱਤ, (ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ)	ਮੈਂਬਰ
4.	ਵਿਪੁਲ ਉਜਵਲ, ਆਈ.ਏ.ਐਸ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।	ਮੈਂਬਰ
5.	ਮਨਦੀਪ ਕੌਰ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੁੱਡਾ), (ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਨਗਰ ਤੇ ਗ੍ਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ)।	ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.01

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 24ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 23.03.2021 ਨੂੰ ਹੋਈ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.02

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 24ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 23.03.2021 ਨੂੰ ਹੋਈ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਸਬੰਧੀ ਮੱਦਵਾਰ ਵਿਵਰਣ।

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

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.03

Allotment of Land in Sector 69 and 79, S.A.S. Nagar for setting up Urban PHC's.

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.04

ਨਾਰੀ ਨਿਕੇਤਨ (**Short Stay Home**) ਨੂੰ ਸੈਕਟਰ-55, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਲੀਜ਼ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਭੋਂ ਦੀ ਲੀਜ਼ ਅਤੇ ਲੀਜ਼ ਦੇ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਸਬੰਧੀ।

ਇਸ ਸੰਸਥਾ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ 6/-ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਲੀਜ਼ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਸਾਲ 2005 ਵਿੱਚ 15 ਸਾਲ ਲਈ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਇਹ ਲੀਜ਼ ਸਮਾਂ ਖਤਮ ਹੋ ਚੁੱਕਾ ਹੈ। ਇਸ ਲਈ ਕਮੇਟੀ ਵੱਲੋਂ ਸਾਰਾ ਮਾਮਲਾ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹੇਠ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲਏ ਗਏ:-

1) ਸੰਸਥਾ ਵੱਲੋਂ ਲੀਜ਼ ਸਮੇਂ ਦੌਰਾਨ ਰਿਆਇਤੀ ਦਰਾਂ ਤੇ ਕੀਤੀਆਂ ਗਈਆਂ ਗਤੀਵਿਧੀਆਂ/ ਕਾਰ-ਗੁਜਾਰੀਆਂ ਸਬੰਧੀ ਰਿਪੋਰਟ ਲਈ ਜਾਵੇ;
2) ਸੰਸਥਾ ਨੂੰ ਭੋਂ ਲੀਜ਼ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਦਾ ਸਮਾਂ ਮਿਤੀ 18.01.2020 ਨੂੰ ਖਤਮ ਹੋ ਚੁੱਕਾ ਹੈ। ਇਸ ਲਈ ਸਾਈਟ ਦਾ ਕਬਜਾ ਲੈਣ ਉਪਰੰਤ ਯੋਗ ਸੰਸਥਾ ਨੂੰ ਸਾਈਟ ਅਲਾਟ ਕਰਨ ਲਈ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਲਿਆਂਦੀ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.05

ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜਿਆਂ ਸਬੰਧੀ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੈਂਡਾ ਆਈਟਮ ਨੰ: 25.06

ਅਕਾਲ ਅਸ਼ਰਮ ਕਲੌਨੀ ਦੇ ਛੋਟੇ ਮਾਲਕਾਂ ਨੂੰ as where is basis ਤੇ ਹੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ।

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਛੋਟੇ ਮਾਲਕਾਂ ਤੋਂ ਵਿਕਾਸ ਕਾਰਜਾਂ ਦੇ ਖਰਚੇ (EDC/ IDC)ਵਸੂਲਦੇ ਹੋਏ, ਉਹਨਾਂ ਨੂੰ ਹੀ ਹੀ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਅਜੈਂਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੈਂਡਾ ਆਈਟਮ ਨੰ: 25.07

ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਸੈਕਟਰ 68 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਚੱਪ ਪੀਨਲ ਵਿਆਜ ਮੁਆਫ਼ (waive off) ਕਰਨ ਸਬੰਧੀ ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-68 ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਸਬੰਧੀ ਫਲੈਟ ਦੇ ਮਾਲਕਾਂ ਨੂੰ Pro rata basis ਤੇ ਚਾਰਜਸ ਵਸੂਲ ਕੇ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਅਤੇ ਵਸੂਲਣਯੋਗ ਦੰਡ-ਵਿਆਜ ਮੁਆਫ਼ ਨਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

ਅਜੈਂਡਾ ਆਈਟਮ ਨੰ: 25.08

ਚੰਡੀਗੜ੍ਹ ਹਾਰਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-51, ਵਿਖੇ 2 ਸਾਲ ਲਈ ਲੀਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਭੋਂ ਦੇ ਸਬੰਧ ਵਿਚ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ਼ 30% ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ ਰਿਨਿਊ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੈਂਡਾ ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੈਂਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੈਂਡਾ ਆਈਟਮ ਨੰ: 25.09

ਵਿਦਿਆ ਭਵਨ ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ-77 ਵਿਖੇ ਅਲਾਟ ਹੋਈ ਜਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕਰਕੇ ਵਿਭਾਗ ਵੱਲੋਂ ਜਗ੍ਹਾ ਦੇ ਬਦਲੇ ਅਦਾ ਕੀਤੀ ਰਾਸ਼ੀ ਵਿਆਜ ਸਮੇਤ ਵਾਪਿਸ ਕਰਨ ਸਬੰਧੀ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੈਂਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.10
Approval for minor deviations in planning of 1653 acre Aerotropolis Scheme vis-a-vis tentative distribution of areas approved before planning for Land Pooling purpose.

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.11
ਪਰਪੋਸਲ ਫਾਰ ਬਸ ਟਰਮਿਨਸ, ਸੈਕਟਰ -77, ਐਸ.ਏ.ਐਸ. ਨਗਰ ।

ਕਿਉਂ ਜੋ ਸੈਕਟਰ-77, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਬਸ ਟਰਮਿਨਸ ਲਈ ਸੁਝਾਈ ਗਈ ਸਾਈਟ ਤੇ ਬਸ ਸਟੈਂਡ ਹੋਂਦ ਵਿੱਚ ਆਉਣ ਤੇ ਆਵਾਜਾਈ ਭਾਰੀ ਹੋਣ ਦਾ ਖਦਸਾ ਹੈ, ਇਸ ਲਈ ਸਾਰੇ ਮਾਮਲੇ ਤੇ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਮੁਲਤਵੀ (Defer) ਕਰਦੇ ਹੋਏ, ਬਸ ਟਰਮਿਨਸ ਲਈ ਹੋਰ ਢੁੱਕਵੀਂ ਸਾਈਟ ਦੀ ਭਾਲ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.12
Appointment of Mr. Vinty Kaundal on regular basis.

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਗਮਾਡਾ ਵੱਲੋਂ ਅਜੰਡਾ ਵਾਪਸ (withdraw) ਲਿਆ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.13
Development of Inter Sector Roads is Responsibility of GMADA

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਮੁਲਤਵੀ (Defer) ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.14
ਆਈ. ਟੀ. ਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ Electronic System Design Manufacturing (ESDM) Cluster ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਆਈ.ਟੀ. ਵਿਭਾਗ ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਭੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਰਿਟੇਨ ਕਰਨ ਸਬੰਧੀ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਕਮੇਟੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.15 (ਸਪਲੀਮੈਂਟਰੀ)

ਮੁਹਾਲੀ ਵਿਚ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ ਤੇ ਇੰਜੀਨੀਅਰਜ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ(ਇੰਸਟੀਚਿਊਟ ਇੰਟਰਐਕਸ਼ਨ ਕਮ-ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਨਾਉਣ ਲਈ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ।

ਕਿਉਂ ਜੋ ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਮੁਹਾਲੀ) ਵਿਖੇ ਪ੍ਰੋਫੈਸ਼ਨਲ ਸੰਸਥਾਵਾਂ ਵੱਲੋਂ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋ ਰਹੀਆਂ ਹਨ, ਇਸ ਲਈ ਅਜਿਹੇ ਮੰਤਵ ਲਈ ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ਠੋਸ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਦੀ ਲੋੜ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਗਹੁ ਨਾਲ ਵਿਚਾਰਦੇ ਹੋਏ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਧਾਰਜ ਕੀਤੀ ਗਈ ਅਤੇ ਨਾਲ ਹੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪ੍ਰੋਫੈਸ਼ਨਲ ਯੋਗ ਸੰਸਥਾ ਨੂੰ ਨਿਲਾਮੀ ਰਾਂਹੀਂ ਕਰਨ ਵਾਸਤੇ ਇੱਕ ਠੋਸ ਪਾਲਿਸੀ ਤਿਆਰ ਕੀਤੀ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.16 (ਸਪਲੀਮੈਂਟਰੀ)

ਮੋਹਾਲੀ ਲਾਂਡਰਾਂ ਰੋਡ ਦੇ ਸੱਜੇ ਪਾਸੇ ਪਿੰਡ ਸੋਹਾਣਾ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਲਾਲ ਲਕੀਰ ਤੋਂ ਬਾਹਰ) ਪੈਂਦੇ ਬੂਥਾਂ ਲਈ ਸਾਈਟ ਰਿਜਰਵ ਕਰਨ ਸਬੰਧੀ।

ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਮੋਹਾਲੀ ਲਾਂਡਰਾਂ ਰੋਡ ਦੇ ਸੱਜੇ ਪਾਸੇ ਪਿੰਡ ਸੋਹਾਣਾ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ, ਲਾਲ ਲਕੀਰ ਤੋਂ ਬਾਹਰ ਪੈਂਦੇ ਬੂਥਾਂ/ਦੁਕਾਨਾਂ ਨੂੰ ਰੀ-ਅਲਾਟਮੈਂਟ ਲਈ ਮੁਤਬਾਦਲੀ (alternative) ਸਾਈਟ ਰਿਜਰਵ ਕਰਨ ਸਬੰਧੀ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਕਮੇਟੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਇਸ ਸਬੰਧੀ ਇਹ ਵੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਹ ਦੁਕਾਨਾਂ ਲਈ alternative ਸਾਈਟ ਉਪਰ ਅਲਾਟਮੈਂਟ ਉਸ ਏਰੀਏ ਦੇ ਮੌਜੂਦਾ ਰੇਟ (prevailing rates) ਲੈਂਦੇ ਹੋਏ ਕੀਤੀ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.17(ਸਪਲੀਮੈਂਟਰੀ)

ਗੁਰੂਦੁਆਰਾ ਮਾਤਾ ਸੁੰਦਰ ਕੌਰ, ਸੈਕਟਰ-70, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੈਕਟਰ-77 ਵਿਖੇ ਬਦਲਵੀ ਥਾਂ ਦੇਣ ਬਾਰੇ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ ਕਮੇਟੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.18(ਸਪਲੀਮੈਂਟਰੀ)

Rescheduling of Allotment, Waiver of penal interest & extension of non construction period of 1.2 acre Food Court Site in Sector-62, S.A.S. Nagar, due to non-construction of approach roads.

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡਾ ਮੁਲਤਵੀ (Defer) ਕਰਦੇ ਹੋਏ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਸਕੱਤਰ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.08
(ਹਾਊਸਿੰਗ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵਿਰੁੱਧ ਪੀਨਲ ਵਿਆਜ waive off ਕਰਨ ਬਾਰੇ।

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 25.07 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ :-

ਮਿਤੀ 27-5-1993 ਨੂੰ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਕੀਮ ਅਧੀਨ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ 42607.98 ਵ:ਗਜ: ਰਕਬੇ ਵਿੱਚ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 54 ਮਿਤੀ 4-2-2000 ਰਾਹੀਂ (ਕੁੱਲ ਰਕਮ 7,20,07,786/- ਰੁਪਏ) ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਦਾ ਕਬਜਾ ਮਿਤੀ 07-02-2000 ਨੂੰ ਸੋਸਾਇਟੀ ਨੂੰ ਸੌਂਪ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਇਸ ਉਪਰੰਤ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਸੋਧ ਕਰਦੇ ਹੋਏ ਮੁੜ ਜਾਰੀ ਹੋਏ ਪੱਤਰ ਨੰ: 23267 ਮਿਤੀ 15-09-2000 ਰਾਹੀਂ (ਕੁੱਲ ਰਕਮ 7,92,08,236/- ਰੁਪਏ) ਜਾਰੀ ਕੀਤਾ ਗਿਆ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀਆਂ ਸਰਤਾਂ ਅਨੁਸਾਰ ਸੋਸਾਇਟੀ ਵਲੋਂ ਤਰਤੀਬਵਾਰ ਹੇਠ ਦਰਸਾਈਆਂ ਗਈਆਂ ਵੱਖ-2 ਮਿਤੀਆਂ ਨੂੰ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕੀਤੀ ਜਾਣੀ ਸੀ:-

ਕਿਸਤ	ਡਿਊ ਮਿਤੀ	ਕਿਸਤ	ਵਿਆਜ	ਕੁੱਲ ਰਕਮ
1	4-2-2001	99,01,030/-	89,10,927/-	1,88,11,957/-
2	4-2-2002	99,01,030/-	74,25,772/-	1,73,26,802/-
3	4-2-2003	99,01,030/-	59,40,617/-	1,58,41,647/-
4	4-2-2004	99,01,029/-	44,55,463/-	1,43,56,492/-
5	4-2-2005	99,01,029/-	29,70,309/-	1,28,71,338/-
6	4-2-2006	99,01,029/-	14,85,154/-	1,13,86,183/-
		5,94,06,177/-	3,11,88,242/-	9,05,94,419/-

ਇਸ ਉਪਰੰਤ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਦੀ ਜਮੀਨ ਨੂੰ ਦਫਤਰੀ ਹੁਕਮ ਨੰ:13884 ਮਿਤੀ 20-04-2015 ਰਾਹੀਂ Resume ਕਰ ਲਿਆ ਗਿਆ।

ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦੀ ਮੈਨੇਜਮੈਂਟ ਕਮੇਟੀ ਵੱਲੋਂ ਸੋਸਾਇਟੀ ਦੇ ਫੰਡਜ ਦਾ misuse ਕੀਤਾ ਗਿਆ, ਜਿਸ ਕਾਰਨ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਬਕਾਇਆ ਰਾਸੀ ਗਮਾਡਾ ਨੂੰ ਨਹੀਂ ਦਿੱਤੀ ਗਈ। ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸਨ ਨੰ: 28056 ਆਫ 2013 ਵਿੱਚ ਦਿੱਤੇ ਗਏ

ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਸੰਯੁਕਤ ਰਜਿਸਟਰਾਰ, ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ, ਪਟਿਆਲਾ ਡਵੀਜਨ, ਪਟਿਆਲਾ ਵੱਲੋਂ ਫੰਡਜ ਦੀ misuse ਦੀ ਇਨਕੁਆਰੀ ਕੀਤੀ ਗਈ। ਇਨਕੁਆਰੀ ਦੌਰਾਨ ਇਹ ਤੱਥ ਸਾਹਮਣੇ ਆਇਆ ਕਿ ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦੇ ਮੈਂਬਰਾਂ ਵੱਲੋ ਬਣਦੀ ਲੈਂਡ ਕਾਸਟ ਅਤੇ ਵਿਆਜ ਜਮ੍ਹਾਂ ਕਰਵਾਇਆ ਜਾ ਚੁੱਕਾ ਹੈ, ਪਰ ਅੱਗੇ ਸੋਸਾਇਟੀ ਦੇ ਪ੍ਰਬੰਧਕਾਂ ਵੱਲੋਂ ਇਹ ਰਕਮ ਗਮਾਡਾ ਪਾਸ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ।

ਮੌਜੂਦਾ ਹਾਲਾਤਾਂ ਵਿੱਚ ਸਾਰੇ ਮੈਂਬਰ ਆਪਣੀ ਅਲਾਟਮੈਂਟ ਰੈਗੂਲਰਾਈਜ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦੇ ਹਨ। ਉਹਨਾਂ ਵੱਲੋਂ ਇਹ ਕੰਨਸੈਂਟ ਵੀ ਦਿੱਤੀ ਗਈ ਹੈ ਕਿ ਬਚਦੀ ਰਕਮ ਨੂੰ pro-rata basis ਤੇ individual flat owners ਤੋਂ ਲੈ ਲਿਆ ਜਾਵੇ ਅਤੇ ਫਲੈਟ ਦੇ ਭੌਂ ਵਿੱਚ ਬਣਦੇ ਹਿੱਸੇ ਮੁਤਾਬਿਕ ਮਾਲਕੀ ਹੱਕ ਦਿੱਤੇ ਜਾਣ। ਇਸ ਪ੍ਰਪੋਜਲ ਸਬੰਧੀ ਅੱਗੇ ਕਾਰਵਾਈ ਕਰਦਿਆਂ ਸੋਸਾਇਟੀ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਕਾਫੀ ਡਿਸਕਸਨ ਤੇ deliberation ਹੋਈਆਂ ਅਤੇ ਇਹ ਪ੍ਰਪੋਜਲ ਤੇ ਪੁੱਜਿਆ ਗਿਆ ਕਿ ਫਲੈਟ ਓਨਰਾਂ ਤੋਂ pro-rate basis ਤੇ ਲਾਇਬਿਲਟੀ ਦੀ ਰਕਮ ਲਈ ਜਾਵੇ ਅਤੇ ਫਲੈਟ ਦੇ ਏਰੀਏ ਮੁਤਾਬਿਕ ਭੌਂ ਵਿੱਚ ਬਣਦੇ ਹਿੱਸੇ ਮੁਤਾਬਿਕ ਮਾਲਕੀ ਹੱਕ ਦਿੱਤੇ ਜਾਣ।

ਸੋਸਾਇਟੀ ਵਿੱਚ ਕੁੱਲ 448 ਫਲੈਟ ਹਨ ਅਤੇ ਕੁੱਲ 4 ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਫਲੈਟ ਹਨ। ਭੌਂ ਦਾ ਕੁੱਲ ਰਕਬਾ 42607.98 ਵ:ਗਜ ਅਤੇ ਕੁੱਲ ਗ੍ਰਾਉਂਡ ਏਰੀਆ 646920 ਵ:ਫੁੱਟ ਹੈ (ਅਨੈਕਸਚਰ-ਏ)।

ਜਿਵੇਂ ਕਿ ਭੌਂ ਦਾ ਕੁੱਲ ਰਕਬਾ 42607.98 ਵ:ਗਜ: ਹੈ ਤਾਂ ਹਰੇਕ ਫਲੈਟ ਦੀ ਸ਼੍ਰੇਣੀ ਦਾ ਭੌਂ ਵਿੱਚ ਹਿੱਸਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਫਲੈਟ ਦੀ ਕੈਟਾਗਰੀ	ਭੌਂ ਦਾ ਹਿੱਸਾ (Tentaive)	ਫਲੈਟਾਂ ਦੀ ਗਿਣਤੀ	ਏਰੀਆ ਪ੍ਰਤੀ ਫਲੈਟ (ਵ:ਗਜ:)
ਐਚ.ਆਈ.ਜੀ (ਸੁਪਰ)	55.3%	216	109.08
ਐਚ.ਆਈ.ਜੀ	29.6%	136	92.73
ਐਮ.ਆਈ.ਜੀ (ਸੁਪਰ)	11%	56	83.69
ਐਮ.ਆਈ.ਜੀ	04.1%	40	43.67

ਉੱਕਤ ਦੇ ਸਨਮੁੱਖ ਅਨੈਕਸਚਰ-ਬੀ ਵਿੱਚ ਦਰਸਾਈਆਂ ਸਰਤਾਂ ਅਨੁਸਾਰ ਕਰਨੀ ਯੋਗ ਹੈ।

ਮਿਤੀ 09-11-2011 ਤੱਕ ਕੋਆਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਦੀ 14,02,21,196/- ਰੁ: ਦੀ ਲਾਇਬਿਲਟੀ (ਪ੍ਰਿੰਸੀਪਲ ਰਕਮ 4,45,91,423/- ਰੁ: + ਪੀਨਲ ਵਿਆਜ 9,56,29,773/-

ਰੁ: ਬਕਾਇਆ ਹਨ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਨੁਸਾਰ ਸੋਸਾਇਟੀ ਦਾ ਸਕੀਮ ਵਿਆਜ 15% ਹੈ ਅਤੇ ਜੇਕਰ ਅਲਾਟੀ ਕਿਸਤ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਉਂਦਾ ਤਾਂ ਅਲਾਟੀ ਤੋਂ 1.5% ਪ੍ਰਤੀ ਮਹੀਨਾ (18% ਸਲਾਨਾ) ਪੀਨਲ ਵਿਆਜ ਲਿਆ ਜਾਣਾ ਹੈ।

ਪੰਚਮ ਕੋ-ਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਤੋ ਕਿਸਤਾਂ ਵਜੋਂ 4,45,91,423/- ਰੁ: + ਪੀਨਲ ਵਿਆਜ 9,56,29,773/-ਰੁ: ਵਸੂਲਣੇ ਬਣਦੇ ਹਨ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਣਯੋਗ ਹੈ ਕਿ ਸੋਸਾਇਟੀ ਵੱਲੋ ਹੁਣ ਤੱਕ 6,58,05,059/- ਰੁਪਏ ਦੀ ਰਕਮ ਕਿਸਤਾਂ ਵਜੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਲਈ ਸੋਸਾਇਟੀ ਵੱਲੋ ਦਿੱਤੀ ਪ੍ਰਤੀਬੇਨਤੀ ਨੂੰ ਤਰਸ ਦੇ ਅਧਾਰ (compassionate ground) ਤੇ ਵਿਚਾਰਦੇ ਹੋਏ ਸੋਸਾਇਟੀ ਵਿਰੁੱਧ 9,56,29,773/- ਰੁ: ਦੇ ਪੀਨਲ ਵਿਆਜ ਨੂੰ 100% ਜਾਂ 50% waive off ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰਨ/ਫੈਸਲੇ ਲਈ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ ਹੈ ਜੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31-12-2021 ਨੂੰ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-68 ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਸਬੰਧੀ ਫਲੈਟ ਦੇ ਮਾਲਕਾਂ ਨੂੰ Pro rata basis ਤੇ ਚਾਰਜਸ ਵਸੂਲ ਕੇ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਅਤੇ ਵਸੂਲਣਯੋਗ ਦੰਡ-ਵਿਆਜ ਮੁਆਫ਼ ਨਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਵਿਚਾਰਨ / ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਲਈ ਪੇਸ਼ ਹੈ ਜੀ ।

ਅਨੈਕਸਚਰ-ਏ

ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਨੂੰ ਅਲਾਟ ਕੀਤੇ 42607.98 ਵਰਗ ਰਕਬੇ ਵਿੱਚ ਪੈਂਦੇ ਕੁੱਲ 448 ਫਲੈਟਾਂ ਵਿੱਚ ਹੇਠ ਦਰਸਾਈਆਂ 4 ਸ਼੍ਰੇਣੀਆਂ ਦੇ ਬਣਦੇ ਸੁਪਰ ਏਰੀਆ ਦਾ ਵੇਰਵਾ:-

ਲੜੀ ਨੰ:	ਕੈਟਾਗਰੀ	ਸੁਪਰ ਏਰੀਆ ਪ੍ਰਤੀ ਫਲੈਟ	ਫਲੈਟਾਂ ਦੀ ਗਿਣਤੀ	ਕੁੱਲ ਸੁਪਰ ਏਰੀਆ (ਵਰਗ ਫੁੱਟਾਂ ਵਿੱਚ)	ਭੋਂ ਦਾ ਹਿੱਸਾ (Tentative)
1.	ਐਚ.ਆਈ.ਜੀ(ਸੁਪਰ)	1657	216	357912	55.3%
2	ਐਚ.ਆਈ.ਜੀ.	1410	136	191760	29.6%
3	ਐਮ.ਆਈ.ਜੀ(ਸੁਪਰ)	1273	56	71288	11.0%
4	ਐਮ.ਆਈ.ਜੀ.	649	40	25960	04.1%
Total			**448**	**646920**	

ਅਨੈਕਸਚਰ-ਬੀ -26-

1 ਉਕਤ ਸੋਸਾਇਟੀ ਦੇ ਅਪਾਰਟਮੈਂਟ ਅਲਾਟੀ ਨੂੰ ਉਪਰ ਦੱਸੇ ਅਨੁਸਾਰ ਬਕਾਇਆ ਰਕਮ ਜਮਾਂ ਕਰਕੇ ਜਮੀਨ/ਫਲੈਟ ਦੀ ਵਿਅਕਤੀਗਤ ਮਾਲਕੀ ਮਿਲੇਗੀ।

2 ਅਪਾਰਟਮੈਂਟ ਅਲਾਟੀ ਆਪਣੀ ਜਮੀਨ ਦੇ ਹਿੱਸੇ ਦੇ ਵਿਰੁੱਧ ਗਮਾਡਾ ਤੋਂ ਐਨ.ਡੀ.ਸੀ ਪ੍ਰਾਪਤ ਕਰ ਸਕਦਾ ਹੈ ਅਤੇ ਉਸ ਤੋਂ ਬਾਅਦ ਅਪਾਰਟਮੈਂਟ ਦੇ ਅਲਾਟੀ ਨੂੰ ਗਮਾਡਾ ਤੋਂ ਕੰਨਵੇਂਸ ਡੀਡ ਕਰਵਾਉਣ ਦੀ ਇਜਾਜਤ ਦਿੱਤੀ ਜਾ ਸਕਦੀ ਹੈ।

3 ਅਸਲੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਸਲ ਸੇਅਰ ਸਰਟੀਫਿਕੇਟ ਅਤੇ RWA ਦੀ ਮੈਂਬਰਸ਼ਿਪ ਰਸੀਦ ਕੰਨਵੇਂਸ ਡੀਡ ਦ ਸਮੇਂ ਪੇਸ ਕੀਤੀ ਜਾਣੀ ਹੈ।

4 ਇਹ ਵੀ ਤਜਵੀਜ ਹੈ ਕਿ ਅਪਾਰਟਮੈਂਟ ਦੇ ਅਲਾਟੀਆਂ, ਜਿਹਨਾਂ ਨੇ ਆਪਣੀ ਕੰਨਵੇਂਸ ਡੀਡ ਕੀਤੀ ਹੈ, ਉਹਨਾਂ ਦਾ ਰਿਕਾਰਡ ਭਵਿੱਖ ਵਿੱਚ ਲੈਣ-ਦੇਣ ਲਈ RWA ਨੂੰ ਟਰਾਂਸਫਰ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।

5 ਇਹ ਵੀ ਪ੍ਰਸਤਾਵਿਤ ਹੈ ਕਿ ਭਵਿਖ ਦੀ ਵਿਕਰੀ /ਖਰੀਦ ਲਈ RWA ਗਮਾਡਾ ਦੇ ਦਿਸ਼ਾ ਨਿਰਦੇਸਾਂ ਅਨੁਸਾਰ ਐਨ ਓ ਸੀ ਜਾਰੀ ਕਰੇਗਾ।

6 ਇਹ ਵੀ ਤਜਵੀਜ ਹੈ ਕਿ ਜੇਕਰ ਉਪਰੋਕਤ ਪ੍ਰਸਤਾਵ ਨੂੰ ਮੰਨਜੂਰੀ ਮਿਲ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ ਸਥਿਤੀ ਵਿੱਚ ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਨੂੰ ਭੰਗ ਕਰਨ ਲਈ ਡਿਪਟੀ ਰਜਿਸਟਰਾਰ, ਸਹਿਕਾਰੀ ਸਭਾਵਾਂ ਨੂੰ ਵੀ ਲਿਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

7 ਰੱਖ-ਰਖਾਵ ਦੀ ਜਿੰਮੇਵਾਰੀ RWA ਦੀ ਹੋਵੇਗੀ।

8 ਮੌਜੂਦਾ ਕੁਲੈਕਟਰ ਦਰਾਂ ਰਜਿਸਟਰੇਸਨ ਦੇ ਉਦੇਸ਼ ਦਾ ਅਧਾਰ ਹੋਣਗੀਆਂ।

9 ਜੇਕਰ ਸਿਧਾਂਤਕ ਤੌਰ ਤੇ ਸਹਿਮਤੀ ਹੁੰਦੀ ਹੈ, ਤਾਂ ਉਪਰੋਕਤ ਪ੍ਰਸਤਾਵਾਂ ਤੇ ਇਤਰਾਜ ਮੰਗਣ ਲਈ 30 ਦਿਨਾਂ ਦਾ ਨੋਟਿਸ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਹੈ।

74
-27-

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

ਸੇਵਾ ਵਿਖੇ

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

ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-/2022/ 2226 ਮਿਤੀ:- 4/2/22

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 05-01-2022 ਨੂੰ ਸ਼ਾਮ 7.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ , ਦੀ ਕਾਰਵਾਈ(Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ-2022/ ਮਿਤੀ:-

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

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

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

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ–ਤਾਲਮੇਲ ਸਾਖਾ–2022/ ਮਿਤੀ:–

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

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ–ਤਾਲਮੇਲ ਸਾਖਾ–2022/ ਮਿਤੀ:–

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

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ–ਤਾਲਮੇਲ ਸਾਖਾ–2022/ ਮਿਤੀ:–

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਹੇਠ ਲਿਖੇ ਦਫਤਰਾਂ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਹਿਯੋਹਤ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੋਲੋ-ਅਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ :-

1. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ।
2. ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ), ਗਮਾਡਾ।
3. ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ) , ਗਮਾਡਾ ।
4. ਮਿਲਖ ਅਫਸਰ (ਲਾਇਸੈਂਸਿੰਗ), ਗਮਾਡਾ ।
5. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ।

ਨੱਥੀ : ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ।

(ਭੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

-29-

माननीय मुख्य मंत्री, पंजाब-कम-चेअरमैन, गमाडा ग्रेटर मोहाली ऐरीआ विकास अथारिटी (गमाडा) दी प्रधानगी हेठ मिती 05-01-2022 नूं शाम 7.00 वजे होई गमाडा दी 28वीं अथारटी दी मीटिंग दी कारवाही।

मीटिंग विच हेठ लिखे अनुसार मैंबरां ने शिरकत किआ:-

लड़ी नं	अधिकारी दा नाम अते अहुदा सरव श्री/श्रीमती	अहुदा
1.	सुखबिंदर सिंघ सरकारीआ, मंतरी,मकान उसारी ते शहिरी विकास विभाग, पंजाब।	को-चेअरमैन
2.	सरवजीत सिंघ, आई.ए.एस. वधीक मुख सकतर, पंजाब सरकार, मकान उसारी ते शहिरी विकास विभाग।	वाइस चेअरमैन
3.	श्री अजैए कुमार सिनहा, आई ए एस. प्रमुख सकतर, पंजाब सरकार, सथानक सरकार विभाग।	मैंबर
5.	विपुल उजवल, आई.ए.एस. मुख प्रशासक, गमाडा, एस.ए.एस.नगर ।	मैंबर
6.	पंकज बाणवा, मुख नगर योजनाकार, नगर ते गराम योजनाबंदी विभाग , पंजाब, एस.ए.एस.नगर ।	मैंबर

मीटिंग विच विचारे गए लड़ीवार अजैडिआं सबंधी सथिती निमन-अनुसार है:-

अजैंडा आईटम नं: 28.01

ग्रेटर मोहाली ऐरीआ विकास अथारिटी (गमाडा) दी 27वीं अथारिटी मीटिंग दी कारवाही दी पुशटी करन बारे।

अथारिटी वलों गमाडा अथारिटी दी मिती 01.4.2021 नूं होई 27वीं मीटिंग दी कारवाही दी पुशटी कीती गई ।

Page 1 of 6

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 01.04.2021 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.03

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31.12.2021 ਨੂੰ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੇ ਰਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਬਾਰੇ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.04

Allotment of Land in Sector 69 and 79, SAS Nagar for setting up Urban PHC's.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.05

ਨਾਰੀ ਨਿਕੇਤਨ (Short Stay Home) ਨੂੰ ਸੈਕਟਰ 55, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਲੀਜ਼ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਭੋਂ ਦੀ ਲੀਜ਼ ਅਤੇ ਲੀਜ਼ ਦੇ ਸਮੇਂ ਵਿੱਚ ਵਾਧਾ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.06

ਗਮਾਡਾ ਵਿੱਚ ਚੱਲ ਰਹੇ ਵਿਕਾਸ ਕਾਰਜਾਂ ਲਈ ਵੱਖ-ਵੱਖ ਬੈਂਕਾਂ ਤੋਂ ਲਏ ਕਰਜ਼ਿਆਂ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.07

ਅਕਾਲ ਆਸ਼ਰਮ ਕਲੌਨੀ ਦੇ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ as is where is basis ਤੇ ਰੀ-ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ।

ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਜੀ ਨੂੰ ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਲਗਭਗ 2 ਏਕੜ ਦੀ ਉਕਤ ਅਣ-ਅਧਿਕਾਰਤ ਕਲੋਨੀ ਵਿੱਚ 100-250 ਵਰਗ ਗਜ਼ ਤੱਕ ਦੇ ਤਕਰੀਬਨ 60 ਪਲਾਟ/ਕਾਬਜਕਾਰ ਹਨ। ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.08

ਪੰਜਾਬ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਸੈਕਟਰ 68 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਰੁੱਧ ਪੀਨਲ ਵਿਆਜ waive off ਕਰਨ ਸਬੰਧੀ ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.09

ਚੰਡੀਗੜ੍ਹ ਹਾਊਸ ਰਾਈਡਰਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ 51 , ਵਿਖੇ 2 ਸਾਲ ਲਈ ਲੀਜ ਤੇ ਅਲਾਟ ਕੀਤੀ 2 ਏਕੜ ਭੋਂ ਦੇ ਸਬੰਧ ਵਿਚ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਲੀਜ 30 % ਦੇ ਵਾਧੇ ਨਾਲ 2 ਸਾਲ ਲਈ ਰਿਨਿਊ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.10

ਵਿਦਿਆ ਭਵਨ ਦੀ ਉਸਾਰੀ ਲਈ ਸੈਕਟਰ-77 ਵਿਖੇ ਅਲਾਟ ਹੋਈ ਜਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਰੱਦ ਕਰਕੇ ਟਿਰਾਗਾ ਵੱਲੋਂ ਜਗ੍ਹਾ ਦੇ ਬਦਲੇ ਅਦਾ ਕੀਤੀ ਰਾਸ਼ੀ ਵਿਆਜ ਸਮੇਤ ਵਾਪਿਸ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.11

Approval for minor deviations in planning of 1653 acre Aerotropolis Scheme vis-a-vis tentative distribution of areas approved before planning for Land Pooling purpose.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.12

ਪਰਪੋਸਲ ਫਾਰ ਬਸ ਟਰਮਿਨਸ, ਸੈਕਟਰ -77, ਮੋਹਾਲੀ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਮੱਦ ਡੈਫਰ (Defer) ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ, ਪਰੰਤੂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੁੱਦੇ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਨਿਰਦੇਸ਼ ਦਿੰਦੇ ਹੋਏ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ

1) ਬਸ ਸਟੈਂਡ ਦੇ ਨੇੜੇ ਪੈਂਦੀਆਂ ਸੜ੍ਹਕਾਂ ਅਤੇ ਚੌਕ ਆਦਿ ਤੇ ਟ੍ਰੈਫਿਕ ਦਾ ਪ੍ਰਬੰਧ ਸੁਚਾਰੂ ਰੂਪ ਵਿੱਚ ਹੋਣਾ ਸੁਨਿਸ਼ਚਿਤ ਕੀਤਾ ਜਾਵੇ।
2) ਇਸ ਸਬੰਧੀ ਕਿਸੇ ਟਰਾਂਸਪੋਰਟ ਮਾਹਿਰ ਤੋਂ ਪਲੈਨਿੰਨਗ ਕਰਵਾ ਲਈ ਜਾਵੇ।
3) ਕਿਉਂਕਿ ਤਜਵੀਜਤ ਜਗ੍ਹਾਂ ਦੇ ਨਾਲ ਇੱਕ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਹੈ, ਬਸ ਸਟੈਂਡ ਅਤੇ ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿਚਕਾਰ 2.25 ਏਕੜ ਦਾ ਵਰਜ ਹੋਟਲ ਆਦਿ ਲਈ ਰੱਖ ਲਿਆ ਜਾਵੇ ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.13

Appointment of Mr. Vinty Kaundal on regular basis.

ਕਿਉਂ ਜੋ ਇਹ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਤੋਂ ਵਾਪਸ ਲੈ ਲਿਆ ਗਿਆ ਸੀ ਜੋ ਕਿ ਅਥਾਰਿਟੀ ਨੇ ਨੋਟ ਕਰ ਲਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.14

Development of Inter Sector Roads is Responsibility of GMADA.

ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਮੱਦ ਡੈਫਰ (Defer) ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ, ਪਰੰਤੂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੁੱਦੇ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.15

ਆਈ. ਟੀ. ਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ Electronic System Design Manufacturing (ESDM) Cluster ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਆਈ.ਟੀ. ਵਿਭਾਗ ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਭੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਰਿਟੇਨ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.16

ਮੁਹਾਲੀ ਵਿਚ ਪ੍ਰਸਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ ਇੰਸਟੀਚਿਊਟ ਇੰਟਰਨੈਸ਼ਨਲ ਕਲਾਸ-(ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਨਾਉਣ ਲਈ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ।

ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਅਥਾਰਿਟੀ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਮੱਦ ਡੈਫਰ (Defer) ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ, ਪਰੰਤੂ ਪੁੱਦੇ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੰਦੇ ਹੋਏ, ਅਲਾਟਮੈਂਟ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪੂਰਤੀ ਕਰਵਾਉਣ ਲਈ ਕਿਹਾ ਗਿਆ:-

1) ਅਲਾਟਮੈਂਟ ਤੋਂ ਪਹਿਲਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਸੁਨਿਸ਼ਚਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਕਿ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਦਰਸਾਏ ਜਾਣ ਵਾਲੇ ਮੰਤਵਾਂ ਲਈ ਸਹੀ ਹੈ।
(2) ਬਿਲਡਿੰਗ ਕਿਸੇ ਵੀ ਕਮਰਸ਼ੀਅਲ ਮੰਤਵ/ਕਲਾ ਲਈ ਨਹੀਂ ਵਰਤੀ ਜਾਵੇਗੀ।
(3) ਇੰਜੀਨੀਅਰ ਐਸੋਸੀਏਸ਼ਨ ਵੱਲੋਂ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਲਈ ਲੋੜੀਂਦੀ ਰਾਸ਼ੀ ਦੇ ਪ੍ਰਬੰਧ ਬਾਰੇ ਗਮਾਡਾ ਨੂੰ ਸੂਚਨਾ ਦੇਣੀ ਹੋਵੇਗੀ।
(4) ਜੇਕਰ ਕਿਸੇ ਵੀ ਸਟੇਜ ਤੇ ਬਿਲਡਿੰਗ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਵਰਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਦੀ ਅਲਾਟਮੈਂਟ ਤੁਰੰਤ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
(5) ਸੋਸਾਇਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਗਮਾਡਾ ਦਾ ਇੱਕ ਨੁਮਾਇੰਦਾ ਵੀ ਨਾਮਜ਼ਦ ਕੀਤਾ ਜਾਵੇਗਾ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.17

ਮੋਹਾਲੀ ਲਾਂਡਰਾਂ ਰੋਡ ਦੇ ਸੱਜੇ ਪਾਸੇ ਪਿੰਡ ਸੋਹਾਣਾ, ਜ਼ਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਲਾਲ ਲਕੀਰ ਤੋਂ ਬਾਹਰ) ਪੈਂਦੇ ਬੂਥਾਂ ਲਈ ਸਾਈਟ ਰਿਜਰਵ ਕਰਨ ਸਬੰਧੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਸਿਫਾਰਸ਼ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਕਾਰਜਕਾਰਾਂ ਨੂੰ 25 ਵਰਗ ਗਜ ਦੇ ਸਿੰਗਲ ਸਟੋਰੀ ਬੂਥ ਇਲਾਕੇ ਦੇ prevailing rates ਤੇ ਅਲਾਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.18

ਗੁਰਦੁਆਰਾ ਮਾਤਾ ਸੁੰਦਰ ਕੌਰ, ਸੈਕਟਰ-70, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਨੂੰ ਸੈਕਟਰ-77 ਵਿਖੇ ਬਦਲਵੀਂ ਥਾਂ ਦੇਣ ਬਾਰੇ।

ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਬਾਬਾ ਬਲਬੀਰ ਸਿੰਘ ਵੱਲੋਂ ਉਹਨਾਂ ਨਾਲ ਮੁਲਾਕਾਤ ਵਿੱਚ ਇਹ ਵੀ ਮੰਗ ਕੀਤੀ ਗਈ ਸੀ ਕਿ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਆਦਿ ਦੀ ਮੁੜ ਉਸਾਰੀ ਲਈ 2,03,81,600/- ਕਰੋੜ ਰੁਪਏ ਜੋ ਕਰੀਬ ਸਾਲ 2011 ਵਿੱਚ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਪ੍ਰਦਾਨ ਕੀਤੀ ਗਈ ਸੀ। ਇਹ ਨੂੰ ਇਸ ਸਮੇਂ ਵਿੱਚ ਹੋਏ ਕੀਮਤਾਂ ਦੇ ਵਾਧੇ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਵਧਾਇਆ ਜਾਵੇ।

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਾਰਜਕਾਰੀ ਤਮੇਟੀ ਦੀ ਸਿਫਾਰਸ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਸ਼ਡਿਊਲ ਰੇਟ ਵਿੱਚ ਵਾਧੇ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਦੇਣ ਵਾਲੀ ਰਾਸ਼ੀ 30% ਤੱਕ ਵਧਾ ਦਿੱਤੀ ਜਾਵੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.19

Rescheduling of Allotment, Waiver of penal interest & extension of non construction period of 1.2 acre Food Court Site in Sector 62, S.A.S. Nagar, due to non-construction of approach roads.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਕੀਤੀ ਗਈ।

ਮੁੱਖ ਸੰਚਾਲਕ 7/1

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਨੋਟਿੰਗ ਪੰਨਾ 7-8 ਉੱਪਰ ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ) ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.08 ਰਾਹੀਂ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ Pro Rata Basis ਤੇ ਚਾਰਜ਼ਿਜ਼ ਵਸੂਲ ਕਰਕੇ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਸੀ, ਜਿਸ ਅਨੁਸਾਰ ਇਹਨਾਂ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਦੁਆਰਾ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਕੰਨਵੇਅੰਸ ਡੀਡ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਮੁੱਦੇ ਤੇ ਕਾਨੂੰਨੀ ਰਾਏ ਮੰਗੀ ਗਈ ਹੈ ਕਿ ਅਜਿਹੇ ਕੇਸਾਂ ਵਿੱਚ ਜੇਕਰ ਕਿਸੇ ਮਕਾਨ ਦੇ NOC, Mortgage, Death Case Transfer ਆਦਿ ਦੇ ਕੇਸ ਪ੍ਰਾਪਤ ਹੁੰਦੇ ਹਨ, ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਵੱਲੋਂ ਕੀਤਾ ਜਾਣਾ ਹੈ ਜਾਂ ਸੋਸਾਇਟੀ ਪੱਧਰ ਤੇ ਨਿਪਟਾਏ ਜਾਣੇ ਹਨ।

ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ) ਦੁਆਰਾ ਦਰਸਾਇਆ ਉਕਤ ਮੁੱਦਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 25.07 ਵਿੱਚ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ ਅਤੇ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.08 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਸਨਮੁੱਖ ਘੋਖਣ ਤੇ ਪਾਇਆ ਗਿਆ ਹੈ ਕਿ ਅਥਾਰਟੀ ਵੱਲੋਂ ਸਿਰਫ ਫਲੈਟਾਂ ਦੇ individual allottees ਤੋਂ ਸੁਸਾਇਟੀ ਵੱਲ ਬਕਾਇਆ ਰਾਸ਼ੀ Pro Rata Basis ਤੇ ਵਸੂਲਣ ਉਪਰੰਤ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ। Individual allottees ਦੇ ਹੱਕ ਵਿੱਚ Conveyance Deed ਹੋਣ ਉਪਰੰਤ NOC, Mortgage, Death Case Transfer ਆਦਿ ਦੇ ਕੇਸ ਕਿਸ ਪੱਧਰ ਤੇ ਨਿਪਟਾਏ ਜਾਣੇ ਹਨ, ਸ਼ਾਰੇ ਨਾਂ ਤਾ ਮਿਲਖ ਦਫਤਰ ਵੱਲੋਂ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਅਜੰਡਿਆਂ ਵਿੱਚ ਕੋਈ ਤਜ਼ਵੀਜ਼ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਨਾਂ ਹੀ ਅਥਾਰਟੀ ਵੱਲੋਂ ਇਸ ਮੁੱਦੇ ਤੇ ਕੋਈ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਪ੍ਰੰਤੂ ਇਹਨਾਂ ਅਜੰਡਿਆਂ ਤੋਂ ਇਹ ਤੱਥ ਸਪੱਸ਼ਟ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੁਆਰਾ ਇਹ ਫੈਸਲਾ ਇਸ ਕਰਕੇ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਜਿਸ ਪੰਚਮ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ ਨੂੰ ਇਹ ਗਰੁੱਪ ਹਾਊਸ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਉਸ ਦੀ ਪ੍ਰਬੰਧਕ ਕਮੇਟੀ ਦੁਆਰਾ ਸੁਸਾਇਟੀ ਦੇ ਮੈਂਬਰਾਂ ਤੋਂ ਬਣਦੀ ਲੈਂਡ ਕਾਸਟ ਅਤੇ ਵਿਆਜ ਲੈਣ ਦੇ

-290- (10) -36-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਬਾਵਜੂਦ ਗਮਾਡਾ ਪਾਸ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਸੀ ਅਤੇ ਇਹ ਸੁਸਾਇਟੀ ਗਮਾਡਾ ਦੀ ਲਗਭਗ 14.00 ਕਰੋੜ ਦੀ ਰਾਸ਼ੀ ਦੀ ਡਿਫਾਲਟਰ ਹੋ ਗਈ ਸੀ। ਇਸੇ ਕਾਰਨ ਕਰਕੇ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੁਆਰਾ individual members ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ Pro Rata Basis ਤੇ ਵਸੂਲ ਕਰਕੇ ਉਨ੍ਹਾਂ ਨੂੰ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ। ਇਸ ਲਈ ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ ਦੇ ਵਿਚਾਰ ਅਨੁਸਾਰ ਜਿਹਨਾਂ ਅਲਾਟੀਆਂ ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ Prorata Basis ਤੇ ਵਸੂਲ ਕਰਕੇ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਉਹਨਾਂ ਦੇ ਹੱਕ ਵਿੱਚ conveyance deed ਤਸਦੀਕ ਕੀਤੀ ਗਈ ਹੈ, ਉਹਨਾਂ ਦੇ ਮਕਾਨਾਂ ਦੇ NOC, Mortgage, Death Case Transfer ਵੀ ਗਮਾਡਾ ਵੱਲੋਂ ਹੀ ਨਿਪਟਾਏ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ, ਪ੍ਰੰਤੂ ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਪੱਧਰ ਤੇ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਲੈਣੀ ਉਚਿਤ ਹੋਵੇਗੀ।

ਸੀਨੀਅਰ ਲਾਅ ਅਫਸਰ 13/9

LA(C)

13/9/2024

ED (Policy)

13/9/2024

A.C.O (U)

13/10/24

SA

-37- ਅਨੁਬੰਧ-9

ਦੀ ਪੰਚਮ ਹਾਊਸਿੰਗ ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਦੀ ਆਗਿਆ ਅਤੇ ਹੋਰ ਸੇਵਾਵਾਂ ਪ੍ਰਦਾਨ ਕਰਨ ਸਬੰਧੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 23.04.2025 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਹਾਜਰ

1 ਮਿਲਖ਼ ਅਫ਼ਸਰ (ਪ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2 ਮਿਲਖ ਅਫ਼ਸਰ (ਪੰਚਮ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
3 ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ।

ਮੀਟਿੰਗ ਦੌਰਾਨ ਦਫਤਰ ਵਲੋਂ ਕਮੇਟੀ ਦੇ ਧਿਆਨ ਵਿਚ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀ ਸਥਿਤੀ ਬਾਰੇ ਵਿਸਥਾਰਪੂਰਵਕ ਦੱਸਦੇ ਹੋਏ ਮਿਤੀ 31.12.2021 ਨੂੰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.07 ਪੇਸ਼ ਕੀਤਾ ਗਿਆ, ਜਿਸ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ-

" ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ-68 ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਸਬੰਧੀ ਫਲੈਟ ਮਾਲਕਾਂ ਨੂੰ Pro rata bais ਤੇ ਚਾਰਜਿਜ ਵਸੂਲ ਕੇ ਮਾਲਕਾਨਾ ਹੱਕ ਦੇਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ ਅਤੇ ਵਸੂਲਯੋਗ ਦੰਡ-ਵਿਆਜ ਮੁਆਫ਼ ਨਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।"

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 05.01.2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨ ਕਰ ਲਈਆਂ ਗਈਆਂ

ਉੱਕਤ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਅਲਾਟੀਆਂ ਦੀਆਂ ਕੰਨਵੇਂਸ ਡੀਡ ਸਹੀ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਹਨ। ਹੁਣ ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਮਲਕੀਅਤ ਤਬਦੀਲੀ ਅਤੇ ਡੈਥ ਕੇਸ ਟਰਾਂਸਫਰ ਲਈ ਕੇਸ ਅਪਲਾਈ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਜਿਸ ਬਾਰੇ ਕਾਨੂੰਨੀ ਸਾਖਾ ਤੋਂ ਰਾਇ ਮੰਗੀ ਗਈ। ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਾਏ ਦੇ ਸਾਰਅੰਸ਼ ਨਿਮਨ ਅਨੁਸਾਰ ਹਨ:-

".....ਜਿਨ੍ਹਾਂ ਅਲਾਟੀਆਂ ਤੋਂ ਬਕਾਇਆ ਰਾਸ਼ੀ pro-rata basis ਤੇ ਵਸੂਲ ਕਰਕੇ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਹੱਕ ਵਿੱਚ conveyance deed ਤਸਦੀਕ ਕੀਤੀ ਗਈ ਹੈ, ਉਹਨਾਂ ਦੇ ਮਕਾਨਾਂ ਦੇ NOC, Mortgage, Death Case Transfer ਵੀ ਗਮਾਡਾ ਵਲੋਂ ਹੀ ਨਿਪਟਾਏ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ, ਪੰਤੂ ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਪੱਧਰ ਤੇ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਲੈਣੀ ਉਚਿਤ ਹੋਵੇਗੀ।"

ਕਾਨੂੰਨੀ ਸ਼ਾਖਾ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਾਏ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵਲੋਂ ਸਮਰੱਥ ਅਥਾਰਟੀ ਨੂੰ ਨਿਮਨ ਅਨੁਸਾਰ ਪ੍ਰਵਾਨਗੀ ਲਈ ਕੇਸ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

".....ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਅਲਾਟੀਆਂ ਦੀਆਂ ਕੰਨਵੇਂਸ ਡੀਡ ਸਹੀ ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਹੋਨ। B

ਹੁਣ ਇਨ੍ਹਾਂ ਫਲੈਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਐਨ.ਓ.ਸੀ, ਮਲਕੀਅਤ ਤਬਦੀਲੀ, ਡੈਥ ਕੇਸ ਟਰਾਂਸਫਰ, ਮਾਰਟਗੇਜ ਆਦਿ ਦੇ ਕੇਸ ਅਪਲਾਈ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਪ੍ਰੰਤੂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ਅਥਾਰਟੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਵਿੱਚ ਇਨ੍ਹਾਂ ਕੇਸਾਂ ਬਾਬਤ ਕੋਈ ਸਪਸ਼ਟਤਾ ਨਾਂ ਹੋਣ ਕਰਕੇ ਅੱਗੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਹੋ ਰਹੀ ਹੈ।

ਇਸ ਸਮੇਂ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਡਿਫਾਲਟਰ ਹੋਣ ਕਰਕੇ ਹੋਂਦ ਵਿੱਚ ਨਹੀਂ ਹੈ ਜਿਸ ਕਰਕੇ ਇਸ ਸੋਸਾਇਟੀ ਦੇ ਐਨ.ਓ.ਸੀ, ਮਲਕੀਅਤ ਤਬਦੀਲੀ, ਡੈਥ ਕੇਸ ਟਰਾਸਫਰ, ਮਾਰਟਗੇਜ ਆਦਿ ਦੇ ਕੇਸਾਂ ਤੇ ਕਾਰਵਾਈ ਸੋਸਾਇਟੀ ਪੱਧਰ ਤੇ ਨਹੀਂ ਹੋ ਰਹੀ ਹੈ। ਜਿਸ ਕਰਕੇ ਸੋਸਾਇਟੀ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਮੁਸ਼ਕਲਾਂ ਦਾ ਸਾਹਮਣਾ ਕਰਨਾ ਪੈ ਰਿਹਾ ਹੈ।

ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੇ ਅਲਾਟੀਆਂ ਦੀ ਮੁਸ਼ਕਲਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ ਪੇਸ਼ ਹੈ ਜੀ:-

(1) ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68 ਦੇ ਅਲਾਟੀਆਂ ਦੇ ਸਾਰੇ ਕੇਸ ਜਿਵੇਂ ਕਿ NOC, Mortgage, Death Case Transfer, Change of Ownership, Duplicate documents, NDC etc. ਦੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਨ ਸਬੰਧੀ। X

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 31.12.2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਵਿੱਚ ਹੋਰ ਸਪਸਟਤਾ ਲਿਆਉਣ ਦੇ ਮੰਤਵ ਨਾਲ ਉਕਤ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨੀ ਯੋਗ ਹੈ। ਕਿਉਂਜੋ ਇਹ ਫੈਸਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਲਈ ਮਿਸਲ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜਣੀ ਯੋਗ ਹੈ ਜੀ।"

ਉਕਤ ਕੇਜੀ ਗਈ ਤਜਵੀਜ ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਗਏ:-

1. Why 'X' would be ordered when 'B' is going on?
2. Will 'X' not flow automatically in view of 'B'?

ਕਮੇਟੀ ਦਾ ਇਕਮੱਤ ਸੀ ਕਿ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਪ੍ਰੇਖਣ ਵਾਜਿਬ ਹਨ, ਕਿਉਂਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਦੀਆਂ ਕੰਨਵੇਅਸ ਡੀਡ ਅਤੇ ਬੇ-ਬਾਕੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ । ਇਸ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਪ੍ਰੇਖਣਾਂ ਸਨਮੁੱਖ ਕਮੇਟੀ ਸਿਫਾਰਸ਼ ਕਰਦੀ ਹੈ ਕਿ ਪੰਚਮ ਕੋਅਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਇਟੀ, ਸੈਕਟਰ-68, ਦੀਆਂ ਕੰਨਵੇਅਸ ਡੀਡ ਅਤੇ ਬੇ-ਬਾਕੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ NOC, Mortgage, Death Case Transfer, Change of Ownership, Duplicate documents etc ਦੇ ਕੇਸਾਂ ਦਾ ਨਿਪਟਾਰਾ ਗਮਾਡਾ ਦੀਆਂ ਪਾਲਿਸੀਆਂ ਅਨੁਸਾਰ ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਤੇ ਕਰਨਾ ਯੋਗ ਹੈ ਜੀ ।

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ | ਮਿਲਖ ਅਫਸਰ (ਪੰਚਮ) | ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ) | ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ

Agenda No. 33.28
(Accounts Branch)

Subject: Re-calculation of Additional Price for Plots in Sector 76–80, SAS Nagar

1. In view of the guidelines issued by PUDA **(Annexure-1)** for the recovery of Additional Price from allottees, the applicable interest on loans raised by GMADA, and the conditions stipulated in the allotment brochure regarding such recoveries, GMADA had calculated an **Additional Price of Rs. 3164.00 per square meter (Annexure-2).** This calculation was based on the report submitted by the District Town Planner (DTP), Mohali regarding the distribution of acquired land across various land use categories in Sectors 76–80, SAS Nagar.

2. The Additional Price was approved in the **30th meeting of GMADA held on 31.03.2023,** under **Agenda Item No. 30.15 (Annexure-3).**

3. In compliance of the decision, demand notices were issued to the allottees of Sector 76-80 for the recovery of Additional Price at the rate of Rs. 3164.00 per Square Meter.

4. Representations to rollback the decision for the recovery of additional price were received and objections were raised that the land falling in other sectors is also being recovered from the allottees of Sec 76-80. President, Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.) has submitted requests vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 **(Annexure-4)** to roll back the recovery of enhanced price of plots and interest there on as the same were not justified. The objections were also raised that the enhanced price has not been loaded to the institutional, commercial, educational sites and the other reserved areas. It was also suggested that the calculations for the additional price be done afresh by taking only the proportionate enhanced compensation of Residential area only out of Rs. 588.44 Crores **(Annexure-5)**, which is applicable for the total area of 1157 Acres.

5. These representations were discussed in various meetings at the level of the then Chief Administrator, GMADA and local MLA. Therefore, as per discussions held in the meetings, DTP, Mohali provided component wise detail of saleable/service areas **(Annexure-6)** and DTP, GMADA also vide letter no. 4594 dated 23/11/2023 **(Annexure-7)** intimated that approximately 80 Acre land acquired for Sector 76-80 falls in other Sectors ie. Sector 85 to 89. Further, DTP, Mohali has intimated regarding the saleable areas under different categories and the recovery of the Additional price amount was re-calculated keeping in view the residential area including Services, 50% of (Educational, Public Building, Veterinary Hospital and Religious) **(Annexure-8)** and excluding the Proportionate area of Residential Land under Land Pooling which comes out to 544.66 acres as per the revised preliminary information provided by the DTP office.
6. Accordingly, the earlier proposal was sent by this office as per re-calculated amount of Additional Price i.e. Rs. 2340.00 per Square Meters **(Annexure-9)**. However, there was a difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali which was yet to be reconciled. This case was then received back from the office of worthy PSHUD **(Annexure-10)** with the remarks to "*give an exhaustive self contained proposal covering everything.*"
7. Consequently, the matter was deliberated upon in the multiple meetings held at various levels and as per discussions, a detailed report was sought from the **DTP, Mohali** regarding the category-wise distribution of saleable area and it was requested to clarify regarding the difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali. DTP , GMADA has provided the detail of area of other sectors included in the area of Sector 76-80 **(Annexure-11).**
8. In the series of discussions held at different levels in the last one and a half years time, it was deliberated upon that since

commercial sites are auctioned by GMADA at higher rates compared to residential plots, the enhanced compensation amount should be disproportionately and more heavily loaded on commercial sites, rather than being equally or uniformly distributed across all categories. As per discussions held in the various meetings, 3 calculations for the recovery of Additional Price have been prepared which are as under:-

Sr. No.	Commercial Area	Additional Price per Square Meter Recoverable from Allottees (Rs.)
1	If Commercial Area is taken as 135% of the Gross Commercial Area **(Annexure-12)**	2555.00
2	If commercial area is taken as 250% of the actual saleable area **(Annexure-13)**	2325.00
3	If commercial area is taken as 300% of the actual saleable area **(Annexure-14)**	2216.00

9. It is also pertinent to mention here that this decision may have huge financial implications in respect of other sectors where enhancement has been paid and is yet to be recovered from allottees as allottees may ask for similar relaxation/waivers in future.

Therefore, agenda is placed before the GMADA Authority for consideration and decision on the following:-

1. To recover the re-calculated amount of Additional Price out of the 3 options calculated at Point no. 8 from the allottes of Sector 76 to 80, SAS Nagar

2. Issuance of Revised Notices to the allottees after approval of the rate mentioned in point no 1 and refund of the excess amount without any interest to the allottees who had deposited against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters.

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23

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 57.05 ਮਿਤੀ 5.07.2018
(ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ)
(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: Guidelines for assessment and recovery of Additional price from the present allottee/transferee of site/area.

ਮੌਜੂਦਾ ਸਮੇ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਹੇਠ ਆਉਣ ਵਾਲੀਆਂ ਸਮੂਹ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆਂ ਵਿਖੇ ਅਲਾਟੀਆਂ ਤੋ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਵੱਖਰੇ ਤੌਰ ਕੋਈ ਵੀ ਵਿਆਪਕ Guidelines ਨਹੀ ਹੈ।

2. ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਬੀ.ਡੀ.ਏ. ਵਲੋ ਪੱਤਰ ਨੰਬਰ 3283 ਮਿਤੀ 4.06.2018 ਰਾਹੀ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ, ਚੰਡੀਗੜ ਵਲੋ ਮਿਤੀ 22.01.2018 ਨੂੰ ਭੂਮੀ ਮਾਲਕਾਂ ਦਾ ਮੁਆਵਜਾ ਵਧਾਇਆ ਗਿਆ ਹੈ। ਵਧੇ ਮੁਆਵਜੇ ਸਬੰਧੀ ਕੋਈ Comprehensive Guidelines ਨਾ ਹੋਣ ਕਰਕੇ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ ਵਲੋ ਅਲਾਟੀਆ ਤੋ ਇਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਸਬੰਧੀ ਇਸ ਦਫਤਰ ਤੋ ਸੇਧ ਮੰਗੀ ਹੋਈ ਹੈ। ਇਸ ਤੋ ਇਲਾਵਾ ਗਮਾਡਾ ਵਲੋ ਵੀ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਵੱਧੇ ਮੁਆਵਜੇ ਦੀਆ ਅਦਾਇਗੀਆ ਕੀਤੀਆ ਜਾ ਰਹੀਆ ਹਨ ਪਰ ਅਲਾਟੀਆਂ ਤੋ ਵਧੇ ਮੁਆਵਜੇ ਦੀ ਰਕਮ ਵਸੂਲਣ ਸਬੰਧੀ ਕੋਈ Comprehensive Guidelines ਨਾ ਹੋਣ ਕਰਕੇ ਕੋਈ ਯਤਨ ਨਹੀ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਪੁਰਾਣੇ ਸਮੇਂ ਦੌਰਾਨ ਕੁੱਝ ਸਕੀਮਾਂ ਵਿੱਚ ਵਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਵਸੂਲੀ ਲਈ ਨੋਟਿਸ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ, ਜਿਨ੍ਹਾਂ ਦੀ ਤਰਜ ਤੇ ਅਲਾਟੀਆਂ ਤੋ ਵਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਵੱਖ-ਵੱਖ ਅਥਾਰਿਟੀਆ ਵਲੋ ਵੱਖਰੀ ਵਿਆਪਕ Comprehensive Guidelines ਬਣਾਉਣ ਲਈ ਜਰੂਰਤ ਮਹਿਸੂਸ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

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-36-

3. ਅਲਾਟੀਆਂ ਤੋਂ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਲੇਖਾ ਸਾਖਾ ਪੁੱਡਾ, ਭੌਂ ਪ੍ਰਾਪਤੀ ਦਫਤਰ ਗਮਾਡਾ, ਕਾਨੂੰਨੀ ਸਾਖਾ ਪੁੱਡਾ ਅਤੇ ਪੁੱਡਾ ਦੀ ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋ ਵੱਖ- ਵੱਖ ਸਮੇ ਤੇ ਵਿਚਾਰ ਵਟਾਦਰਾ ਕਰਨ ਉਪਰੰਤ ਹੇਠ ਦਰਜਾਲੀਆ Comprehensive Guidelines ਪ੍ਰਵਾਨ ਕਰਾਉਣ ਦੀ ਤਜਵੀਜ ਤਿਆਰ ਕੀਤੀ ਹੈ:-

1. Additional Price shall be recovered from only those allottees who have been allotted site/plot by way of draw of lots or by calling application at tentative price with clear condition in the allotment letter that Additional Price on account of enhancement of compensation of the land shall be payable by the allottee.
2. Additional Price shall not be recovered from the property allotted through open auction or bidding or e-auction, whether it is residential or commercial and where no specific condition regarding payment of Additional price by the allottee, is imposed in the allotment letter.
3. The proportionate enhancement cost of compensation of such plot/site allotted by way of auction or bidding or e-auction shall be borne by the concerned Authority.
4. The rate of Additional Price shall be charged at per Square meter from the present allottee/transferee of site/area irrespective of their allotment Price or date of allotment.
5. Additional Price would be payable by the present allottee/transferee of site/area within 30 days of issue of the demand notice of the Additional Price either in lumpsum or in installments with 12% interest per annum. If present allottee/transferee of site/area opts for installments, then 25% of the Additional Price will be payable by the allottee/transferee of site/area within 30 days of issue of the demand notice of Additional Price and balance 75% shall be payable in three half yearly installments with 12% p.a interest with first installment becoming due after 6 months from the date of issue of demand notice.
6. If the present allottee/transferee of site/area fails to pay the amount of installment of Additional Price in time, then penal interest of @. 18% p.a. will be charged on the default amount. This shall be without prejudice to the right of Development Authority to initiate action as per the provisions of the Punjab Regional and Town Planning and Development Act, 1995.

2

-35-

7. While calculating the Additional Price of particular Urban Estate/Sector/ Scheme, the cost of land under public utilities/common amenities of that Urban Estate/Sector/Scheme shall be loaded to the net planned area of the scheme.

8. Where the total area of particular Urban Estate/Sector/Scheme includes unsold area which is yet to be sold then the cost of Additional Price of eligible unsold area is to be first borne by the concerned Development Authority and thereafter, while fixing allotment price of that unsold plot/site, the amount of Additional Price is to be considered in the allotment Price/Reserve Price of plot/site.

9. The Additional Price shall be calculated uniformly for all types of properties irrespective of the allotment price and date of allotment.

10. Accounts Branch of Head Office of the Concerned Development Authority will calculate the Additional Price upon specific reference from Estate Office/Land Acquisition Collector with the help of the following formula and after getting approval of Competent Authority, inform the same to the concerned Estate Officer for its recovery from the respective present allottee/transferee of site/area:-

Sr. No.	Particulars	Amount
i)	Total liability on account of Acquisition Cost including enhanced Compensation and interest awarded by all Courts for the Land measuring acres up to dated	Original Cost + A.P
ii)	Less:- Cost of acquisition of Land and compensation existing at the time of launch of first scheme for allotment.	
iii	Net enhancement (i-ii)	
iv	Saleable area on which cost of Additional Price is to be loaded in per Square Meter as per layout plan (Excluding land pooling area).	
v	Total Additional Price per Square Meter (iii/iv)	
Vi	Less:- Additional Price already recovered earlier per Square Meter.	
vii	Balance Additional Price to be recovered per Square Meter.	

11. The recovery of Additional Price from the present allottee/transferee of site/area shall be made by the concerned

3

-36-

Estate Officer of the Development Authorities by issuing demand notices through registered post. The concerned Estate Officer may also get publish a public notice in this regard in at least two leading newspaper (One English & One Punjabi).

4. ਇਸ ਲਈ ਇਹ Comprehensive Guidelines ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਹੇਠ ਆਉਣ ਵਾਲੀਆਂ ਸਮੂਹ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆਂ ਤੇ ਲਾਗੂ ਹੋਣਗੀਆਂ।

5. ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 14.01.2019 ਨੂੰ ਹੋਈ 89ਵੀ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਇਟਮ 89.02 (ਅਨੁਲੱਗ-1) ਵਿੱਚ ਪੈਰਾ ਨੰ: 3 ਅਤੇ 4 ਵਿੱਚ ਦਿੱਤੀਆਂ ਤਜਵੀਜਾਂ ਵਿਚਾਰੀਆਂ ਗਈਆਂ ਸਨ ਅਤੇ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵਲੋਂ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ (ਅਨੁਲੱਗ-2) ਦਿੱਤੀ ਜਾ ਚੁੱਕੀ ਹੈ।

6. ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵਲੋਂ ਅਜੰਡਾ ਆਇਟਮ 89.02 ਦੇ ਪੈਰਾ ਨੰ: 3 ਅਤੇ 4 ਵਿੱਚ ਦਿੱਤੀਆ ਤਜਵੀਜਾਂ ਸਮੂਹ ਅਥਾਰਿਟੀਆ ਤੇ ਲਾਗੂ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਕੋ-ਚੇਅਰਮੈਨ, ਪੁੱਡਾ/ ਸਪੈਸਲ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆ ਜੀ ਦੇ ਹੁਕਮ (ਅਨੁਲੱਗ-3) ਲਏ ਗਏ ਹਨ। ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਪੱਤਰ ਨੰਬਰ: ਪੁੱਡਾ/ ਪਾਲਿਸੀ/2019/3728-39 ਮਿਤੀ 7.02.2019 (ਅਨੁਲੱਗ-4) ਰਾਹੀ ਇਹ ਹੁਕਮ ਲਾਗੂ ਕਰਨ ਲਈ ਸਮੂਹ ਅਥਾਰਿਟੀਆ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ। ਕੋ-ਚੇਅਰਮੈਨ, ਪੁੱਡਾ/ ਸਪੈਸਲ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆ ਜੀ ਵਲੋਂ ਇਸ ਦੀ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚੋ ਲੈਣ ਦੇ ਵੀ ਹੁਕਮ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ।

7. ਇਸ ਲਈ ਪੈਰਾ ਨੰਬਰ 6 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦਾ ਅਜੰਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਹਿੱਤ ਪੇਸ ਹੈ ਜੀ।

4

ਅਨੁਲੱਗ-2

-197-

Sr no	Particulars	Amount (Rs) without interest	Amount (Rs) with interest @ 8%
i)	Total Liability on account of acquisition cost including enchance compensation and interest awarded by all courts for the land		
ii)	Less Cost of acquisition of land and compensation existing at the time of launch of first scheme for allotment		
iii)	**Net Enhancement [(i) - (ii)] - value of enhanced compensation**	3,004,170,437	5,884,371,898
iv)	Saleable area on which cost of Additional Price is to be loaded in per sq mtr as per layout plan (Excluding land pooling area)	1,859,514	1,859,514
v)	**Total Additional Price per sq mtr (iii/iv)**	1,616	3,164
vi)	Less: Additional Price already recovered earlier per sq mtr	-	-
vii)	**Balance Additional Price to be recovered per sq mtr**	1,616	3,164

Note

1 EO to recover the AP against sites sold

2 AP relating to sites sold through auction will be borne by the Authority

3 AP relating to sites unsold will be added to the reserve price of the sites whenever sold through auction or allotment

ਅਨੁਲੱਗ- 3

-263-

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

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ
   ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
3. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
   ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-1,ਚੰਡੀਗੜ੍ਹ।
5. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
   ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
   ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
   ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
7. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
   ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਪੱਤਰ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2023/ ਮਿਤੀ:

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-03-2023 ਨੂੰ ਦੁਪਹਿਰ 12:00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪਜੀ ਨੂੰ ਸੂਚਨਾਂ ਹਿੱਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।
(ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

-ਦਸਤਖਤ-
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2023/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾਂ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।
(ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

-ਦਸਤਖਤ-
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਗਮਾਡਾ,ਐਸ.ਏ.ਐਸ.ਨਗਰ।

268

ਮੱਦ: 30.14

ਪ੍ਰਰਾਥ ਦੇ ਠੇਕਿਆਂ ਦੀ ਅਲਾਟੀਂਟ ਲਈ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਸਬੰਧੀ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਸ਼ਿਫਾਰਿਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੱਦ: 30.15

Assessment and recovery of Additional price from the present allottee / transferee of Sector 76- 80

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਸ਼ਿਫਾਰਿਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।

ਅਨੁਲੱਗ-4

-1-

278

Please

15.05.23

Urgent

Put up on hl

Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

Regd. No. 5278

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

PATRON	PRESIDENT	SR. VICE PRESIDENT	SECRETARY FINANCE
Raghbir Singh Sandhu Ph 9914467825	Sucha Singh Kalaur M. 9876063235	Major Singh M. [illegible]	G. S. Pathania M 9872983093

GENERAL SECRETARY
Ranjit Singh
M. 9876670485

JOINT SECRETARY
Harmesh Lal
M. 9417279320

PRESS SECRETARY
Sardul Singh Poonian
M. 9463838089

LEGAL ADVISOR
Amrik Singh Ashok Kumar
M 9914444017
8427660722

ORGANIZING SECRETARY
Gurmail Singh Dhinsh
M. 9417146277

OFFICE SECRETARY
Darshan Singh
M 9463955535

ADVISOR
Sukhdarshan Singh
M. : 9417780396

Dyal Chand
M. 9779457681

Attested
1/06
15.5.23

Ref. No S/20.1---3

Dated. 11.5.2023

To

1. Hon'ble Chief Minister, Punjab.

2. The Secretary to Government of Punjab,
Department of Housing and Urban Development,
Chandigarh.

3. The Chief Administrator,
Greater Mohali Area Development Authority,
S.A.S.Nagar (Mohali).

Subject: **Request to roll back/ revoke the decision of enhancement of rates on plots and recovery of additional price from the allottees/transferees in sector 76 to 80, S.A.S.Nagar.**

Respected sir,

We have come to know from the reliable sources that GMADA has enhanced the prices of all types of plots in sector 76 to 80, S.A.S.Nagar and also has decided to recover the additional price of plots from the present allottees and transferees. We would like to put the following points for your kind perusal and consideration and favourable action regarding rolling back the decision taken for enhancement of rates of plots in sector 76 to 80, S.A.S.Nagar.

1. At the outset, we want to put forth the facts that the scheme for allotment of 3950 plots in sector 76 to 80 S.A.S.Nagar was launched on 27.11.2000 by PUDA/GMADA even without acquiring the whole land to be required for the said purpose. This action of PUDA/GMADA lead undue delay in allotment of plots to the allottees followed by multiple court cases. Hence, leading to mental and financial harassment to the allottees. Even till date, more than after 22 years after, the entire land has still not be taken over by GMADA/PUDA and GMADA could not allot/hand over the possession of plots to more than 100 allottees/transferees which clearly reflects a total failure of GMADA/PUDA in performing their official duties.

2. The allottees had deposited 10% of hard earned money in December, 2000/ January 2001 with the application submitted for draw of lots and further successful allottees deposited additional 15% amount of the total price of the plot in the month of May, 2001 onwards. However , the possessions of the plots have not been handed over to many allottees/ transferees till date for the reasons best known to GMADA whereas such allottees have already completed all the formalities as demanded by GMADA. PTO

279

-2-

3. The 25% of the total price of the plots have already been deposited by the allottees which come to the tune of Rs.82.7 crores approx. If we calculate the interest at the rate of 10% on this amount upto March 2023, it comes out to be Rs.183 Crores approx. This amount is calculated upto first draw only. If interest on deposits is calculated as per subsequent draws, the interest will increase many folds.

4. The construction cost is increased more than three times since 2002. The plot holders are already under the burden of increased costs of the material and labour as its is clear from the comparison given below:-

Item	Rates in 2002(Rs)	Rates in 2008 (Rs.)	Rates in 2013 (Rs.)	Rates in 2023. (Rs.)
Bricks (1000)	1600	2600	5500	7500
Stone agg. Cft.	8	12	35	40
Sand cft.	6	10	32	40
Steel	17	37	51	75
Cement	170	235	300	400
Labour (Raj Mistri per day	500	700	800	1000
Labour Majdoor, per day	250	350	400	500

It is clear from the above position that the construction cost has increased more than three times since 2002. If the possession of plots were handed over to the allottees in the year 2002, this extra burden on the allottees could have been avoided.

5. The cost index has increased more than double since 2002.The below table from quarterly and annual construction cost index for Punjab State (Base 1999-2000=100) by Economic and Statistical Organization, Punjab confirms the same.

Year/Quarter	Cost index of building material (Group A)	Cost index for wages of labour (Group B)	Building Construction cost index number
2002	106.85	111.52	108.15
2009	182.40	180.07	181.76
2017	270.93	309.35	---------
2022	----------	---------	----------

-280-

-3-

6. The land in sectors 76 to 80, S.A.S.Nagar has been earmarked for various purposes as mentioned below:-

Type of Land	Size
A. Commercial	100 acres approx.
B. Educational	60 acres approx.
C. Public Building	40 acres approx.
D. Societies	30 acres approx.

If we calculate the value of above said land on average basis (Gmada rates), it comes out Rs. 3000 crores. This amount does not include the value of approximately 25 acres of reserve land and commercial area adjoining the 150 ft. wide road connecting sectors 85 to 87. This land was acquired under the same scheme of sectors 76 to 80. The net value of above said land comes out to much mote than Rs. 3000 crores. This clearly indicates that after paying the handsome amount to the farmers/land owners and keeping reserve funds for future development, GMADA will still be in a comfortable position of profit.It is not understood why GMADA is unable to pay the enhanced amount of compensation to the farmers and land owners from this profit.

7. **It is pertinent to mention here that on behalf of State Government and itself, PUDA/GMADA has already submitted in a written statement dated 14.7.2005 in the Hon'ble Punjab and Haryana High Court in the Civil Writ Petition no. 8766 of 2005 titled as Ashok Kumar and Others versus State of Punjab and Others which reads as under:-**

> **" That realizing the difficulty faced by the allottees due to pendency of the Land Acquisition Cases in this Hon'ble Court, it is ot out of place to mention here that in order to protect the interests of the allottees like the petitioners, the Finance and Accounts Committee in its 47th meeting held on 8.4.2005 has**

281

— 4 —

decided that any revision of rates will not be applicable in case of residential plots where letter of intent has already been issued at the existing rates as in case of sectors 76 to 80, S.A.S.Nagar, Mohali."

8. GMADA has already paid amount of enhanced compensation to the land owners from the year 2006 onwards, but GMADA never demanded money from the transferees till date as GMADA already had given written statement before the Hon'ble Punjab and Haryana High Court as mentioned above in the Writ Petition that it will give the plots to the allottees/transferees on the rates which were offered them by GMADA in the Letter of Intent. After the commitment given by GMADA in the above said writ petition, GMADA never stated in any court case or before any court of law that it will revise the prices of plots in sectors 76 to 80, S.A.S.Nagar on the enhancement of compensation and to recover the additional price from the allottees and transferees. GMADA has already given No Due Certificates to the allottees and transfereeswho have paid all dues as demanded by GMADA from time to time after the enhanced compensation was paid by it to the land owners. Now GMADA intend to recover the enhanced compensation with interest till date which is unjust, unfair, illegal and against the law. Therefore, GMADA has no right to recover the additional price and interest from the allottees and transferees.

9. GMADA has huge number of commercial plots, plots for public buildings, plots for schools, vacant residential plots which will be auctioned by GMADA and will earn thousands crores of rupees from the said auction. Without adjusting the amount, to be earned by GMADA in auction in future, in the payment of enhanced compensation, it has no right to take any action to recover any amount from the allottees and transferees of sectors 76 to 80.

10. GMADA has already promised in the written statement given on its behalf and on behalf of State Government in the C.W.P. No. 8766 of 2005 titled as Ashok Kumar and others versus State of Punjab and others that any revision of rates will not be applicable in case of residential plots in sectors 76 to 80. If GMADA will take any action to recover any amount from the allottees and transferees in the name of enhancement of compensation in land acquisition cases or what so ever, it will be a case of contempt of court.

-282-

-5-

11. The price of plots was fixed as per the market rates prevailed in the year 2001 for the area of sectors 76 to 80.

12. S. Sucha Singh Kalaur, President, Sector 76-80 Plot Allotment Sangarsh Committee, S.A.S.Nagar had sent two letters no. Spl-1 dated 13.8.2013 and Spl-2 dated 3.9.2013 to the Chief Administrator, GMADA and the Secretary, Housing and Urban Development, Punjab, Chandigarh, respectively. When the members of the above said committee met the concerned officers at that time they assured them that no additional price of the plots or enhanced compensation what so ever, would be recovered from the allottees and transferees.

Keeping in view the above, it is requested that the decision to recover the additional price of the plots and interest from the allottees and transferees of sectors 76 to 80, S.A.S.Nagar may please be rolled back/ revoked and the notice for the said purpose be not issued to such allottees and transferees

We shall be highly thankful to you, sir.

Yours sincerely,

(Sucha Singh Kalaur)
President,
Sector 76-80 Plot Allotment & Development Welfare Committee(Regd.),
S.A.S. Nagar.(Mohali). M.No.98760 63235

Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

Regd. No. 5278

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

PATRON
Raghbir Singh Sandhu
Ph. : 9914467825

PRESIDENT
Sucha Singh Kalaur
M. : 9876063235

SR. VICE PRESIDENT
Major Singh
M. [redacted]

SECRETARY FINANCE
G. S. Pathania
M. : 9872983093

GENERAL SECRETARY
Ranjit Singh
M. : 9876670485

JOINT SECRETARY
Harmesh Lal
M. : 9417279320

PRESS SECRETARY
Sardul Singh Poonian
M. : 9463838089

LEGAL ADVISOR
Ashok Singh Kumar
M. : 9814224057 9227667892

ORGANIZING SECRETARY
Gurmail Singh Dhinsh
M. : 9417146277

OFFICE SECRETARY
Darshan Singh
M. : 9463955535

ADVISOR
Sukhdarshan Singh
M. : 9417780396

Dyal Chand
M. : 9779457681

Ref. No 4,5,6..... ACA (FB&A) Diary No.....1374..... Date.....13/06/2023

Date 10/6/2023

To

1. Hon'ble Chief Minister, Punjab.
2. The Secretary to Government of Punjab, Department of Housing and Urban Development, Chandigarh.
3. The Chief Administrator, Greater Mohali Area Development Authority, S.A.S.Nagar (Mohali).

Subject: Request to roll back/ revoke the decision of enhancement of rates on plots and recovery of additional price from the allottees/transferees in sector 76 to 80, S.A.S.Nagar.

Respected sir,

It is submitted that we have already requested in our letter dated 11/5/23 sent to your good self in the month of May, 2023 to roll back/ revoke the decision of enhancement of rates of plots and recovery of additional price from the allottees/ transferees in sector 76 to 80, SAS Nagar.

2. It is further requested that the additional price fixed by GMADA @ Rs. 3164/- per square meter is not in accordance with the guidelines approved under Agenda Item No. 57.05 of 57 th meeting of the Punjab Urban Planning and Development Authority held on 5.3.2019 under the chairmanship of the then Hon'ble Chief Minister, Punjab. There is no provision in the above said guidelines to calculate and recover any amount of interest from the allottees/transferees before issuance of demand notice to such allottees/transferees.

3. It is also requested that many of the allottees had approached GMADA office to issue No Due Certificate/ No Objection Certificate for sale of plots to other persons, after issuance of allotment letter/ hand over possession of the plot. GMADA issued such certificates to the seller allottees without performing their duties to recover the "additional price". Now the burden of payment of "Additional Price" lies upon the buyers who do not know the truth about the said matter. Keeping in view the above situation the buyers/ transferees are not liable to pay additional price what so ever.

4. It is submitted that that the PUDA and State Government had already submitted a written statement on in CWP No.8766 of 2005 Ashok Kumar Sharma and others versus State of Punjab and others, on 14.7.2005 that the Finance and Accounts Committee in its 47 th meeting held on 8.4.2005 has decided that any revision of rates will not be applicable in case of

residential plots where Letter of Intent has already been issued at the existing rates as in case of sector 76 to 80, SAS Nagar, Mohali. This fact has not been brought to the notice and discussed in the 57th meeting while deciding the matter regarding enhancement of rates of plots and recovery of additional price from the allottees/transferees of sector 76 to 80, SAS Nagar.

5. Keeping in view the above, it is requested that the decision to recover the additional price of the plots and interest from the allottees and transferees of sectors 76 to 80, S.A.S.Nagar may please be rolled back/ revoked and the notice for the said purpose be not issued to such allottees and transferees

We shall be highly thankful to you, sir.

Yours sincerely,

(Sucha Singh Kalaur)
President,
Sector 76-80 Plot Allotment & Development Welfare Committee(Regd.),
S.A.S. Nagar.(Mohali). M.No.98760 63235

- 10 -

ANTI ENHANCEMENT COMMITTEE SEC 76-80, MOHALI

No. Anti-Enhancement Committee Sec 76-80/ Mohali/ Special- 2 dated 17-09-24

Chief Administrator GMADA Date: 18 SEP 2024

To

The Chief Administrator
GMADA,
S.A.S. Nagar, Mohali.

ACA(F&A)

Subject: Request to Rollback (Revoke) the decision of enhancement on plots and recovery of additional price with 8 % interest from allottees/ transferees/purchasers of sector-76 to 80 S.A.S. Nagar, Mohali.

Respected Sir,

In continuation of this Committee's letter no. Anti-enhancement Committee / 76-80 / Mohali/Special 1 dated 28.08.2024 (copy enclosed) on the subject cited above. I submit the following another point in addition to the points raised in the letter under reference for your kind consideration.

Unjustified recovery of interest @ 8%

The notice of recovery were never issued earlier i.e. before 2023, as such there was no fault of the allottees and there was no justification in charging interest at the rate of 8 % per annual from the allottees for the last more than 15 years. Moreover, there was no such condition in the letter of intent/allotment.

Again request for early resolution and sympathetic consideration of long pending issue.

Thanking you.

Yours sincerely

(Sukhdev Singh Patwari)
Convenor
Anti-Enhancement Committee
Sector 76-80 S.A.S. Nagar
Mb: 9915333668

Encl.:- As above.

SAO(CA)

ACA (F&A)
Despatch No. 736533
Date. 19.9.24

SO(F)/CA
Regd Admn.

Chief Administrator GMADA
Date: 06 SEP 2024

To,
The Hon'ble Chief Minister.
Punjab.

The Secretary to Govt. of Punjab,
Department of Housing and Urban Development.

The Chief Administrator,
GMADA,
SAS Nagar, Mohali.

ABC-76-80/ 28-08-2024

Subject:

Request to Rollback (Revoke) the decision of enhancement of rates on plots and recovery of additional price with 18% interest from allottees/Transferees/Purchaser of Sector 76 to 80 SAS Nagar

Respected Sir,

1. We the Residents of sector 76-80 would like to put the following points for your kind consideration and favourable action regarding rolling back the decision of enhancement of plots in sectors 76-80.

2. Plot Allotment scheme was launched on 27-11-2000 by PUDA/GMADA for 3950 Plots without acquiring the total land. This led to undue delay in plot allotment followed by multiple court cases, hence leading to mental and financial harassment to allottees which clearly reflects inadequate planning by PUDA/GMADA.

3. The allottees had deposited 10% of their hard earned money in December 2000 and further successful allottees deposited additional 15% i.e. total 25% cost of a plot in May 2001. However plots were not handed over to allottees. The first draw of plots was held in 2007 where few allottees were given plot numbers. Total 5 draws were held in 2008 onwards. Still about 100 allottees have not been allotted plots till date. By this time the cost of construction as per Govt. of Punjab cost index increased three times (Copy Enclosed), putting additional burden on allottees. This again reflects inadequate planning by PUDA/GMADA.

4. The total interest earned by PUDA/GMADA on the deposit of 25% cost of plot from year 2000 till the last draw in 2012 and also from plots still not allotted works out to be more than **200 crores**.

5. Enhancement was also proposed by GMADA in 2013

(a) Rs. 750 per sq. yard for upto 200 sq. yard plots

(b) Rs. 850 per sq. yard for 201 to 500 sq. yard plots

(c) Rs. 910 per sq. yard for above 501 sq. yard plots

6. However, this was verbally rolled back by Chief Administrator Mr. A.K. Sinha as the survey was done in 2013(Copy Enclosed) where GMADA would make profit of 3000 Crores by selling commercial property. Three letters were written to CA GMADA asking for present position of the above mentioned enhancement on 29-8-2013, 19-11-2013 and 24-01-2014, but no response has been received from GMADA till date.

7. We fail to understand why GMADA is now asking enhancement after 10 years that too with 8% interest which is illogical as even banks today do not charge such high rates of interest.

8. The scheme was 1264.25 Acres for 3950 Plots however only 3930 plots were catered. It is pertinent to mentioned that 80 Acres of land was acquired under the above scheme from sector 85-89 on 150 feet road outside sector 70-80 for commercial purposes.

9. The breakdown of land is tabulated below :-

Sl No.	Land Allotee	Area (Acres)
(a)	Radhaswami Satsang	200.00
(b)	Judicial Complex and societies	35.18
(c)	Commercial	99.46
(d)	Public Building	50.96
(e)	Educational	43.20
(f)	Reserve Land	24.87
(g)	M S Flats	41.56
(h)	Bus Stand now Stadium	19.13
(j)	Public Corp Offices	5.70
(k)	Outside 76-80 Sectors	80.00
(l)	Future planning in sector 80	10.06
(m)	Judge complex	72.14
(n)	Guru Ashra	2.92
(p)	Maharaja Ranjit Singh Academy	0.74

(q)	Punjab School Education Board	1.23
(r)	Religious Places	1.42
(s)	Gurdwara Mata Sunder Kaur Ji (sold for Flats Sec 77)	2.67
(t)	Land Acquired under new rule 2013	102.00
(u)	**Total Land**	**793.50**
(v)	**Total Land Acquired**	**1264.25**
(w)	**Balance Land (v – u)**	**470.75**

10. Balance Land Includes Roads, Resident plots, parks, waterworks (2.16 Acres), EGS, Vet Hospital, Fire Station, Electricity Grid (4.59 Acres) etc

11. Total of 3930 Plots were catered, however as per Maps (NAKSHAS) of sectors 77-80 total plots are shown as 5050 i.e. 1120 more plots than the scheme. As per reply to RTI(Copy Enclosed) total plots are 5216 i.e. 1236 more plots than the scheme. GMADA would earn Huge Amount by selling these extra plots. GMADA would also earn Huge Amount from the 80 Acres of land(Commercial Purpose) acquired outside sector 76-80 and 10.06 Acres of land(Reserved for future planning) of Sector 80.

12. A few Commercial/Educational Sites sold by GMADA are as follows:

Sl No.	Site	Reserve Price	Sold	Remarks
(a)	Booths	As of 2013, Rs. 12 Lac Ground Floor, Rs. 8Lac First Floor	Amount Rs. 19,70,32,675. 00	Number of Booths sold not disclosed by GMADA
(b)	SCO	As of 2014, Rs. 680.00 Lac	Unknown	Number of SCOs sold and amount not disclosed
(c)	Shivalik School Sector 78	As of 2014, Rs. 15,92,36,000.00	Sold	Amount not disclosed
(d)	Amity School Sector 79	Unknown	Sold	Amount not disclosed
(e)	National Wonder Smart School Sector 79	Unknown	Sold	Amount not disclosed
(f)	Land earmarked for Gurdwara Mata Sunder Kaur Ji (2.67 Acres) Sector 77	Unknown	Sold	Sold for Flats

13. The cost of plots was fixed at prevailing market rates in 2000 for sector 76-80, hence enhancement cannot be charged in such a scenario as directed by Hon'ble High Court Punjab and Haryana for Samrala road Ludhiana in 1992.

14. In view of the above it is requested that the entire enhancement may please be rolled back/Revoked. The Allottees are already overburdened due to the increased cost of construction.

Looking forward for early resolution of long pending issue.

Yours sincerely

Anti Enhancement Committee

Sector 76-80, S.A.S. Nagar

Encls:

1. Breakdown of Plots
2. Survey report of 2013
3. Reply to RTI
4. Construction Cost Index of Govt. of Punjab

I [illegible] 9915333668

2. [illegible] (JARNAIL SINGH) 9815205878

3 [illegible]

4 Major Singh 9463309179

5 Rajan Kumar 9872615728

6 Sucha Singh 98141-51678

- 26 -

Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

Regd. No. 5278

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

PATRON
Raghbir Singh Sandhu
Ph 9914467825

PRESIDENT
Sucha Singh Kalaur
M 9876063235

SR. VICE PRESIDENT
Major Singh
M 9463309379

SECRETARY FINANCE
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PRESS SECRETARY
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M 9914444017

ORGANIZING SECRETARY
Gurmail Singh Dhinsh
M 9417146277

OFFICE SECRETARY
Darshan Singh
M 9463955535

ADVISOR
Sukhdarshan Singh
M 9417780396

Dyal Chand
M 9779457681

Ref No 926

Date 22/5/24

To

S. Bhagwant Singh Mann

Hon'ble Chief Minister, Punjab-cum-Chairman,

Greater Mohali Area Development Authority,
PUDA Bhawan, Sector 62, SAS Nagar.

Subject: - Representation to roll back/revoke the decision of assessment and recovery of additional price from the allottees and transferees of Sectors 76 to 80, Mohali.

Respected Sir,

I am to submit that on having been issued notices to a number of allottees/purchasers of residential plots by the Estate Officer GMADA, Mohali we made various requests vide registered letter dated 11.5.2023,10.6.2023,25.8.2023,13.10.2023and 4.4.2024 to roll back the recovery of enhanced price of plots and interest there on as the same were not justified but no action has been taken by the GMADA authorities so for. It is once again reiterated that the basis on which notices have been issued are not justified and deserve to be withdrawn in view of the position stated below: -

i. It has been noticed that while calculating enhanced price of plots, against enhanced compensation of Rs300.41 Crore GMADA has claimed Rs 588.43 Crores. This includes an amount of Rs.288.02 crores on account of interest, which is wrong and illegal as there is neither any provision in the Act, Rules and Regulations of GMADA nor any condition in the allotment letters issued to the allottees. Besides, there is no

Please examine

22/5/24

ACA I/c A Please put upon file

23/5/24

SAO(A) 24/5/24 SO(A) 28/5

SA Alog

Good 23/5/24

SA Alog SO(A) 28/5/24

Related to SAA-1

fault of allottees as notices of recovery were never issued earlier at the time of payment of enhancement by GMADA.

ii. As per information collected from the GMADA through various RTIs, the cost price of plots developed by the GMADA works out to Rs 1774/- per Sq Yard as on 2001(including cost of land and development etc.) whereas, the GMADA, foreseeing the future element of enhancement has allotted plots@ Rs 3350 per sq. yard for plot size up to 200 sq. yards, Rs 3750 for size above 200 sq yard and up to 500 sq yard and Rs 3900/- per sq. yard for plots above the size of 500 sq yard. The detailed calculations are attached as per annexture -A to this letter.

iii. The fact of considering and including the element of enhancement price of the plots, while fixing initial rates, is further supported by the ensuing facts. On the basis of information collected from GMADA it came to light that the sale price of plots after charging initial cost of purchase of land, enhanced compensation of land, administrative charges, development charges, maintenance charges, subsidy for public utility and profit margin of GMADA works out to Rs 3184/- per sq yard, which means that after charging enhanced price of land, GMADA had good margin of sale money with them, the sale price being Rs3350/- to 3950/- per sq yard as mentioned in para -i above. The detailed calculations are depicted in Annexure -B of this letter. A comparison of amount already recovered from allottees on the basis of cost of land in 2001 with that of enhanced cost of land, including initial cost of land (Annexure -C) would reveal that GMADA authorities have already made excess recovery of Rs.39.03 Crore (Annexure—C) from allottees.

iv. Out of 1265.25 acres of land, shown as purchased initially for fixing per square yard rate, to be charged from allottees, 102 acres land was subsequently acquired under land pooling scheme and about 80 acres land falls under Sector 85-90. Further, based on cost price of Rs 1774/- per sq yard, GMADA had recovered @ Rs 3350 to 3950 per sq yard. Taking minimum rate of Rs 3350/ - per sq yard GMADA has

already recovered an amount of Rs 388.10 crore in excess as depicted in Annexure D of this letter. Thus, additional demand of Rs 300.41 crores calculated by GMADA should be adjusted against already recovered excess amount from the allottees.

v. The amount earned and yet to be earned by GMADA from auction of commercial property is also required to be taken into account while working out loss or profit of GMADA from this scheme.

Keeping in view the above facts, it is quite evident that the rates fixed by GMADA at the time of allotment are much more to take care of the enhancement and other costs involved. The GMADA has still sufficient balance as excess recovered from the allottees. Thus, issue of demand notices is not at all justified.

It is, therefore, humbly requested that the matter may kindly be re-examined in light of the above facts and issue of demand notices closed at the earliest as there is strong feeling of resentment and disappointment amongst the allottees against the unreasonable demand of enhancement price.

Thanking you in anticipation.

Yours faithfully,

Sucha Singh Kalra 29/8/24

Annexure-A

Cost analysis for fixing the reserve rates of residential plots of Sectors 76-80 at S.A.S. Nagar for old allottees (**calculated on the basis of original acquisition cost per acre in 2001)**

S.No	Particulars	Figures in Lacs	
1	Cost of acquisition of land including structures etc per acre as per LAC Letter No 8574 Dated 21.9.2012 i. Original acquisition cost during 2001(16576 Lacs/1265.25, acre	13.10	
2.	Admn. Charges @3% on land cost (1+2)	0.14	
3.	Total land cost per acre (1+2+3)	13.50	
4	Development cost per acre as intimated by Divisional Engineer (HQ) vide letter No2251 dated30.5.2013(19075.235 Lac/1065acre Annexture C	17.91	
5	Maintenance charges@2.5 % P A on development cost for 5 years (5+6)	2.24	
6	Total Development cost (5+6+7)	20.05	
7.	ADMN charges@10% on dev. Cost	2.02	
8	Add 10 % profit margin on (Land + Dev cost)4+8	3.36	
9	Total cost per acre (4+8+9+10)	39.02	
10	Add cross subsidy of 10% for public utility	3.90	
11	Total cost of saleable 50% i.e.,2420 sq yard (11+12)	42.92	
12	Rate per sq yard of saleable area (2420 sq yard) i.e.50 % of the developed area (42,92,000/2420)	1774/- per sq yard	

Annexure -B

Cost analysis for fixing the reserve rates of residential plots of Sectors 76-80 at S.A.S. Nagar for old allottees(**calculated after taking into account original cost of land plus enhancement paid up to 2023)**

S.No	Particulars	Figures in Lacs	
1	Cost of acquisition of land including structures etc per acre as per LAC Letter No 8574 Dated 21.9.2012(Annexure A) i. Original acquisition cost during 2001(16576 Lacs/1265.25, acre ii. Enhanced compensation paid after 2001 to 31.3.23 including interest etc-30000 lacs/1163.25 acres (1265.25 Acre minus 102 Acre{land pooling}) iii. Total Cost(i+ii)	13.10 25.79 38.89	

2.	Admn. Charges @3% on land cost as per 1(iii) above	1.17	
3.	Total land cost per acre (1+3)	40.06	
4	Development cost per acre as intimated by Divisional Engineer (HQ) vide letter No2251 dated30.5.2013{19075.235 Lac/1065acre Annexture C	17.91	

5.	Maintenance charges@2.5 % P A on development cost for 5 years (5+6)	2.23	
6	Total Development cost (5+7)	20.14	
7.	ADMN charges@10% on dev. Cost	2.02	
8	Add 10 % profit margin on (Land + Dev cost)4+8	6.02	
9	Total cost per acre (4+8+9+10)	68.24	
10	Add cross subsidy of 10% for public utility	6.82	
11	Total cost of saleable 50% i.e.,2420 sq yard (11+12)	77.06	
12	Rate per sq yard of saleable area (2420 sq yard) i.e.50 % of the developed area (77,06,000/2420)	3184/- per sq yard	

Annexure-C

Calculations in support of excess amount already recovered by GMADA on saleable area (compared with basic rate per sq. yard charged/chargeable for plots of size up to 200 Sq. Yard)

1. **Total cost of land (as in 2001) already recovered**

Saleable area **=2351187 sq.yard**

Rate already charged for plots size up to 200 sq yard =Rs 3350/-per sq.yd y

Total amount recovered- 2351187x3350 **=Rs 787.65 crore**

2. **Total cost of land including enhanced**

acquisition cost paid.

Rate per sq. Yard **=Rs3184/- Per sq. Y**

Total amount recoverable-2351187x3184 **=Rs 748.62 crore**

3. **Amount already recovered in excess (1-2)** **=Rs 39.03 crore**

Note:-If comparison is done with rates charged for plots sizes above 200 sq. yard also the amount already recovered in excess will increase.

Annexure -D

Calculations in support of excess amount already recovered by GMASDA on saleable area on account of land acquired under land pooling, land falling in sectors 85 to 90 and excess amount recovered initially.

1	1. Land acquired under land pooling scheme---102 Acres 2. Cost per acre as worked out in 2001=13.10 Lacs 3. Total cost of land 102X13.10=13.36 Crores	13.36 Crores	
2	Land falling under sectors 85 to 90=32 Acres Tost Cost-32x13.10=4.19Crores	4.19 Crores	
3	Cost already recovered in excess. Total Saleable area=2148985 Sq Meter say2351187 sq yards Difference in rate=3350-1774=1576 per sq yard- Amount of excess recovery 2351187 x1576=370.55 crores	370.55 Crores	
4	Total excess already recovered by GMADA 1+2+3 13.36+4.19+370.55Crores	388,10 crores	

– 23 –

Sector 76-80 Plot Allotment Welfare Committee

S.A.S Nagar (Mohali)

H.O. 2676 Sector 79 SAS Nagar Mohali

No. PAWC/01/24

Regd 5113

25 August 2024

Chief Administrator GMADA Date: 27 SEP 2024

To.

The Hon'ble Chief Minister

Punjab

The Secretary to Govt. of Punjab

Department of Housing and Urban Development

The Chief Administrator

GMADA

SAS Nagar Mohali

Subject:

Request to Rollback (Revoke) the decision of enhancement of rates on plots and recovery of additional price with 18% interest from allottees/Transferees/Purchaser of Sector 76 to 80 SAS Nagar

Respected Sir,

1. We the Residents of sector 76-80 would like to put the following points for your kind consideration and favourable action regarding rolling back the decision of enhancement of plots in sectors 76-80.

2. Plot Allotment scheme was launched on 27-11-2000 by PUDA/GMADA for 3950 Plots without acquiring the total land. This led to undue delay in plot allotment followed by multiple court cases, hence leading to mental and financial harassment to allottees which clearly reflects inadequate planning by PUDA/GMADA.

3. The allottees had deposited 10% of their hard earned money in December 2000 and further successful allottees deposited additional 15% i.e. total 25% cost of a plot in May 2001. However plots were not handed over to allottees. The first draw of plots was held in 2007 where few allottees were given plot numbers. Total 5 draws were held in 2008 onwards. Still about 100 allottees have not been allotted plots till date. By this time the cost of construction as per Govt. of Punjab cost index increased three times(Copy Enclosed), putting additional burden on allottees. This again reflects inadequate planning by PUDA/GMADA.

ACA (F&A)
Despatch No. 741530
Date 30-9-24

4. The total interest earned by PUDA/GMADA on the deposit of 25% cost of plot from year 2000 till the last draw in 2012 and also from plots still not allotted works out to be more than **200 crores**.

5. Enhancement was also proposed by GMADA in 2013

(a) Rs. 750 per sq. yard for upto 200 sq. yard plots

(b) Rs. 850 per sq. yard for 201 to 500 sq. yard plots

(c) Rs. 910 per sq. yard for above 501 sq. yard plots

6. However, this was verbally rolled back by Chief Administrator Mr. A.K. Sinha as the survey was done in 2013(Copy Enclosed) where GMADA would make profit of 3000 Crores by selling commercial property. Three letters were written to CA GMADA asking for present position of the above mentioned enhancement on 29-8-2013, 19-11-2013 and 24-01-2014, but no response has been received from GMADA till date.

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9. The breakdown of land is tabulated below :-

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(l)	Future planning in sector 80	10.06
(m)	Judge complex	72.14
(n)	Guru Ashra	2.92
(p)	Maharaja Ranjit Singh Academy	0.74

(q)	Punjab School Education Board	1.23
(r)	Religious Places	1.42
(s)	Gurdwara Mata Sunder Kaur Ji (sold for Flats Sec 77)	2.67
(t)	Land Acquired under new rule 2013	102.00
(u)	**Total Land**	**793.50**
(v)	**Total Land Acquired**	**1264.25**
(w)	**Balance Land (v – u)**	**470.75**

10. Balance Land Includes Roads, Resident plots, parks, waterworks (2.16 Acres), EGS, Vet Hospital, Fire Station, Electricity Grid (4.59 Acres) ~~etc~~ and all Societies

11. Total of 3930 Plots were catered, however as per Maps (NAKSHAS) of sectors 77-80 total plots are shown as 5050 i.e. 1120 more plots than the scheme. As per reply to RTI(Copy Enclosed) total plots are 5216 i.e. 1236 more plots than the scheme. GMADA would earn Huge Amount by selling these extra plots. GMADA would also earn Huge Amount from the 80 Acres of land(Commercial Purpose) acquired outside sector 76-80 and 10.06 Acres of land(Reserved for future planning) of Sector 80.

12. A few Commercial/Educational Sites sold by GMADA are as follows:

Sl No.	Site	Reserve Price	Sold	Remarks
(a)	Booths	As of 2013, Rs. 12 Lac Ground Floor, Rs. 8Lac First Floor	Amount Rs. 19,70,32,675. 00	Number of Booths sold not disclosed by GMADA
(b)	SCO	As of 2014, Rs. 680.00 Lac	Unknown	Number of SCOs sold and amount not disclosed
(c)	Shivalik School Sector 78	As of 2014, Rs. 15,92,36,000.00	Sold	Amount not disclosed
(d)	Amity School Sector 79	Unknown	Sold	Amount not disclosed
(e)	National Wonder Smart School Sector 79	Unknown	Sold	Amount not disclosed
(f)	Land earmarked for Gurdwara Mata Sunder Kaur Ji (2.67 Acres) Sector 77	Unknown	Sold	Sold for Flats

13. The cost of plots was fixed at prevailing market rates in 2000 for sector 76-80, hence enhancement cannot be charged in such a scenario as directed by Hon'ble High Court Punjab and Haryana for Samrala road Ludhiana in 1992.

14. In view of the above it is requested that the entire enhancement may please be rolled back/Revoked. The Allottees are already overburdened due to the increased cost of construction.

Looking forward for early resolution of long pending issue.

Yours sincerely

Commander Gurdev Singh Deol
President
Sector 76-80 Plot Allotment Welfare Committee
SAS Nagar Mohali
Mob:- 9877571472 – 9417196181 (WhatsApp)

Encls:

1. Breakdown of Plots
2. Survey report of 2013
3. Reply to RTI
4. Construction Cost Index of Govt. of Punjab

ਅਨੁਲੱਗ-5

-196-

Year wise payment of Enhanced compensation

Sr. No.	FY	Total			Days	ROI	Interest	TOTAL
1	2006-07	75,879,293	3/31/2007	10/31/2022	5693	0.08	94,680,727	170,560,020
2	2007-08	1,340,628,943	3/31/2008	10/31/2022	5327	0.08	1,565,266,932	2,905,895,875
3	2008-09	221,429,746	3/31/2009	10/31/2022	4962	0.08	240,818,499	462,248,245
4	2009-10	22,274,225	3/31/2010	10/31/2022	4597	0.08	22,442,655	44,716,880
5	2010-11	19,485,276	3/31/2011	10/31/2022	4232	0.08	18,073,795	37,559,071
6	2011-12	775,410,043	3/31/2012	10/31/2022	3866	0.08	657,037,858	1,432,447,901
7	2012-13	59,770,869	3/31/2013	10/31/2022	3501	0.08	45,864,726	105,635,595
8	2013-14	13,395,150	3/31/2014	10/31/2022	3136	0.08	9,207,055	22,602,205
9	2014-15	100,252,917	3/31/2015	10/31/2022	2771	0.08	60,887,854	161,140,771
10	2015-16	207,467,121	3/31/2016	10/31/2022	2405	0.08	109,360,751	316,827,872
11	2016-17	56,784,560	3/31/2017	10/31/2022	2040	0.08	25,389,699	82,174,259
12	2017-18	41,649,854	3/31/2018	10/31/2022	1675	0.08	15,290,631	56,940,485
13	2018-19	21,356,223	3/31/2019	10/31/2022	1310	0.08	6,131,869	27,488,092
14	2019-20	46,743,115	3/31/2020	10/31/2022	944	0.08	9,671,343	56,414,458
15	2020-21	-	3/31/2021	10/31/2022	579	0.08	-	-
16	2021-22	1,643,102	3/31/2022	10/31/2022	214	0.08	77,068	1,720,170
Total		**3,004,170,437**					**2,880,201,461**	**5,884,371,898**

ਅਨੁਲੱਗ-6

Master Table of Services Sector - 76 to 80

S. No	Detail	Services	Sector - 76	Sector - 77	Sector - 78	Sector - 79	Sector - 80	Total
1	Residential Area	Including Services (Gross Area)	13.89	141.18	97.42	179.70	140.53	
		Without Service (Net Area)	12.26	85.34	53.45	100.8	63.8	
2	Commercial	Including Services (Gross Area)	0.35	36.13	51.62	47.83	39.41	
		Without Service (Net Area)	0.307	21.84	28.32	26.83	17.89	
3	Religious	Including Services (Gross Area)	226.87	0	0.07	0	0	
		Without Service (Net Area)	200.25	0	0.04	0	0	
4	Public Builing	Including Services (Gross Area)	16.14	27.48	61.90	29.93	23.17	
		Without Service (Net Area)	14.25	16.61	33.96	16.79	10.52	
5	Educational	Including Services (Gross Area)	0	34.33	11.96	15.63	15.68	
		Without Service (Net Area)	0	20.75	6.56	8.77	7.12	
6	Reserved	Including Services (Gross Area)	0.85	13.23	3.72	11.75	17.18	
		Without Service (Net Area)	0.753	8	2.04	6.59	7.8	
7	**Total Area**	**Including Services (Gross Area)**	**258.11**	**252.35**	**226.68**	**284.85**	**235.97**	**1257.96**
		Without Service (Net Area)	**227.82**	**152.54**	**124.37**	**159.78**	**107.13**	
					Area aquired by GMADA			1264.84
					Difference			6.88

ਅਨੁਲੱਗ-7

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

ਸੇਵਾ ਵਿਖੇ

ਵਧੀਕ ਮੁਖ ਪ੍ਰਸ਼ਾਸ਼ਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ)
ਗਮਾਡਾ, ਪੁੱਡਾ ਭਵਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਮੀਮੋ ਨੰ: ਗਮਾਡਾ/ਡੀਟੀਪੀ/2023/ 4594
ਮਿਤੀ: 23/11/23

ਵਿਸ਼ਾ: - **Information regarding Area falling under sector 76-80, SAS Nagar**

ਹਵਾਲਾ:- ਆਪ ਜੀ ਦੇ ਦਫਤਰ ਵਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ 85322 ਅਤੇ 87380 ਮਿਤੀ 19.10.2023 ਅਤੇ 21.11.2023 ਦੇ ਸੰਬੰਧ ਵਿੱਚ|

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਆਪ ਜੀ ਵਲੋਂ ਸੈਕਟਰ 76 ਤੋਂ 80 ਦਾ ਜੋ ਹਿੱਸਾ ਦੂਜੇ ਸੈਕਟਰਾਂ ਵਿੱਚ ਪੈਂਦਾ ਹੈ, ਬਾਰੇ ਰਿਪੋਰਟ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ| ਜਿਸ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸਕੀਮ ਸੈਕਟਰ 76 ਤੋਂ 80 ਅਧੀਨ acquire ਕੀਤੇ ਗਏ ਰਕਬੇ ਦਾ ਲੱਗਭਗ 80 ਏਕੜ ਰਕਬਾ ਸੈਕਟਰ 85 ਤੋਂ 89 ਵਿੱਚ ਪੈਂਦਾ ਹੈ ਜਿਸ ਨੂੰ ਦਰਸ਼ਾਉਂਦਾ ਪਲੈਨ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਆਪ ਨੂੰ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ|

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

ਦਫ਼ਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਮੁਹਾਲੀ
ਦਰਜ ਨੰ. 87380
ਮਿਤੀ 24/11/23

ਅਨੁਲੱਗ- 8

-148-

ਸੈਕਟਰ 76-80, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਮੌਜੂਦਾ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਵਸੂਲ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 10.08.2022 ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਸ਼ਾਮਲ ਹੋਏ:

1. ਸ਼੍ਰੀ ਅਮਰਿੰਦਰ ਸਿੰਘ ਟਿਵਾਣਾ, ਪੀ.ਸੀ.ਐਸ., ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
2. ਸ਼੍ਰੀ ਅਜੈ ਮਿੱਤਲ, ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
3. ਸ਼੍ਰੀ ਵਿਪਨ ਜੇਠੀ, ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
4. ਸ਼੍ਰੀ ਗੁਰਦੇਵ ਸਿੰਘ ਅਟਵਾਲ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮੀਟਿੰਗ ਦੇ ਸ਼ੁਰੂ ਵਿੱਚ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਸੈਕਟਰ 76-80, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਵਿਕਾਸ ਲਈ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਭੌਂ ਵਿਰੁੱਧ ਗਮਾਡਾ ਵੱਲੋਂ ਰੈਫਰੇਂਸ ਕੋਰਟ, ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਅਤੇ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਭੌਂ ਮਾਲਕਾਂ ਨੂੰ 300.41 ਕਰੋੜ ਰੁਪਏ ਦੇ ਵਧੇ ਮੁਆਵਜੇ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਗਈ ਹੈ । ਇਸ ਅਦਾਇਗੀ ਤੇ ਮਿਤੀ 31.08.2022 ਤੱਕ 8% ਸਲਾਨਾ ਦੀ ਦਰ ਨਾਲ ਵਿਆਜ ਚਾਰਜ ਕਰਨ ਉਪਰੰਤ ਇਹ ਰਕਮ 584.41 ਕਰੋੜ ਰੁਪਏ ਹੋ ਗਈ ਹੈ, ਜੋ ਕਿ ਇਸ ਸਕੀਮ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਵਜੋਂ ਰਿਕਵਰ ਕੀਤੀ ਜਾਵੇਗੀ, ਕਿਉਂ ਜ਼ੋ ਗਮਾਡਾ ਵੱਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਕਰਜਾ ਲਿਆ ਹੋਇਆ ਹੈ, ਜਿਸ ਤੇ ਗਮਾਡਾ ਨੂੰ ਵਿਆਜ ਦੀ ਅਦਾਇਗੀ ਕਰਨੀ ਪੈਂਦੀ ਹੈ ।

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਵੀ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਮੁਹੱਈਆ ਕਰਵਾਏ ਗਏ ਸੇਲੇਬਲ ਰਕਬੇ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੈਕਟਰ 76-80 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਰਿਕਵਰ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਵਧੀ ਕੀਮਤ ਦੀ ਕੈਲਕੁਲੇਸ਼ਨ ਕੀਤੀ ਗਈ ਹੈ, ਜੋ ਕਿ 2830/- ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਮੀਟਰ ਬਣਦੀ ਹੈ, ਪ੍ਰੰਤੂ ਇਸ ਰਿਪੋਰਟ ਵਿੱਚ ਵਿੱਦਿਅਕ, ਪਬਲਿਕ ਬਿਲਡਿੰਗਾਂ ਹਸਪਤਾਲ ਅਤੇ ਧਾਰਮਿਕ ਮੰਤਵਾਂ ਦਾ ਰਕਬਾ ਵੀ ਸੇਲੇਬਲ ਏਰੀਆ ਦਿਖਾਇਆ ਗਿਆ ਹੈ, ਜਦੋਂ ਕਿ ਇਹਨਾਂ ਮੰਤਵਾਂ ਲਈ ਰਾਖਵਾਂ ਸਾਰਾ ਰਕਬਾ ਗਮਾਡਾ ਵੱਲੋਂ ਵੇਚਿਆ ਨਹੀਂ ਜਾਂਦਾ ਅਤੇ ਗਮਾਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਰਕਬੇ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਪ੍ਰਚਲਿਤ ਪਾਲਿਸੀ ਤਹਿਤ ਇਹ ਰਕਬਾ ਵੱਖ-ਵੱਖ ਰੇਟਾਂ ਤੇ ਅਲਾਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ । ਇਸ ਲਈ ਇਸ ਸਾਰੇ ਰਕਬੇ ਨੂੰ ਸੇਲੇਬਲ ਰਕਬੇ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰਨਾ ਉਚਿਤ ਨਹੀਂ ਜਾਪਦਾ ।

-144-

ਮਾਮਲੇ ਤੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਰਵ ਸੰਮਤੀ ਨਾਲ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਜਿਲ੍ਹਾਂ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਮੁਹੱਈਆ ਕਰਵਾਈ ਗਈ ਸੇਲੇਬਲ ਏਰੀਆ ਦੀ ਰਿਪੋਰਟ ਵਿੱਚ ਆਉਂਦੇ ਵਿੱਦਿਅਕ, ਪਬਲਿਕ ਬਿਲਡਿੰਗਾਂ, ਹਸਪਤਾਲ ਅਤੇ ਧਾਰਮਿਕ ਮੰਤਵਾਂ ਦੇ 50% ਰਕਬੇ ਨੂੰ ਸੇਲੇਬਲ ਮੰਨਦੇ ਹੋਏ ਵਧੀ ਕੀਮਤ ਦੀ ਕੈਲਕੁਲੇਸ਼ਨ ਕਰ ਦਿੱਤੀ ਜਾਵੇ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਦੀ ਰਕਮ ਮੰਗ ਲਈ ਜਾਵੇ ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ

ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

ਡੈਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਅਨੁਲੱਗ-9

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

From Previous Page

Detailed Office Note may be perused. In view of the guidelines issued by PUDA for recovery of Additional Price, the interest given on the loans raised by GMADA, conditions of the brochure regarding recovery of additional price from allottees and the report sent by DTP, Mohali regarding area distribution, Additional Price of Rs. 3164.00 per Square Metres was calculated which was approved in the 30th meeting of GMADA held on 31.03.2023 vide Agenda item no. 30.15.

In compliance of the decision, demand notices were issued to the allottees of Sector 76-80 for the recovery of Additional Price at the rate of Rs. 3164.00 per Square Meter against which lot of representations to rollback the decision for the recovery of additional price were received and objections were raised that the land falling in other sectors is also being recovered from the allottees of Sec 76-80. President, Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.) has submitted vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 to roll back the recovery of enhanced price of plots and interest there on as the same were not justified. The objections were also raised that the enhanced price has not been loaded to the institutional, commercial, educational sites and the other reserved areas. It was also suggested that the calculations for the additional price be done afresh by taking only the proportionate enhanced compensation of Residential area only out of Rs. 588.44 Crores, which is applicable for the total area of 1157 Acres.

These representations were discussed in various meetings at the level of Chief Administrator, GMADA and a report from District Town Planner, Mohali regarding the saleable areas under different categories has been received in which District Town Planner, GMADA intimated that approximately 80 Acre land acquired for Sector 76-80 falls in other Sectors i.e. Sector 85 and 86. The Enhanced Compensation and interest on 80 Acre land falling in Sector 85 and 86 is Rs. 20.77 Crores and Rs. 19.91 Crores. Therefore the balance enhanced compensation and interest to be recovered for Sector 76-80 is Rs. 547.76 Crores i.e. (Rs. 588.44 Crores–Rs. 20.77 Crores–Rs. 19.91 Crores). Further, District Town Planner, Mohali has intimated regarding the saleable areas under different categories and the recovery amount has been re-calculated keeping in view the residential area including Services, 50% of (Educational, Public Building, Veterinary Hospital and Religious) and excluding the Proportionate area of Residential Land under Land Pooling which comes out to 544.66 acres as per the

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

Revised preliminary information provided by the DTP office, However, there is difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali.

The Additional Price re-calculated recoverable from the allotted residential area excluding the land pooling area shall Rs. 2340.00 per Square Meters approximately.

GMADA will have to present an agenda before the Executive Committee and Authority of GMADA for consideration and approval of the following:-

1. Approval of re-calculated amount of Additional Price i.e. Rs. 2340.00 per Square Meters
2. Issuance of Fresh Notices to the allottees after approval of the rate mentioned in point no 1 and refund of the excess amount deposited by the allottees against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters within 3 months from the date of receipt of application without any interest

A

19/11/2024

ACA (F&A) 20.11.24

(CA to GMADA)
How will the recovery of enhancement of commercial areas be done? Will the above proposal give any financial burden on GMADA?

21/11/24

ACA/F&A 21.11.24

CA(GM)

SAO 21/11/2024 SO(A) 21/11/24

With reference to the observations of Hon'ble Chief Administrator, GMADA, the amount of Enhanced Compensation related with commercial Area shall be recovered from the purchasers of commercial by adding the amount of

ਅਨੁਲੱਗ- 10

5. ਇਸ ਉਪਰੰਤ ਸਬੰਧਤ ਅਲਾਟੀਆ ਪਾਸੋਂ ਵਸੂਲਣਯੋਗ Additional Price ਨੂੰ Land Pooling Area ਘਟਾਉਣ ਉਪਰੰਤ 2340 per square meters ਮੁਤ ਕੈਲਕੁਲੇਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਅਨੁਸਾਰ ਦਫ਼ਤਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ executive committee & Authority of GMADA ਵਿੱਚ ਵਿਚਾਰਨ ਹਿਤ ਪੇਸ਼ ਕਰਨ ਹਿਤ ਸਰਕਾਰ ਪਾਸੋਂ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਹਿਤ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ।

I. Approval of re-calculated amount of Additional Price i.e., 2340 per square meters.
II. Issuance of Fresh Notices to the allottees after approval of the rate mentioned in point no. 1 and refund of the excess amount deposited by the allottees against the earlier notices issued at the rate of Rs 3164.00 per square meters within 3 months from the date of receipt of application without any interest.

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਉਕਤ ਪੈਰ੍ਹਾ 05 ਵਿੱਚ ਦਰਜ਼ ਦਫ਼ਤਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀ ਤਜਵੀਜ਼ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਦਫ਼ਤਰ ਦਾ ਵਿਚਾਰ ਹੈ ਕਿ ਵਿਭਾਗ ਵੱਲੋਂ ਸੈਕਟਰ 76-80 ਦੇ ਸਬੰਧ ਵਿੱਚ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਜਗ੍ਹਾ ਤੇ ਵਾਧੂ ਖਰਚੇ ਦੀ ਰਿਕਵਰੀ Rs. 2340 per square meters ਅਨੁਸਾਰ ਕਰਨ ਅਤੇ ਇਸ ਸਬੰਧੀ ਨੋਟਿਸ ਜਾਰੀ ਕਰਦੇ ਹੋਏ ਸਬੰਧਤ ਅਲਾਟੀਆ ਵੱਲੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟਿਸ ਮਿਤੀ 10.07.2023 ਤਹਿਤ Rs. 3464.00 per square meters ਅਨੁਸਾਰ ਜਮ੍ਹਾ ਕਰਵਾਈ ਗਈ ਜ਼ਿਆਦਾ ਰਕਮ (Excess Amount than Rs. 2340 per square meters) ਵਾਪਿਸ ਕਰਨ ਬਾਬਤ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜ਼ਕਾਰੀ ਕਮੇਟੀ ਅਤੇ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਹਿਤ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾ ਮਿਸਲ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਜੀ, ਮਕਾਨ ਉਸਾਰੀ ਨੂੰ ਪ੍ਰਵਾਨਗੀ/ਸਹਿਮਤੀ ਹਿਤ ਪੇਸ਼ ਕਰ ਦੇਣੀ ਯੋਗ ਹੋਵੇਗੀ ਜੀ।

ਉਕਤ ਅਨੁਸਾਰ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆ ਦੀ ਪ੍ਰਵਾਨਗੀ/ਯੋਗ ਹੁਕਮਾਂ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਪ੍ਰਭਜੀਤ ਸਿੰਘ
03.01.2025

ਸੁ.ਮੰਊ।

ਜਸਜੀਤ ਕੌਰ
3/1/2025

Ajé-
8/1/25

PSHUD

HUD
PA/SS/HUD No. 88
Date 07.01.25

Pl. ask CA
Grade to
give an exhaustive
self contained
proposal covering
everything.
Ms. speak.

SSHUD.

Ajé
13/1/25
S-H-1

13.1.25

ਅਨੁਲੱਗ-11

SECTOR 76 TO 80

AREA UNDER SECTOR DIVIDING ROAD = 31.00 ACS.
AREA UNDER COMMERCIAL = 13.65 ACS.
AREA UNDER GROUP HOUSING =1.13 ACS.
AREA UNDER RESIDENTIAL PLOTTED = 0.01 ACS.
AREA UNDER RADHA SOAMI = 5.94 ACS.
AREA UNDER RESERVED = 2.83 ACS.
AREA UNDER GREEN = 1.19 ACS.
AREA UNDER SPORTS COMPLEX =3.02 acs.
AREA UNDER GURUDWARA SAHIB =7.00 ACS.
AREA UNDER ROADS = 7.94 ACS.

ANNEXURE-12

Gross Area of Sector 76-80 (Including Services)

Area in Acres

Sr. No.	Types of Area under	Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors	Less: Area of other sectors in 76-80 Planning	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Additional 135% of Commercial						0.00			77.38
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	**258.10**	**252.35**	**226.69**	**284.84**	**235.97**	**1257.95**	**80.00**	**73.71**	**1341.62**
	sqmt	**1044493.53**	**1021224.11**	**917381.79**	**1152706.46**	**954936.61**	**5090742.51**			

77.38

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang 1264.24

1264.83

-0.59

Residential Area excluding Services

Sector	Area
76	12.26
77	85.34
78	53.45
79	100.80
80	63.80
Total	**315.65**
Area In Sq. Yards	1527746.00
Less Area Under Land pooling	107501.69
Balance Area	1420244.31

Commercial Area excluding Services

Sector	Area
76	0.31
77	21.84
78	28.32
79	26.83
80	17.89
Total	**95.19**
Area in Sq. Mtrs	1277391.36
Residential Area Only	89885.07
Balance Area	1187506.29

Area of Other Sectors in 76-80 Planning

Area Without Services	Services	Area With Services
1.14	1.72	2.86
13.65	20.61	34.26
5.94	8.97	14.91
2.83	4.27	7.10
3.02	4.56	7.58
26.58	40.13	66.71
	40.13	

					Area in Acre		Area in Acres
	Residential area including Services				572.72	Total Area	1341.62
Add-	Area Under Educational, Public Building					Land Poling	107.50169
	Vet. Hospital and Religeous					Net Area	1234.1163
	(77.6+120.69+2.59+.07)	200.95	100.475	100.475			
Add:	Sports Complex Area			11.85			
	(27.26/1341.62*572.72)				685.045		
Less:-	**Proportionate area of Residential Land under Land Pooling**				**48.70**		
	= 572.72/1264.24*107.50169				**636.345**		
	Net area excluding Land Pooling Area						
	Total Compensation paid including Interest				588.44 Rs Crores		
	Compensation for 636.345 Acres				303.42 Rs Crores		
	Additonal Price With Land Pooling effect						
	Additional price in Sqmtr (Rs. 303.42 crore/1168971 sqmtr)				**2555**		
	Additional price in Sqyd (Rs. 303.42 crore/1398077.11 sqyd)				**2136**		

Sr No.:- 1 Gross Area of Sector 76-80 (Including Services)- Flag-D

ANNEXURE-13

Area in Acres

Sr. No.	Types of Area under	Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors- Flag-E	Less: Area of other sectors in 76-80 Planning- Flag-B	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Extra for Commercial- Taking SCO & Booths-250%						0.00			197.30
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	**258.10**	**252.35**	**226.69**	**284.84**	**235.97**	**1257.95**	**80.00**	**73.71**	**1461.54**
	sqmt	**1044493.53**	**1021224.11**	**917381.79**	**1152706.46**	**954936.61**	**5090742.51**			

Less	**197.30**
Balance Area	1264.24
LAC Area	1264.83
Difference	-0.59

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang

Sr. No.:- 2- Commercial Area excluding Services- Flag-B

		Sector	Area
		76	0.31
		77	21.84
		78	28.32
		79	26.83
		80	17.89
		Total-A	**95.19**
Add: 76-80 Area fall under other sectors			50.00
Less: Area of other sectors in 76-80 Planning			13.65
		Total-B	131.54
		250% of Total -B	328.84
		Extra Commercial Area for Booths/SCOs	197.30

Sr. No. :-3- Area of Other Sectors in 76-80 Planning (Including Services)- Flag-B

Sr. No.	Types of Area under	Area Without Services	Services	Area With Services
1	Residential Plots	1.14	1.72	2.86
2	Commercial	13.65	20.61	34.26
3	Radha Soami	5.94	8.97	14.91
4	Reserved	2.83	4.27	7.1
5	Sports Complex	3.02	4.56	7.58
		26.58	40.13	66.71
			40.13	

Sr. No. :- 4 Land acquired under Land Pooling - 107.50169 Acres - Flag- F

		Sq. Yards	Factor	Sq. Meter	
107.50169	1000	107501.69	0.836127	89885.06555	Residential Area

Sr. No.:-5- Residential Area excluding Services

Sector	Area			
76	12.26			
77	85.34			
78	53.45			
79	100.80			
80	63.80			
Total	315.65			
Area In Sq. Yards	1527746.00	Area in Sq. Mtrs		1277391.36
Less Area Under Land pooling	107501.69	Residential Area Only		89885.07
Balance Area	1420244.31	Balance Area		1187506.29

Sr. No. :-6 - Calculation of Total Area Exculding Land Pooling area

	Area in Acres
Total Area	1461.54
Land Poling	107.50169
Net Area	1354.04131

Sr. No.:- 7 - Caculation of Net Residentional area exculding Land Pooling Area

			Area in Acre
Residential area including Services			572.72
Add- Area Under Educational, Public Building Vet. Hospital and Religeous - Flag-G			
(77.6+120.69+2.59+.07)	Total Area	50% Area	
	200.95	100.475	100.475
Add: Sports Complex Area			10.88
(27.26/1461.54*572.72)			
			684.075
Less :- Proportionate area of Residential Land under Land Pooling			
= 572.72/1264.24*107.50169			48.70
Net Residential area excluding Land Pooling Area			635.375

Sr. No. : 8 - Calculation of Compensation Paid in Respect of Residential Area

Total Compensation paid including Interest- Flag-H	588.44 Rs Crores	
Compensation for 635.375 Acres	276.12 Rs Crores	(588.44x635.375/1354.04131)

Sr. No. :-9- Amount of Additonal Price for Residential Area		
Additional price in Sqmtr (Rs. 276.12 crore/1187506.29 Sq. Mtr)	2325	Per Square Meter
Additional price in Sqyd (Rs. 276.12 crore/1420244.31 Sq. Yds)	1944	Per Square Yards

Gross Area of Sector 76-80 (Including Services)

- ANNEXURE- 14

Area in Acres

Sr. No.	Types of Area under	Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors	Less: Area of other sectors in 76-80 Planning	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Extra for Commercial-Taking SCO & Booths-300%						0.00			263.07
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	**258.10**	**252.35**	**226.69**	**284.84**	**235.97**	**1257.95**	**80.00**	**73.71**	**1527.31**
	sqmt	**1044493.53**	**1021224.11**	**917381.79**	**1152706.46**	**954936.61**	**5090742.51**			

263.07

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang

1264.24

1264.83

-0.59

Residential Area excluding Services

Sector	Area
76	12.26
77	85.34
78	53.45
79	100.80
80	63.80
Total	**315.65**

Commercial Area excluding Services

Sector	Area
76	0.31
77	21.84
78	28.32
79	26.83
80	17.89
Total	**95.19**
Add: 76-80 Area fall under other sectors	50
Less: Area of other sectors in 76-80 Planning	13.65
	131.54
300%	394.611
	263.07

Area of Other Sectors in 76-80 Planning

Area Without Services	Services	Area With Services
1.14	1.72	2.86
13.65	20.61	34.26
5.94	8.97	14.91
2.83	4.27	7.1
3.02	4.56	7.58
26.58	40.13	66.71
	40.13	

	Area In Sq. Yards	1527746.00	**Area in Sq. Mtrs**	1277391.36
Less	Area Under Land pooling	107501.69	**Residential Area Only**	89885.07
	Balance Area	1420244.31	Balance Area	1187506.29

				Area in Acre		Area in Acres
	Residential area including Services			572.72	Total Area	1527.31
Add-	Area Under Educational, Public Building				Land Poling	107.50169
	Vet. Hospital and Religeous				Net Area	1419.8123
	(77.6+120.69+2.59+.07)	200.95	100.475	100.475		
Add:	Sports Complex Area			10.41		
	(27.26/1527.31*565.14)					
				683.605		
Less:-	**Proportionate area of Residential Land under Land Pooling**					
	= 572.72/1264.24*107.50169			**48.70**		
	Net area excluding Land Pooling Area			**634.905**		
	Total Compensation paid including Interest			588.44 Rs Crores		281.51172
	Compensation for 634.905 Acres			263.14 Rs Crores		

Additonal Price With Land Pooling effect

Additional price in Sqmtr (Rs. 263.14 crore/1168971 sqmtr)	**2216**
Additional price in Sqyd (Rs. 263.14 crore/1398077.11 sqyd)	**1853**

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 33.29
(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਮੋਹਾਲੀ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

1.0 ਮੋਹਾਲੀ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹਾਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਸਬੰਧੀ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ, ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ ਨੂੰ ਸੈਕਟਰ 79, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 0.98 ਏਕੜ ਭੋਂ ਮੁੱਫਤ (Free of cost) ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ, ਗਮਾਡਾ ਦੇ ਪੱਧਰ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਦੇ ਹੋਏ ਮਿਤੀ 24-12-2020(**ਅਨੁਲੱਗ-01**) ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ।

2.0 ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ, ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਵੱਲੋਂ ਆਪਣੀ ਈ-ਮੇਲ (**ਅਨੁਲੱਗ-02**) ਰਾਹੀਂ ਭਾਰਤ ਸਰਕਾਰ ਦੀ ਸਕੀਮ **Scheme for Special Assistance to States for Capital Investment 2024-25** ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਪੰਜਾਬ ਰਾਜ ਦੇ ਵੱਖ ਵੱਖ ਸ਼ਹਿਰਾਂ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮਨ ਹਾਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੋਂ ਦੇ ਵੇਰਵਿਆਂ ਦੀ ਮੰਗ ਕੀਤੀ ਹੈ । ਪ੍ਰਾਪਤ ਪੱਤਰ ਵਿੱਚ ਮੋਹਾਲੀ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹਾਸਟਲ ਲਈ ਵਾਧੂ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਰਿਪੋਰਟ ਦੀ ਮੰਗ ਕੀਤੀ। ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ, ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਤੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਸੈਕਟਰ 66, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ 5.00 ਏਕੜ ਭੋਂ ਸੁਝਾਈ ਹੈ, ਜਿਸ ਦੇ ਪਾਰਟ ਪਲੈਨ ਦੀ ਕਾਪੀ **ਅਨੁਲੱਗ-03** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

3.0 ਪੁੱਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ, ਜਿਸ ਦੀ ਕਾਪੀ **ਅਨੁਲੱਗ-04** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ, ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹਾਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਿਨ੍ਹਾਂ ਰੇਟਾਂ ਤੇ ਕੀਤੀ ਜਾਣੀ ਹੈ , ਸਬੰਧੀ ਜਿਕਰ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਜਿਹੜੇ ਮੰਤਵ define ਨਹੀਂ ਕੀਤੇ ਗਏ ਹਨ, ਸਬੰਧੀ ਰੇਟ ਅਤੇ ਕੀਮਤ ਨਿਰਧਾਰਿਤ ਕਰਵਾਉਣ ਲਈ ਇਸ ਦਫਤਰ ਦੇ ਦਫਤਰੀ ਹੁਕਮ ਮਿਤੀ 10-01-2024 ਰਾਹੀਂ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ ਹੈ। ਮਿਤੀ 22-10-2024 ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ (**ਅਨੁਲੱਗ-05**) ਵਿੱਚ ਕਮੇਟੀ ਵੱਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਸਿਫਾਰਿਸ਼ਾਂ ਕੀਤੀਆਂ ਹਨ :-

1	Scheme for Special Assistance to States for Capital Investment 2024-25 ਤਹਿਤ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਫੰਡਜ਼ ਤਾਂ ਹੀ ਜਾਰੀ ਕੀਤੇ ਜਾਣਗੇ ਜੇਕਰ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੋਂ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਉਪਲਬੱਧ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਚੈਰੀਟੇਬਲ ਮੰਤਵ (ਓਲਡ ਏਜ਼, ਨਾਰੀ ਨਿਕੇਤਨ, ਸਕੂਲ ਫਾਰ ਡਿਸੇਬਲਡ ਆਦਿ ਲਈ) ਲਈ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਾਪਤ ਹਦਾਇਤਾਂ ਦੇ ਸੰਨਮੁੱਖ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਲਈ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਨੂੰ ਇਸੇ ਕੈਟਾਗਰੀ ਅਧੀਨ ਕੰਸੀਡਰ ਕਰਦੇ ਹੋਏ ਮੁੱਫਤ ਵਿੱਚ ਕੀਤਾ ਜਾਵੇ , ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇ।
2	ਸੈਕਟਰ 79 ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 0.98 ਏਕੜ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਨ ਲਈ ਪ੍ਰਤੀਬੇਨਤੀ ਭੇਜਣ ਲਈ ਡਾਇਰੈਕਟਰ , ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇ।

3	ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਫਾਰਮਲ ਪ੍ਰਤੀਬੇਨਤੀ ਭੇਜਣ ਲਈ ਡਾਇਰੈਕਟਰ , ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇ।
4	ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸ਼ਰਤਾਂ ਸ਼ਾਮਲ ਕੀਤੀਆਂ ਜਾਣ :-
ੳ	ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ Non-transfereable ਹੋਵੇਗੀ ਅਤੇ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ/ਸੰਸਥਾ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਕਰਦਾ ਹੈ ਤਾਂ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ/ਤਬਦੀਲੀ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
ਅ	ਜੇਕਰ ਕਿਸੇ ਸੂਰਤ ਵਿੱਖ ਸੈਂਟਰ ਦੀ ਸਕੀਮ drop ਹੋ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕਿਸੇ ਵੀ ਕਾਰਨ ਕਰਕੇ ਇਹ ਪ੍ਰੋਜੈਕਟ ਸਿਰੇ ਨਹੀਂ ਚੜਦਾ ਤਾਂ ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਇਸ ਸਾਈਟ ਨੂੰ ਗਮਾਡਾ ਨੂੰ ਵਾਪਸ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ।
ੲ	ਇਸ ਸਾਈਟ ਦਾ ਕਬਜਾ ਪ੍ਰਾਪਤ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਭਾਗ ਸੈਕਟਰ 79 ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 0.98 ਏਕੜ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਦੇ ਹੋਏ ਸਾਈਟ ਦਾ ਕਬਜਾ ਗਮਾਡਾ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕੀਤਾ ਜਾਵੇਗਾ।

4.0 ਮਿਤੀ 22-10-2024 ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਵੇਲੇ ਇਹ ਆਦੇਸ਼ ਹੋਏ ਹਨ ਕਿ ਲੜੀ ਨੰ: 01 ਸਬੰਧੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇ। ਉੱਕਤ ਲੜੀ ਨੰ: 02 ਅਤੇ 03 ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਦੇ ਹੋਏ ਸਬੰਧਤ ਵਿਭਾਗ ਨੂੰ ਪੱਤਰ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਵਿਭਾਗ ਵੱਲੋਂ ਸਪੈਸ਼ਲ ਸਕੱਤਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ , ਪੰਜਾਬ ਜੀ ਦੇ ਪੱਧਰ ਤੇ ਮਿਤੀ 17-04-2025 ਨੂੰ ਹੋਈ ਮੀਟੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀ ਭੇਜਦੇ ਹੋਏ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 30-04-2025 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ ਵਿਭਾਗ ਮੋਹਾਲੀ ਦੀਆਂ ਦੋਵੇਂ ਸਾਈਟਾਂ (ਸੈਕਟਰ 79 ਦੀ 0.98 ਏਕੜ ਸਾਈਟ ਅਤੇ ਸੈਕਟਰ 66 ਦੀ 5.00 ਏਕੜ ਸਾਈਟ)ਰਿਟੈਨ ਕਰਨਾ ਚਾਹੁੰਦਾ ਹੈ

ਅਤੇ ਸੈਕਟਰ 66 ਦੀ 5.00 ਏਕੜ ਸਾਈਟ ਤੇ 350 ਇਸਤਰੀਆਂ ਲਈ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹਾਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਦਾ ਚਾਹਵਾਨ ਹੈ। ਜਿਸ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮਿਤੀ 31-03-2026 ਤੱਕ ਮੁਕੰਮਲ ਕਰਵਾਇਆ ਜਾਣਾ ਹੈ। ਜਿਸ ਦੇ ਸੰਨਮੁੱਖ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਜਲਦ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਮਿਤੀ 30-04-2025 ਅਤੇ ਮਿਤੀ 17-04-2025 ਦੀ ਕਾਪੀ ਸੰਯੁੱਕਤ ਤੌਰ ਤੇ **ਅਨੁਲੱਗ-6** ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

ਮਾਮਲੇ ਦੀ ਅਹਮਿਅਤ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲੈਣ ਹਿੱਤ ਪੇਸ਼ ਹੈ :-

1	Scheme for Special Assistance to States for Capital Investment 2024-25 ਤਹਿਤ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਫੰਡਜ਼ ਤਾਂ ਹੀ ਜਾਰੀ ਕੀਤੇ ਜਾਣੇ ਸਨ , ਜੇਕਰ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੋਂ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਉਪਲਬੱਧ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਚੈਰੀਟੇਬਲ ਮੰਤਵ (ਓਲਡ ਏਜ਼, ਨਾਰੀ ਨਿਕੇਤਨ, ਸਕੂਲ ਫਾਰ ਡਿਸੇਬਲਡ ਆਦਿ ਲਈ) ਲਈ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਾਪਤ ਹਦਾਇਤਾਂ ਦੇ ਸੰਨਮੁੱਖ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਨੂੰ ਇਸੇ ਕੈਟਾਗਰੀ ਅਧੀਨ ਕੰਸੀਡਰ ਕਰਦੇ ਹੋਏ ਮੁੱਫਤ (free of cost) ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ।
2	ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਸਾਰੀਆਂ ਫਾਰਮੈਲਟੀਆਂ ਮੁਕੰਮਲ ਕਰਵਾਉਣ ਉਪਰੰਤ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ।
3	ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸ਼ਰਤਾਂ ਸ਼ਾਮਲ ਕਰਨ ਸਬੰਧੀ:-
ੳ	ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ Non-transfereable ਹੋਵੇਗੀ ਅਤੇ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ/ਸੰਸਥਾ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਕਰਦਾ ਹੈ ਤਾਂ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ/ਤਬਦੀਲੀ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
ਅ	ਜੇਕਰ ਕਿਸੇ ਸੂਰਤ ਵਿੱਖ ਸੈਂਟਰ ਦੀ ਸਕੀਮ drop ਹੋ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕਿਸੇ ਵੀ ਕਾਰਨ ਕਰਕੇ

	ਇਹ ਪ੍ਰੋਜੈਕਟ ਸਿਰੇ ਨਹੀਂ ਚੜ੍ਹਦਾ ਤਾਂ ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਇਸ ਸਾਈਟ ਨੂੰ ਗਮਾਡਾ ਨੂੰ ਵਾਪਸ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ।

* * * * * *

ਅਨੁਲੱਗ-01

-96-

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
S.A.S NAGAR

To

Director, Social Security and
Woman & Child Development,
SCO 102-103, Sector 34 A, Chandigarh.

794 3.10.97

Memo No. GMADA/LO/
Dated.

Subject: **Allotment of Land measuring 0.98 acres for setting up Working Women Hostel in Sector 79, SAS Nagar.**

Reference subject cited above.

Greater Mohali Area Development Authority hereby allots the following site to you for the purpose of Working Women Hostel in Sector 79, SAS Nagar.

Urban Estate	Sector	Dimensions	Area in acers	Rate per sq yds.
Mohali	Sector 79	As per Plan	0.98 Acres	Free of cost

This allotment is subject to following terms and conditions:-

1. The allotment shall be subject to provisions of the Punjab Regional and Town Planning and Development Act, 1995 and rules/regulations framed there under
2. The Allotment of the site is on free hold basis and this allotment is free of cost.
3. The ownership of site shall continue to vest in GMADA.
4. You shall have no right to transfer by way of sale, gift, mortgage or otherwise site or any of its rights, title of interest therein.
5. The site is offered on "as is where is" basis. The allottee shall be required to take possession of the site on "as is where is basis" within 90 days from the date of issue of this allotment letter. GMADA will not be responsible for levelling the uneven site. After taking over the possession, you shall submit the building plans within 60 days for approval of the Competent Authority. You shall be required to start construction within 30 days from the date of approval of building plans.
6. You shall complete building over the site within three years from the date of issue of allotment letter. This time limit may be extended by the Estate Officer concerned if the Estate Officer is satisfied that failure to complete the building within the said period was due to cause beyond your control.
7. Upon completion of the building you shall apply on prescribed form to obtain Completion Certificate/Occupation Certificate from the Competent Authority of GMADA.
8. The Site/building shall be used only for Working Women Hostel, for which the site has been allotted and shall be strictly in accordance with the plans approved by GMADA. No obnoxious trade shall be carried out on this site. Change of land use shall not be allowed at any stage.
9. No fragmentation of the site shall be permitted
10. You shall pay all general and local taxes, rates cesses imposed or assessed on the said site/building by the Municipal Authority or any other Authority competent to levy such taxes and rates.

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11 GMADA may, by its officers and servants at all reasonable time and in reasonable manner after giving 24 hours notice in writing enter into any part of e site/building erected thereon for the purpose of ascertaining that you have duly performed and observed the conditions of allotment and the provisions under the Punjab Regional and Town Planning and Development Act, 1995 and rules regulations/policies madethereunder. If you violate any of the conditions of the said Act/Rules Regulations/Policies frames thereunder terms and conditions of allotment the Estate Officer concerned may resume the site as per laws.

12 GMADA shall have full rights, powers and authority at any times to do through its officers or servants all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation Imposed and to recover from you as list charge upon the said site, the cost of doing all or an sue act and things and all cost incurred in connection therewith.

13 In case the allottee/occupier commits breach of any of the provisions of the Punjab Regional & Town Planning & Development Act, 1995 and the Rules framed the reunder and as amended from time to time or any of the condition of allotment, the Estate Officer may resume the land or building or both, as the case may be, under the provisions of the Punjab Regional Town Planning and Development Act, 1995 as amended from time time.

14 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 sole Arbitrator, who may be appointed in terms of GMADA provisions of Arbitration and Conciliation (Amendment) Act, 2015 & the allottee shall be liable to share the fee of the arbitrator in equal proportion.

Estate Officer,
GMADA

EndstNo.-GMADA/E.O(H)/2020/ 53125 Dated: 24-12-2020

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

1. Deputy Commissioner, District SAS Nagar, Punjab
2. Estate Officer, Policy, GMADA, SAS Nagar.

28/12/2020

Estate Officer,
GMADA

31/12/2020

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ਅਨੁਲੱਗ-02

143

Gmail - Fwd: Scheme for Special Assistance to States ਦੇ ਅਧੀਨ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਹਿ... https://mail.google.com/mail/u/0/?ik=...

ਪਾਇਰੀ ਨੰ: 662
ਮਿਤੀ: 24-09-2024

Gmail

Policy Branch <policy.gmada@gmail.com>

Fwd: Scheme for Special Assistance to States ਦੇ ਅਧੀਨ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸ਼ਹਿਰਾਂ ਵਿੱਚ ਦਰਮਿਆਨੇ ਦੂਮੰਜ਼ਿਲੇ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਫੰਡਜ਼ ਪ੍ਰਾਪਤ ਕਰਨ ਸਬੰਧੀ।

1 message

Gmada Administrator <chief.gmada@gmail.com> Tue, Sep 24, 2024 at 3:38 PM
To: policy.gmada@gmail.com

---------- Forwarded message ---------
From: srcw punjab <srcwpunjab@gmail.com>
Date: Tue, Sep 24, 2024 at 2:59 PM
Subject: Scheme for Special Assistance to States ਦੇ ਅਧੀਨ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸ਼ਹਿਰਾਂ ਵਿੱਚ ਦਰਮਿਆਨੇ ਦੂਮੰਜ਼ਿਲੇ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਫੰਡਜ਼ ਪ੍ਰਾਪਤ ਕਰਨ ਸਬੰਧੀ।
To: Sarvjit Singh <acshud@punjab.gov.in>
Cc: <ca@puda.gov.in>, <ca.bdala@punjab.gov.in>, <hd.tollfree@puda.gov.in>, <sva.puda1@punjab.gov.in>, <pdroff.cv@puda.gov.in>, <chief.gmada@gmail.com>

Sir/Madam
kindly find the enclosed attachment please.

--

Directorate Of Social Security and Women and Child Development
Punjab, Chandigarh

--
With regards.

Chief Administrator

Greater Mohali Area Development Authority

PUDA Bhawan, Sector-62, S.A.S Nagar, Punjab

Pin code 160062
0172-2215522(LL)

2 attachments

Letter WWH to Housing, Gmada, BDA, PDA 24.9.2024.pdf
303K

Flag A Final Scheme Guidelines 09-08-2024 (1).pdf
5954K

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144

ਡਾਇਰੈਕਟੋਰੇਟ ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਐਸ.ਸੀ.ਓ. ਨੰ: 102-103, ਸੈਕਟਰ 34-ਏ, ਚੰਡੀਗੜ੍ਹ

ਸੇਵਾ ਵਿਖੇ

ਸਕੱਤਰ ਹਾਊਸਿੰਗ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ
ਪੰਜਾਬ
ਨੰ/SRCW/WWH/2024/ 20457
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ 24-9-2024

ਵਿਸ਼ਾ: Scheme for Special Assistance to States ਦੇ ਅਧੀਨ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਫੰਡਜ ਪ੍ਰਾਪਤ ਕਰਨ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਮਿਤੀ 9.8.2024 ਨੂੰ ਜਾਰੀ ਕੀਤੀਆਂ ਗਾਈਡਲਾਈਨਜ ਦੇ Part- X (Flag-A page 30-31) ਦੇ ਅਨੁਸਾਰ (enclosed) ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ 50 ਸਾਲਾ ਲਈ ਬਿਨਾ ਵਿਆਜ ਰਾਸ਼ੀ ਦਿਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਮੰਤਵ ਲਈ ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪੰਜਾਬ ਰਾਜ ਨੂੰ 159 ਕਰੋੜ ਦੇ ਟੰਡ Earmark ਕੀਤੇ ਗਏ ਹਨ।

ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਮਿਤੀ 9.8.2024 ਨੂੰ ਜਾਰੀ ਕੀਤੀਆਂ ਗਾਈਡਲਾਈਨਜ ਦੇ Part- X ਦੇ ਅਨੁਸਾਰ ਭਾਰਤ ਸਰਕਾਰ ਨੂੰ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹੋਸਟਲ ਬਨਉਣ ਦੀ ਤਜਵੀਜ ਸਮੇਤ ਅੰਦਾਜਨ ਖਰਚਾ ਮਿਤੀ **30.9.2024 ਤੋਂ ਪਹਿਲਾ ਭੇਜੀ ਜਾਣੀ ਹੈ।**

ਇਸ ਸਬੰਧੀ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕੇ ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਵਿਭਾਗ ਨੂੰ ਹੇਠ ਲਿਖੇ ਸ਼ਹਿਰਾ ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਉਪਲਬਦ ਜਮੀਨ ਅਤੇ ਲੋੜੀਦੇ ਦਸਤਾਵੇਜ (Total available area, Jamabandi, map, If available) ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਤਾ ਜੋ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ:

Sr	District	Particular
1	SAS Nagar	**Additional site is required** (Site was allotted by GMADA in sector-79 sector)
2	Bathinda	Suitable site is required
3	Patiala	Suitable site is required

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ

Endst.NO./SRCW/WWH/2024/ 20458-59 Dated, Chandigarh 24-9-2024

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਬਠਿੰਡਾ ਅਤੇ ਪਟਿਆਲਾ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਦੀ ਹੈ ਕਿ ਕਿਰਪਾ ਕਰਕੇ ਲੋੜੀਦੀ ਕਾਰਵਾਈ ਕਰਦੇ ਹੋਏ ਇਸ ਵਿਭਾਗ ਨੂੰ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਉਪਲਬਦ ਜਮੀਨ ਅਤੇ ਲੋੜੀਦੇ ਦਸਤਾਵੇਜ ਵਿਭਾਗ ਦੀ ਈ-ਮੇਲ srcwpunjab@gmail.com ਤੇ ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ।

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ

174

Part-X (Construction of Working Women Hostels):

Objectives:

1 The objective of this Part of the Scheme is to provide improved ecosystem for enhancing Female Labour Force Participation Rate (LFPR), and promote ease of living for women.

Financial Allocation:

2. An amount of **Rs. 5,000 crore** is earmarked for Part-X of the Scheme for 2024-25. This amount has been allocated to each State as per details provided in **Annexure-I**. The minimum amount of incentive admissible to States under this Part of the Scheme is Rs.100 crore. The land for the hostels will be made available by the State government free of cost or the cost of acquisition of the land will be borne by the State Government. Hostels should be equipped with modern amenities adequate parking, food court and space for recreational and cultural activities.

Operation & Maintenance:

3. State should adopt a Public Private Partnership (PPP) model for the Operations and Maintenance (O&M) of the hostels. Under the model, the ownership of the hostel would be vested with the State Government, while operational and maintenance will rest with a private party.

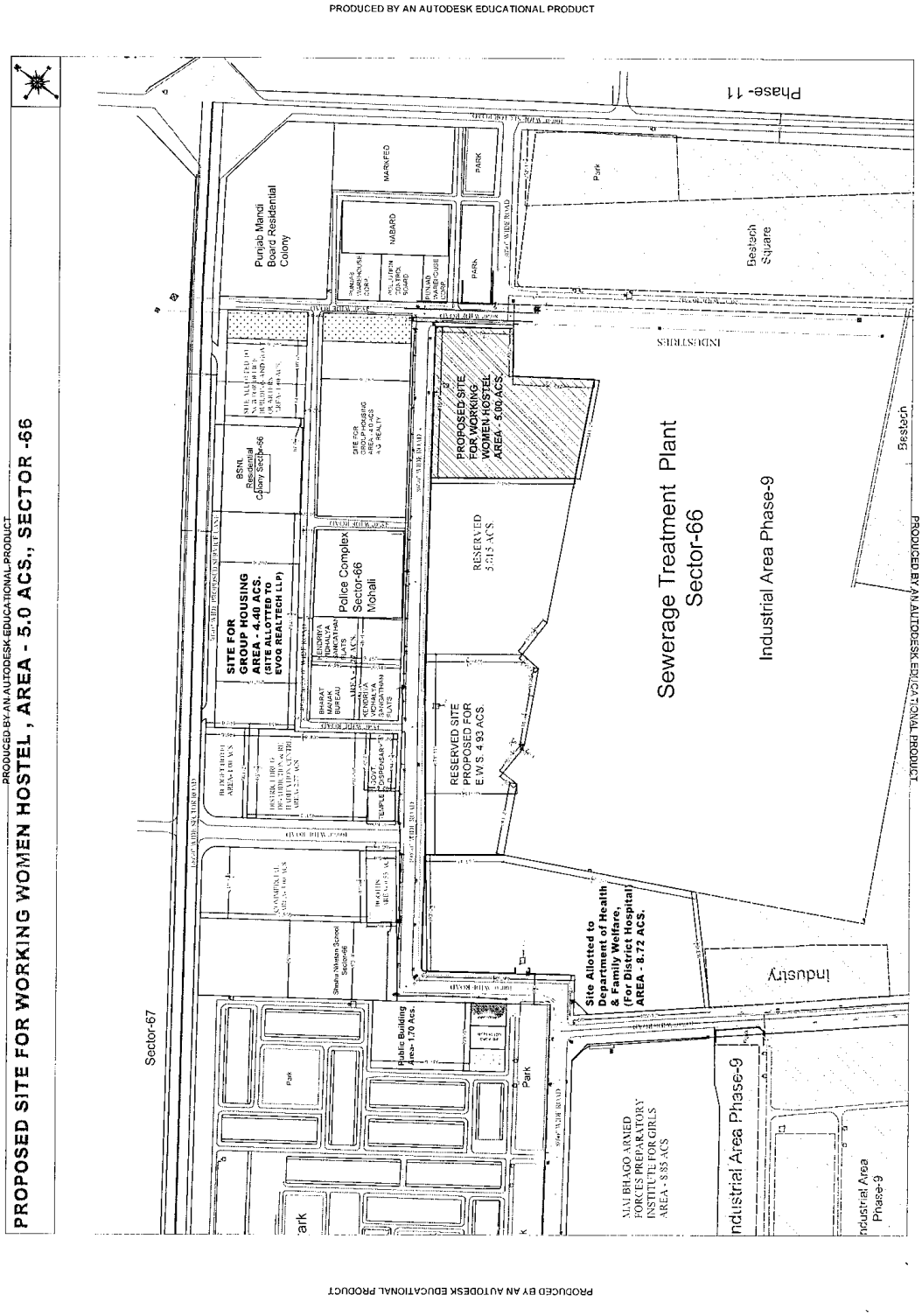
Detailed Project Report:

4. In the Detailed Project Report (DPR), the State should share the Model Concession Agreement (by whatever name called) that specifies the duties, payoffs, and duration of the contract with private party. A 30-year concession period may be prescribed by States in such PPP Agreements.

5. State Government should also ensure that the DPR should include a commitment from the State on the operational expenses.

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ਅਨਲੱਗ-03


PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PROPOSED SITE FOR WORKING WOMEN HOSTEL , AREA - 5.0 ACS., SECTOR -66
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
Phase- 11
Punjab Mandi Board Residential Colony
MARKFED
NABARD
PARK
Park
Beatech Square
INDUSTRIES
PROPOSED SITE FOR WORKING WOMEN HOSTEL AREA - 5.00 ACS.
BSNL Residential Colony Sector-66
SITE FOR GROUP HOUSING AREA - 4.40 ACS. (SITE ALLOTTED TO EVOQ REALTECH LLP)
Police Complex Sector-66 Mohali
RESERVED 5.515 ACS.
Sewerage Treatment Plant Sector-66
Industrial Area Phase-9
Beatech
RESERVED SITE PROPOSED FOR E.W.S. 4.93 ACS.
Site Allotted to Department of Health & Family Welfare, (For District Hospital) AREA - 8.72 ACS.
Industry
Sector-67
Public Building Area- 1.79 Acs.
Park
M.M. BHAGO ARMED FORCES PREPARATORY INSTITUTE FOR GIRLS AREA - 8.85 ACS
Industrial Area Phase-9
Industrial Area Phase-9
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

ਅਨੁਲੱਗ-04

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ 5274-81 ਮਿਤੀ: 4/10/2017

ਵੱਲ:

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,

ਪੁੱਡਾ, ਪਟਿਆਲਾ, ਜਲੰਧਰ, ਅੰਮ੍ਰਿਤਸਰ, ਬਠਿੰਡਾ, ਲੁਧਿਆਣਾ, ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ।.

ਵਿਸ਼ਾ:- **Calculation of Reserve Price for Institutional Sites under Development agencies.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਪੁੱਡਾ) ਦੀ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ 55ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੈਂਡਾ ਆਈਟਮ ਨੰ: 55.09 ਅਧੀਨ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੋਧੇ ਹੋਏ ਅਜੈਂਡੇ ਅਤੇ ਮੀਟਿੰਗ ਦੀ ਪ੍ਰੋਸੀਡਿੰਗ ਦੀ ਕਾਪੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

5/10/17

ਨੱਥੀ/ ਉਕਤ ਅਨੁਸਾਰ

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1) ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ (ਪ੍ਰੋਜੈਕਟ) ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2) ਅਮਲਾ ਅਫਸਰ (ਪਾਲਿਸੀ), ਪੁੱਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

5/10/17

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Agenda item no. 55.9
(Authority Meeting)
(Accounts Branch)

Subject:- **Calculation of reserve price for institutional sites under development authorities.**

Authority in its 49th meeting held on 28.05.2013 vide agenda item no. 49.21 and subsequent amendment in the 54th Meeting held on 09-11-2016 vide agenda item no 54.08 had approved the policy for fixation of prices of institutional sites on the basis of prices of residential plots.

2. Subsequently, PDA Patiala has proposed changes in the fixation of reserve price for sites mentioned at 1 (b & c),3(a), 4(c), 5 (d & e) and 8. Accordingly the Proposal of revised rate has been prepared and placed at **Annexure-1.**

3. The matter was placed before the Finance and Accounts Committee in 81st meeting held on 10.08.2017 vide agenda item no 81.01 and the same was approved with the remarks that all those sites which are to be sold through allotment may also be put to auction, if required.

4. The matter is now placed before the Authority for ratification of the decision taken by Finance and Accounts Committee vide Agenda Item no. 81.01

Annexure 1

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
1	EDUCATIONAL (FAR 1:1.0)				
	a) State Government	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	b) Central Government including all Autonomous/ Statutory Bodies/ Universities set up by a Statute of Centre/ State Government as well as Societies and Trusts promoted by them	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	c) Others (Private)	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Auction	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
2	HEALTH (FAR 1:1.5)				
	a) State Government	Sites for Dispensaries/ Primary Health Centres etc.	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	b) Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	c) Autonomus/ Statutory Bodies such as Punjab Health Systems Corporation Promoted by State/Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	d) Private	Multi-Super Specialty Hospitals/ Other Hospitals	Auction	First Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
	e) Others	Nursing Home	Auction	First Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
3	SERVICE DEPARTMENTS (FAR 1:1.0)				
	a) Essential Services - Police, Fire and Similar Services	Police Station/Fire Station and other Similar	Allotment	Free of Cost	
	b) For Other Services (Government Departments- State and Central and Statutory Bodies constituted under any Act)	Telephone (BSNL)/ Post & Telegraph Department/ State Power Utilities like Punjab Powercom & Punjab Transco/ Water Supply & Sewerage Board/ Bus Stand	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	

Sr. No.	Particulars 235	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
4	OFFICE BUILDINGS (FAR 1:1.5)				
a)	State Government	For Office Use including District/Tehsil Administrative & Judicial Complexes	Allotment	Reserve Price to be 25% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	For Office Use	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government including PSU's	For Office Use	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	For Office Use	Allotment	Reserve Price to be 200% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
5	RESIDENTIAL BUILDINGS				
a)	State Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government including PSU's	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	Residential Colonies including Group Housing Sites for renting out to their Officers/ Officials	Allotment	Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Private Builders/ Co-operative Societies	Multi- Storey Group Housing Sites	Allotment	First Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	Reserve price in case of Auction will be calculated as per previous Policy.
6	COMMERCIAL SITES				
a)	~~Multiplex/ Chunk Sites~~	~~Commercial~~	Auction	~~First Reserve Price shall be 125% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme (Hitherto FAR 1:1)~~	*DELETED*

Sr. No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
b)	~~Booth Sites Including Built Up~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 300% of prevailing highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
c)	~~SCO/SCF/ Single Storey Shop~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 400% of prevailing highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
7	CHARITABLE INSTITUTIONS				
a)	Government Owned Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for Disabled Etc.	Charitable Puposes	Allotment	Free of Cost	
b)	Others- Governments Aided or Private (For Other Purpose)	Charitable Puposes	Allotment	Allotment on Leasehold 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.	
c)	Cultural & Literacy Activities (Owned by Government Only)		Allotment	Free of Cost	
d)	Cultural & Literacy Activities (By Other Organisations- Government Aided or Private)	Minimum Area to be 4000 sq yds	Allotment	Allotment on Leasehold 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.	
8	RELIGIOUS INSTITUTIONS	Religious Purpose. (The maximum area to be given for religious purpose not to exceed 1000 sq. yd. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area up to a maximum of 2000 sq. yd. as per agenda item no. 25.05/25.10.2000	Allotment	Allotment on Freehold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and balance can be deposited either in lump sum or 4 equal annual installments along with prevailing rate of interest.	---

Note:- i. Prevailing highest residential reserve price means the rate at which plots/sites sold in the last auction or reserve price for the last auction of that area/sector/scheme with 5% escalation for every year since the last auction.

ii. The Rates for allotment of land for Educational, Health, Service Department and Office Building will increase proportionately if higher FAR than mentioned against these is allowed.

iii. For sites to be alloted on 'Free of Cost' basis or below 'Collector Rate', the 'Income Tax' liability of Authority, if any, shall be recovered from the allottee.

ਗਮਾਡਾ ਮੁਹਾਲੀ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

GMADA

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ) 2018 - 3

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏ.ਡੀ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
6. ਸਿਲਖ ਅਫਸਰ (ਪਲਾਨਸ/ਹਾਊਸਿੰਗ,ਪ੍ਰੋਜੈਕਟ-ਡੈਵੂਲੇਟਰੀ/ਪਾਲਿਸੀ/ ਈ-ਆਫਸ਼ਨ)
ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ/ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ. ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ/ਸ-1 /2019/ ੫੭੦-੭੧

ਮਿਤੀ : 7/1/19

ਵਿਸਾ : **Revision of Rates on Institutional sites in various Urban Estates-Sites meant for Cultural and Literary activities.**

ਹਵਾਲਾ: ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਦੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74 ਮਿਤੀ 27-10-2006 ਅਤੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ(ਵਰਕਸ)/2017/5274-81 ਮਿਤੀ 04-10-2017 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ।

ਮਿਤੀ 11-10-2018 ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 23.02 ਰਾਹੀਂ ਸਾਹਿਤਿੱਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਲਈ ਰੇਟਸ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ:-

7.	Charitable Institutions			
c)	Cultural and Literary Activities (Owned by Government Only)		Allotment	Free of cost
d)	Cultural and Literary Activities (by Other Organisations-Government Aided or Private)	Minimum area 1000 sq yds.	Allotment	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

ਸਾਹਿਤਿੱਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਬਾਕੀ ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74 ਮਿਤੀ 27-10-2006 ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਜਾਰੀ ਕੀਤੀਆਂ ਸੋਧਾਂ ਵਾਲੀਆਂ ਹੀ ਰਹਿਣਗੀਆਂ।

ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੇ ਉਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੰਟ(ਪਾਲਿਸੀ)

ਵੱਲ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਅਨੁਲੱਗ-05

ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਵਿਖੇ **Working Women Hostel** ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌਂ ਦੇ ਰੇਟ/ਰਿਜਰਵ ਕੀਮਤ ਨਿਰਧਾਰਿਤ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਪੁੱਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 22-10-2024 ਨੂੰ ਦੁਪਿਹਰੇ 12.00 ਵਜੇ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰ ਹਾਜ਼ਰ ਹੋਏ:-

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
3. ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
4. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
5. ਲੇਖਾ ਅਫਸਰ(ਆਰ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜਰ ਮੈਂਬਰਾਂ ਨੂੰ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਪੱਤਰ ਮਿਤੀ 24-09-2024 ਅਤੇ ਉਸ ਨਾਲ ਪ੍ਰਾਪਤ Scheme for Special Assistance to States for Capital Investment 2024-25 ਤਹਿਤ ਸਕੀਮ ਗਾਈਡਲਾਈਨਜ਼ ਬਾਰੇ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ।

Special Assistance to States for Capital Investment 2024-25 ਦੇ Part-X (Construction of Working Women Hostel) ਤਹਿਤ ਕੇਂਦਰ ਸਰਕਾਰ ਵੱਲੋਂ ਰਾਜ ਸਰਕਾਰਾਂ ਨੂੰ Working Women Hostel ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ 100 ਕਰੋੜ ਰੁਪਏ ਦੇ incentives ਦਿੱਤੇ ਜਾਣੇ ਹਨ। ਇਸ ਸਕੀਮ ਤਹਿਤ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਰਾਜ ਸਰਕਾਰ ਵੱਲੋਂ ਭੌਂ ਮੁੱਫਤ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਹੈ ਜਾਂ ਸਾਈਟ/ਭੌਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਮਤ ਸਰਕਾਰ ਵੱਲੋਂ ਉਠਾਈ ਜਾਣੀ ਹੈ। ਹੋਸਟਲਾਂ ਵਿੱਚ ਪਾਰਕਿੰਗ, ਫੂਡ ਕੋਰਟ ਅਤੇ recreational and cultural activities ਆਦਿ ਦੀਆਂ ਸੁਵਿਧਾਵਾਂ ਵੀ ਦਿੱਤੀਆਂ ਜਾਣੀਆਂ ਹਨ।

ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਮੋਹਾਲੀ ਵਿਖੇ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ, ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ ਨੂੰ ਸੈਕਟਰ 79 ਵਿਖੇ 0.98 ਏਕੜ ਦੀ ਇੱਕ ਸਾਈਟ ਮੁੱਫਤ (Free of Cost) ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਦਾ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਤੀ 24-12-2020 ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਹ ਸਾਈਟ

ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਚੈਰੀਟੇਬਲ ਮੰਤਵ ਅਧੀਨ ਕੰਸੀਡਰ ਕਰਦੇ ਹੋਏ ਮੁੱਫਤ (Free of Cost) ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ।

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਪੱਤਰ ਮਿਤੀ 24-09-2024 ਰਾਹੀਂ ਹੋਰ ਵਾਧੂ ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਲਿਖਿਆ ਹੈ, ਲੇਕਿਨ ਕੋਈ ਵੀ ਫਾਰਮਲ ਪ੍ਰਤੀਬੇਨਤੀ, ਜਿਸ ਵਿੱਚ ਕਿੰਨ੍ਹਾਂ ਵਾਧੂ ਰਕਬਾ ਲੋੜੀਂਦਾ ਹੈ ਦਾ ਜਿਕਰ ਹੋਵੇ, ਵਿਭਾਗ ਤੋਂ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਹੈ।

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ ਵੱਲੋਂ ਇਸ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਉਦਯੋਗ ਅਤੇ ਵਣਜ ਵਿਭਾਗ, ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ, ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ, ਪੁੱਡਾ ਅਤੇ ਹੋਰ ਅਧਿਕਾਰੀਆਂ ਦੀ ਹਾਜਰੀ ਵਿੱਚ ਮਿਤੀ 28-09-2024 ਨੂੰ ਮੀਟਿੰਗ ਵਿੱਚ ਭਾਗ ਲਿਆ ਸੀ, ਜਿਸ ਵਿੱਚ ਇਹ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਕਿ ਜੇਕਰ ਗਮਾਡਾ ਵੱਲੋਂ ਘਟੋ-ਘੱਟ 5.00 ਏਕੜ ਰਕਬਾ ਮੁਹਈਆ ਕਰਵਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਕੇਂਦਰ ਸਰਕਾਰ ਤੋਂ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਅਤੇ ਆਡੀਟੋਰੀਅਮ ਦੀ ਸਥਾਪਨਾ ਲਈ 100 ਤੋਂ 150 ਕਰੋੜ ਰੁਪਏ ਦੇ incentives ਇਸ ਪ੍ਰੋਜੈਕਟ ਲਈ ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾ ਸਕਦੇ ਹਨ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਅਨੁਸਾਰ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਮੰਤਵ ਲਈ ਸੈਕਟਰ 66, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਸੁਝਾਈ ਹੈ।

ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਨੂੰ ਇਹ ਵੀ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਜੋ ਸਾਈਟ ਟਾਉਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੁਝਾਈ ਹੈ, ਉਹ ਸਿਵਲ ਹਸਪਤਾਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਸਿਹਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ। ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਸਿਹਤ ਵਿਭਾਗ ਵੱਲੋਂ ਇਸ ਸਾਈਟ ਦੀ ਕੀਮਤ ਦੀ ਅਦਾਇਗੀ ਨਹੀਂ ਕੀਤੀ ਹੈ, ਜਿਸ ਕਰਕੇ ਇਹ ਸਾਈਟ ਗਮਾਡਾ ਦੇ ਹੱਕ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕਰਨੀ ਬਣਦੀ ਹੈ। ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਨੂੰ ਸਰੰਡਰ/ਕੈਂਸਲ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ(ਹਾਊਸਿੰਗ), ਗਮਾਡਾ ਦੇ ਦਫਤਰ ਵਿਖੇ ਵਿਚਾਰ ਅਧੀਨ ਹੈ।

ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਨੂੰ ਇਹ ਵੀ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੌਂ ਕਿੰਨ੍ਹਾਂ ਰੇਟਾਂ ਤੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਦਾ ਜਿਕਰ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਪਾਲਿਸੀ ਵਿੱਚ ਨਾਰੀ ਨਿਕੇਤਨ ਦੀ ਸਥਾਪਨਾ ਲਈ ਰਾਜ

ਸਰਕਾਰ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਹੈ, ਲੇਕਿਨ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਭੋਂ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਕੋਈ ਉਪਬੰਧ ਨਹੀਂ ਹੈ।

ਉੱਕਤ ਦਰਸਾਏ ਤੱਥਾਂ, ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਪੱਤਰ ਮਿਤੀ 24-09-2024 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਤੇ 28-09-2024 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦੇ ਸੰਨਮੁੱਖ ਕਮੇਟੀ ਦਾ ਇੱਕ ਮੱਤ ਸੀ ਕਿ ਅਜੋਕੇ ਸਮੇਂ ਵਿੱਚ ਮੋਹਾਲੀ ਅਤੇ ਆਸ ਪਾਸ ਦੇ ਇਲਾਕਿਆਂ ਵਿੱਚ ਇਸਤਰੀਆਂ ਲਈ ਵਧੇਰੇ ਰੋਜ਼ਗਾਰ ਦੇ ਮੌਕੇ ਪੈਦਾ ਹੋ ਰਹੇ ਹਨ ਅਤੇ ਇਸਤਰੀਆਂ ਦੀ ਸੁਰੱਖਿਆ ਲਈ ਮੋਹਾਲੀ ਸ਼ਹਿਰ ਵਿਖੇ ਸਰਕਾਰੀ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਸਥਾਪਿਤ ਕਰਨ ਦੀ ਵਧੇਰੀ ਲੋੜ ਹੈ। ਜਿਸ ਕਰਕੇ ਵੱਖ ਵੱਖ ਸ਼ਹਿਰਾਂ ਤੋਂ ਮੋਹਾਲੀ ਜਾਂ ਆਸ ਪਾਸ ਦੇ ਇਲਾਕਿਆਂ ਵਿੱਚ ਨੌਕਰੀ ਕਰਨ ਦੀ ਚਾਹਵਾਨ ਇਸਤਰੀਆਂ ਆਪਣੀ ਰਿਹਾਇਸ਼ ਪੱਖੋਂ ਨਿਸ਼ਚਿੰਤ ਹੋਣਗੀਆਂ। ਇਸ ਮੰਤਵ ਵਿੱਚ ਗਮਾਡਾ ਦਾ ਯੋਗਦਾਨ ਸਭ ਤੋਂ ਅਹਿਮ ਹੈ, ਕਿਉਂਕਿ ਸਮਾਜਿਕ ਢਾਂਚੇ ਨੂੰ ਹੋਰ ਮਜ਼ਬੂਤ ਬਣਾਉਣਾ ਵੀ ਗਮਾਡਾ ਦੀ ਜਿੰਮੇਵਾਰੀ ਹੈ।

ਸਾਰੇ ਮਾਮਲੇ ਨੂੰ ਗਹੁ ਨਾਲ ਵਿਚਾਰਦੇ ਹੋਏ ਅਤੇ ਇਲਾਕੇ ਦੀਆਂ ਇਸਤਰੀਆਂ ਨੂੰ ਵਧੇਰੀ ਸੁਵਿਧਾਵਾਂ ਮੁਹਈਆਂ ਕਰਵਾਉਣ ਦੇ ਨੀਚੇ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਕਮੇਟੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਿਫਾਰਿਸ਼ਾਂ ਕਰਦੀ ਹੈ:-

1. Scheme for Special Assistance to States for Capital Investment 2024-25 ਤਹਿਤ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਫੰਡਜ਼ ਤਾਂ ਹੀ ਜਾਰੀ ਕੀਤੇ ਜਾਣਗੇ ਜੇਕਰ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਭੋਂ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਮੁੱਫਤ ਵਿੱਚ ਉਪਲਬੱਧ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ। ਸੰਸਥਾਤਮਕ ਪਾਲਿਸੀ ਅਧੀਨ ਆਉਂਦੇ ਰੇਟਾਂ ਵਿੱਚ ਰਾਜ ਸਰਕਾਰ ਨੂੰ ਚੈਰੀਟੇਬਲ ਮੰਤਵ (ਓਲਡ ਏਜ, ਨਾਰੀ ਨਿਕੇਤਨ, ਸਕੂਲ ਫਾਰ ਡਿਸੇਬਲਡ ਆਦਿ ਲਈ) ਲਈ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਫਤ ਵਿੱਚ ਕਰਨ ਦਾ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ। ਭਾਰਤ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਾਪਤ ਹਦਾਇਤਾਂ ਦੇ ਸੰਨਮੁੱਖ ਵਰਕਿੰਗ ਵੂਮੇਨ ਹੋਸਟਲ ਦੀ ਸਥਾਪਨਾ ਲਈ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਨੂੰ ਇਸੇ ਕੈਟਾਗਰੀ ਅਧੀਨ ਕੰਸੀਡਰ ਕਰਦੇ ਹੋਏ ਮੁੱਫਤ (Free of Cost) ਵਿੱਚ ਕੀਤਾ ਜਾਵੇ, ਜਿਸ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਉਪਰੰਤ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇ।

2. ਸੈਕਟਰ 79 ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 0.98 ਏਕੜ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਨ ਲਈ ਪ੍ਰਤੀਬੇਨਤੀ ਭੇਜਣ ਲਈ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇ।

3. ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ 5.00 ਏਕੜ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਫਾਰਮਲ ਪ੍ਰਤੀਬੇਨਤੀ ਭੇਜਣ ਲਈ ਡਾਇਰੈਕਟਰ, ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇ।

4. ਸੈਕਟਰ 66, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸ਼ਰਤਾਂ ਸ਼ਾਮਲ ਕੀਤੀਆਂ ਜਾਣ :-

ੳ. ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਸਾਈਟ Non-transfereable ਹੋਵੇਗੀ ਅਤੇ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ/ਸੰਸਥਾ ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਕਰਦਾ ਹੈ ਤਾਂ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ/ਤਬਦੀਲੀ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।

ਅ. ਜੇਕਰ ਕਿਸੇ ਸ਼ੂਰਤ ਵਿੱਖ ਸੈਂਟਰ ਦੀ ਸਕੀਮ drop ਹੋ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕਿਸੇ ਵੀ ਕਾਰਨ ਕਰਕੇ ਇਹ ਪ੍ਰੋਜੈਕਟ ਸਿਰੇ ਨਹੀਂ ਚੜਦਾ ਤਾਂ ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਇਸ ਸਾਈਟ ਨੂੰ ਗਮਾਡਾ ਨੂੰ ਵਾਪਸ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ।

ੲ. ਇਸ ਸਾਈਟ ਦਾ ਕਬਜਾ ਪ੍ਰਾਪਤ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਭਾਗ ਸੈਕਟਰ 79 ਵਿਖੇ ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੀ ਗਈ 0.98 ਏਕੜ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਦੇ ਹੋਏ ਸਾਈਟ ਦਾ ਕਬਜਾ ਗਮਾਡਾ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕੀਤਾ ਜਾਵੇਗਾ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਨਾਲ ਸਮਾਪਤ ਹੋਈ।

ਲੇਖਾ ਅਫਸਰ(ਆਰ) ਗਮਾਡਾ	ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਗਮਾਡਾ	ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ) ਗਮਾਡਾ	ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ ਗਮਾਡਾ

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ(ਪਾਲਿਸੀ) ਪੁੱਡਾ	ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ(ਵਿ: ਤੇ ਲੇ:) ਗਮਾਡਾ

ਅਨੁਲੱਗ-06

ਡਾਇਰੈਕਟੋਰੇਟ ਸਮਾਜਿਕ ਸੁਰੱਖਿਆ ਅਤੇ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ

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ਨੰ/SRCW/SASCI/2025/ 33490
ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ 30/04/2025

ਵਿਸ਼ਾ: **Allotment of land for setting up of working women hostel as SAS Nagar.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਜੀ ਵਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ:ਗਮਾਡਾ-ਪਾਲਿਸੀ/2025/1/111954/2025 ਮਿਤੀ 21.04.2025 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।

ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮੋਹਾਲੀ ਵਿੱਚ ਭਾਰਤ ਸਰਕਾਰ ਦੀਆਂ 2 ਵੱਖ-ਵੱਖ ਸਕੀਮ ਅਧੀਨ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਸਥਾਪਿਤ ਕੀਤੇ ਜਾਣੇ ਹਨ:

ਲੜੀ ਨੰ:	ਸਕੀਮ	ਕੁੱਲ ਲਾਗਤ	ਜਗ੍ਹਾ	ਵਿਸ਼ੇਸ਼ ਕਥਨ
1	ਨਿਰਭੈਆ ਫੰਡ (Nirbhaya fund)	12.57 ਕਰੋੜ	ਸੈਕਟਰ-79	ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪਹਿਲੀ ਕਿਸ਼ਤ (50%) ਰੁ: 06.28 ਕਰੋੜ ਦੀ ਰਾਸ਼ੀ ਪ੍ਰਾਪਤ ਹੋ ਚੁੱਕੀ ਹੈ।
2	SASCI (100% loan)	73.85 ਕਰੋੜ	ਸੈਕਟਰ-66	ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪਹਿਲੀ ਕਿਸ਼ਤ (66%) ਰੁ: 48.74 ਕਰੋੜ ਦੀ ਰਾਸ਼ੀ ਪ੍ਰਾਪਤ ਹੋ ਚੁੱਕੀ ਹੈ।

2. ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ Nirbhaya fund ਸਕੀਮ ਇਸਤਰੀ ਤੇ ਬਾਲ ਵਿਕਾਸ ਮੰਤਰਾਲਾ, ਭਾਰਤ ਸਰਕਾਰ ਦੁਆਰਾ ਲਾਗੂ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਿਸਦੇ ਅਧੀਨ ਇਸ ਵਿਭਾਗ ਵਲੋਂ ਫਰਵਰੀ 2024 ਵਿੱਚ ਭੇਜੇ ਪ੍ਰੋਪੋਸਲ ਦੇ ਅਧਾਰ ਤੇ ਫੰਡ ਜਾਰੀ ਹੋਏ ਹਨ **(enclosed)**।

3. Scheme for Special Assistance to States for Capital Investment 2024-25' (SASCI) ਸਕੀਮ ਅਧੀਨ ਵਿੱਤ ਮੰਤਰਾਲਾ, ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਲਾਗੂ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਜਿਸਦੇ ਅਧੀਨ ਵੱਖ ਵੱਖ ਵਿਭਾਗ ਨੂੰ ਬਿਲਡਿੰਗਾਂ ਦੀ ਉਸਾਰੀ ਲਈ 100% ਕਰਜਾ (one time) ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ। ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪਿਛਲੇ ਵਿੱਤੀ ਸਾਲ ਦੌਰਾਨ SASCI ਸਕੀਮ ਅਧੀਨ ਵਿੱਤ ਮੰਤਰਾਲਾ, ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪੰਜਾਬ ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮੈਨ ਹੋਸਟਲਾਂ (WWHs) ਦੀ ਉਸਾਰੀ ਲਈ 159 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਰੱਖੀ ਗਈ ਸੀ **(enclosed)**।

4. SASCI ਸਕੀਮ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਦੇ ਪ੍ਰੋਜੈਕਟ ਭਾਰਤ ਸਰਕਾਰ ਨੂੰ ਅਧੀਨ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਭੇਜਣ ਸਬੰਧੀ ਮਿਤੀ 28.09.2024 ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਉਦਯੋਗ ਅਤੇ ਵਣਜ ਵਿਭਾਗ, ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਇੱਕ ਮੀਟਿੰਗ ਹੋਈ, ਜਿਸ ਵਿੱਚ ਇਸ ਵਿਭਾਗ ਦੇ ਵਿਸ਼ੇਸ਼ ਮੁੱਖ ਸਕੱਤਰ ਅਤੇ ਡਾਇਰੈਕਟਰ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ, ਡਾਇਰੈਕਟਰ, ਉਦਯੋਗ ਅਤੇ ਵਣਜ ਵਿਭਾਗ, ਐਮ.ਡੀ ਪੀ.ਐਸ.ਆਈ.ਈ.ਸੀ., ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ, ਮਾਲੀਆ ਵਿਭਾਗ, ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਅਤੇ ਹੋਰ ਵਿਭਾਗਾਂ, ਸਥਾਨਕ ਸਰਕਾਰਾਂ ਵਿਭਾਗ, ਰਿਹਾਇਸ਼ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਆਦਿ ਦੇ ਪ੍ਰਤੀਨਿਧੀ ਵੀ ਸ਼ਾਮਲ ਹੋਏ ਸਨ **(enclosed)**।

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5. ਹੋਰ ਮੁਦਿਆਂ ਤੋਂ ਇਲਾਵਾ, ਮੋਹਾਲੀ ਵਿੱਚ WWH ਦੇ ਨਿਰਮਾਣ ਲਈ ਜ਼ਮੀਨ ਦੀ ਅਲਾਟਮੈਂਟ ਸੰਬੰਧੀ ਮੁੱਦਿਆਂ 'ਤੇ ਵੀ ਚਰਚਾ ਕੀਤੀ ਗਈ ਅਤੇ GMADA ਨੇ ਇਸ ਲਈ ਇੱਕ 'ਚੁਕਵੀਂ ਜ਼ਮੀਨ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਅਲਾਟ ਕਰਨ ਲਈ ਵਚਨਬੱਧਤਾ ਪ੍ਰਗਟਾਈ। ਇਸ ਤੋਂ ਬਾਅਦ, ਇਸ ਉਦੇਸ਼ ਲਈ ਪੰਜ ਏਕੜ ਦਾ ਪਲਾਟ (**enclosed**) carmarked ਕੀਤਾ ਗਿਆ।
6. ਉਪਰੰਤ ਵਿਭਾਗ ਵਲੋਂ, 73.85 ਕਰੋੜ ਰੁਪਏ ਦੀ ਲਾਗਤ ਨਾਲ 350 ਔਰਤਾਂ ਲਈ WWH ਦੇ ਨਿਰਮਾਣ ਲਈ ਫੰਡ ਪ੍ਰਵਾਨ ਅਤੇ ਜਾਰੀ ਕਰਨ ਦਾ ਪ੍ਰਸਤਾਵ ਭਾਰਤ ਸਰਕਾਰ ਨੂੰ ਸੌਂਪਿਆ ਗਿਆ ਸੀ ਭਾਰਤ ਸਰਕਾਰ ਵਲੋਂ ਪ੍ਰਸਤਾਵ ਮੰਜੂਰ ਕਰਦੇ ਹੋਏ SASCI ਸਕੀਮ ਅਧੀਨ ਸੈਕਟਰ-66 ਵਿੱਚ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਬਣਾਉਣ ਲਈ ਰਾਸ਼ੀ ਜਾਰੀ ਕਰ ਦਿਤੀ ਗਈ ਹੈ (**enclosed**) ਜਿਹੜੀ ਕਿ 31.03.2026 ਤੱਕ ਖਰਚ ਕੀਤੀ ਜਾਣੀ ਹੈ।
7. ਇਸ ਸਬੰਧੀ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਲਈ ਡਾਇਰੈਕਟਰ SSWCD ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਅਧੀਨ ਮਿਤੀ 17.04.2025 ਨੂੰ ਸਵੇਰੇ 10:00 ਵਜੇ ਸਿਵਲ ਸਕੱਤਰੇਤ-2 ਵਿਖੇ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਸੀ ਜਿਸ ਵਿੱਚ ਆਪ ਜੀ ਦੇ ਵਿਭਾਗ ਦੇ ਪ੍ਰਤੀਨਿਧੀ ਵਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ (**enclosed**)।

ਉੱਪਰ ਦਰਸਾਏ ਅਨੁਸਾਰ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਉਪਰੋਕਤ ਹੋਈਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਅਤੇ ਲਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਮੋਹਾਲੀ ਵਿੱਚ ਭਾਰਤ ਸਰਕਾਰ ਦੀਆਂ 2 ਵੱਖ-ਵੱਖ ਸਕੀਮਾ ਅਧੀਨ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਸਥਾਪਿਤ ਕਰਨੇ ਲੋੜੀਂਦੇ ਹਨ। ਇਸ ਲਈ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਿਰਪਾ ਕਰਕੇ ਸੈਕਟਰ-66 ਵਿੱਚ SASCI ਸਕੀਮ ਅਧੀਨ ਵਰਕਿੰਗ ਵੂਮਨ ਹੋਸਟਲ ਦੀ ਉਸਾਰੀ ਕਰਨ ਲਈ ਲੋੜੀਂਦੀ ਜਗਾ ਅਲਾਟ ਕਰਨ ਦੀ ਕਿਰਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਤਾ ਜੋ ਉਸਾਰੀ ਮਿਤੀ **31.03.2026** ਤੱਕ ਪੂਰੀ ਕੀਤੀ ਜਾ ਸਕੇ।

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ-3

Endst.No./ SRCW/SASCI/2025/ 3349/-92 **ਮਿਤੀ** ਚੰਡੀਗੜ੍ਹ 30/04/2025

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਜਾਣਕਾਰੀ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1. ਨਿੱਜੀ ਸਕੱਤਰ, ਵਿਸ਼ੇਸ਼ ਮੁੱਖ ਸਕੱਤਰ; ਅਤੇ
2. ਨਿੱਜੀ ਸਹਾਇਕ, ਡ.ਸ.ਸ.।

ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ-3

MINUTES OF THE MEETING HELD ON 17.04.2025 REGARDING CONSTRUCTION OF WWHs IN THE STATE

- A meeting regarding construction of Working Women Hostels (WWHs) in the state was held on 17.04.2025 at 10.00 AM in the Office of Special Secretary, SSWCD, Fourth Floor, Punjab Civil Secretariat-2, Sector 9, Chandigarh. The meeting was chaired by Smt. Shena Aggarwal, Director-cum-Special Secretary, SSWCD, Punjab and was attended by the following:
  1. Dr. Shivraj Singh Bal, PCS, EO Housing, GMADA;
  2. Smt. Saroj, Sr. Architect, Chief Architect, Punjab;
  3. Sh. Sukhdeep Singh Jhajj, DD, SSWCD;
  4. Sh. Shivpreet Singh Sidhu, XEN, PWD, Mohali and
  5. Sh. Amanpreet Singh, XEN, PSIEC.

- The following issues were discussed in detail:

Regarding Construction of Working Women Hostel (Capacity: 100) at Mohali under Nirbhaya Scheme

- DSSWCD informed the attendees that a plot of 0.98 acres was allotted to the department for this purpose. The plan for this purpose was prepared by Chief Architect, Punjab on the basis of which, PWD prepared an estimate of Rs. 12.57 Cr. for construction of WWH.
- A proposal for funding of this project under Nirbhaya Fund was submitted to GoI, which has been approved.
- XEN, PWD requested for administrative approval for implementation of the project to PWD. DSSWCD informed that the same will be provided without delay.
- DSSWCD also asked the XEN, PWD to start the process in anticipation of the administrative approval from the department. Preparation shall be done to receive all statutory clearances from GMADA without any delay. She emphasised that the construction shall be completed with the sanctioned funds of Rs. 12.57 Cr before 31.03.2026.

Regarding Construction of Working Women Hostel (Capacity: 350) at Sector 66, Mohali under SASCI

- DSSWCD informed the attendees that GMADA committed to earmark and allocate a suitable land for the construction of WWH at Mohali under SASCI. Thereafter, a five-acre was earmarked for this purpose in Sector 66, Mohali.
- A proposal for funding the construction of a WWH for 350 women at a cost of Rs. 73.85 Cr. was submitted to the GoI and the same has been sanctioned. The construction of the same has to be completed by 31.03.2026.
- Representatives from GMADA were asked about the status of the allocation of this plot.
- They informed that the process can only start after a formal request was received from the department. The same will be submitted to the

Executive Council of GMADA for approval. They also submitted that there has been a change in the plan of the area and a different plot of the same measurement i.e. 5 acres will be provided in the same sector.

- DSSWCD emphasised that a formal request shall be shared to Secretary, Housing & Urban Development through SCS, SSWCD along with minutes of this meeting. In the meanwhile, GMADA was requested to provide a digital survey map of the site, so that the process of project design can be started.

Regarding Construction of Working Women Hostel (Capacity: 150) at NIFT, Phase 1, Mohali under SASCI

- DSSWCD informed the attendees that a proposal for the construction of WWH at NIFT, Phase 1, Mohali under SASCI at a cost of Rs. 25.26 Cr was submitted to the GoI and the same has been sanctioned. The construction of the same has to be completed by 31.03.2026.
- Sh. Amanpreet Singh, XEN, PSIEC was asked to coordinate with Chief Architect, Punjab to prepare a plan for construction of the WWH.
- He was also asked to start the preparation to receive all statutory clearances from GMADA without any delay.
- DSS emphasised that the construction shall be completed with the sanctioned funds before 31.03.2026.

Regarding Construction of Working Women Hostel (Capacity: 100) at Gandhi Vanita Ashram, Jalandhar under SASCI

- DSSWCD informed the attendees that a proposal for the construction of WWH at Gandhi Vanita Ashram, Jalandhar was approved by GoI at the cost of Rs. 4.55 Cr in 2020-21. The work was alloted to PWD. However, multiple rounds of tendering failed to yield any response due to cost escalation.
- The case for the same building was submitted to the GoI for funding under SASCI at a cost of Rs. 10.11 Cr and the same has been sanctioned. The construction of the same has to be completed by 31.03.2026.
- DSSWCD asked XEN, PWD to ask the concerned XEN to coordinate with DPO Jalandhar, in order to assess if tenders can be floated for the same. She also asked DD-3 to coordinate with DPO Jalandhar regarding the same.
- DSSWCD also asked the XEN, PWD to convey to the concerned XEN to start the process to receive all statutory clearances from Authorities concerned, without any delay. She emphasised that the construction shall be completed with the sanctioned funds before 31.03.2026.

Regarding Construction of Working Women Hostel (Capacity: 150) at 24, Majitha Road, Amritsar under SASCI

- DSSWCD informed the attendees that a proposal for the construction of 24, Majitha Road, Amritsar under SASCI at a cost of Rs. 27.34 Cr was submitted to the GoI and the same has been sanctioned. The construction of the same has to be completed by 31.03.2026.

- Sr. Architect, Chief Architect, Punjab informed that a plan was prepared for the same site for a WWH with a capacity of 102 women. She was requested to amend the plan to increase the capacity to 150.
- It was decided that this project may be allocated to the Engineering wing of the DoP&RD.

The committee resolved to hold the next meeting on 25.04.25.

23/4/25

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 33.30

ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ)

ਵਿਸ਼ਾ Rescheduling of allotment letter, waiver of Penal interest and extension of construction period of 1.2 acres " Food Court site no. 4" Sector-62, SAS Nagar, Mohali due to undue delay in decision making of the authority.

ਮਿਤੀ 23.09.2015 ਨੂੰ ਹੋਈ ਆਕਸ਼ਨ ਰਾਹੀ ਸੈਕਟਰ 62 ਵਿਖੇ Food Court Site no 4 ਦੀ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ. 4774 ਮਿਤੀ 29.01.2016 ਰਾਹੀ Remigate Software Developers (India) Pvt. Ltd ਦੇ ਨਾਮ ਕੀਤੀ ਗਈ ।

ਇਸ ਸਾਈਟ ਸਬੰਧੀ ਹੁਣ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋ CWP-9164-2024(O & M) ਮਿਤੀ 28.04.2025 ਰਾਹੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਹਨ :-

Without commenting on merits of the case, the petition is disposed of with a direction to the competent authority to consider the pending representation dated 09.10.2023 (Annexure P-8) in light of minutes of meeting dated 31.12.2021 and 05.01.2022 (Annexure P-12) and agenda/recommendation (Annexure P-14), of the petitioner and pass an appropriate reasoned order, after affording an opportunity of personal hearing to the petitioner, in accordance with law, at the earliest, preferably within a period of 04 weeks from the date of receipt of copy/ production of this order.

ਉਕਤ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਅਲਾਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮਿਤੀ 09-10-2023 ਦੀ ਪ੍ਰਤਬੇਨਤੀਆਂ Request for issuance of revised allotment Letter along with rescheduled payment plan & extension of construction period ਦੇ ਸਬੰਧੀ ਫੈਸਲਾਂ ਕਰਨ ਦੇ ਆਦੇਸ ਦਿੱਤੇ ਹਨ। ਉਕਤ ਹੋਏ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਮਾਨਯੋਗ ਅਦਾਲਤ ਵੱਲੋਂ ਬਿਨੈਕਾਰ ਦੀ ਮਿਤੀ 09-10-2023 ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ , ਮਿਤੀ 31-12-2021 ਅਤੇ 05-01-2022 ਦੇ minutes of meeting ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਫੈਸਲਾ ਕਰਨ ਦੇ ਆਦੇਸ ਦਿੱਤੇ ਹਨ।

ਇਸ ਕੇਸ ਦੇ ਤੱਥ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:

1) ਫੂਡ ਕੋਰਟ ਸਾਈਟ ਨੰ: 4 ਦੀ ਸਾਈਟ ਮਿਤੀ 23-09-2015 ਨੂੰ ਈ-ਆਕਸਨ ਵਿੱਚ ਲਗਾਈ ਗਈ ਅਤੇ ਇਸ ਦਾ ਰਿਜਰਵ ਕੀਮਤ 32,12,18,365/- ਰੁਪਏ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ ਸਾਈਟ 32,50,80,000/- ਰੁਪਏ ਵਿੱਚ ਵੇਚੀ ਗਈ ਸੀ।
2) ਅਲਾਟੀ ਵੱਲੋਂ 22-12-2015 ਨੂੰ ਇਸ ਸਾਈਟ ਵਿਰੁੱਧ 20% ਭਾਵ 6,50,16,000/- ਰੁਪਏ ਜਮਾ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਸੀ ਇਸ ਉਪਰੰਤ ਇਸ ਦਫਤਰ ਵੱਲੋ ਪੱਤਰ ਨੰ: 4774 ਮਿਤੀ 29-01-2016 ਰਾਹੀਂ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਰੈਮੀਗੇਟ ਸੋਫਟਵੇਅਰ ਡਿਵੈਲਪਰਜ (ਇੰਡੀਆ) ਪ੍ਰਾਈਵੇਟ ਲਿਮਿਟਡ ,ਨਵੀਂ ਦਿੱਲੀ ਨੂੰ ਕੀਤੀ ਗਈ ਸੀ।

3) ਇਸ ਸਾਈਟ ਦੀ ਬਕਾਇਆ ਪੇਮੈਂਟ ਦੀ ਅਦਾਇਗੀ ਲਈ ਕਿਸਤਾਂ ਕ੍ਰਮਵਾਰ ਮਿਤੀ 23-03-2016,23-09-2016,23-03-2017,23-09-2017,23-09-2018,23-09-2019,23-09-2020,23-09-2021 ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀਆਂ ਸਨ ।

4) ਇਸ ਉਪਰੰਤ ਅਲਾਟੀ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਡਾਇਰੀ ਨੰ: 9093। ਮਿਤੀ 22-03-2016, 18224 ਮਿਤੀ 15-06-2016,29823 ਮਿਤੀ 19-09-2016, 33263 ਮਿਤੀ 14-10-2016। 37418 ਮਿਤੀ 28-11-2016,385776 ਮਿਤੀ 06-12-2016, 0879 ਮਿਤੀ 16-11-2018,37174 ਮਿਤੀ 25-01-2018,28531 ਮਿਤੀ 22-08-2016 ਅਤੇ 62988 ਮਿਤੀ 18-06-2020 ਆਦਿ ਪੱਤਰਾਂ ਰਾਹੀਂ ਇਸ ਦਫਤਰ ਨੂੰ ਲਿਖਿਆ ਗਿਆ ਕਿ :-

a. ਕਿ ਲੇਆਉਟ ਪਲੈਨ ਅਨੁਸਾਰ ਮੌਕੇ ਤੇ 35 ਮੀਟਰ ਵਾਈਡ ਸੜਕ ਮੋਜੂਦ ਨਹੀ ਹੈ।

b. ਸਾਈਟ ਤੇ ਵਾਟਰ ਸਪਲਾਈ, ਸੀਵਰੇਜ ਅਤੇ ਸਟਾਰਮ ਡਰੇਨ ਫੈਸੀਲਿਟੀ ਵੀ ਉਪਲਬੱਧ ਨਹੀਂ ਹੈ।

c. ਸਾਈਟ ਦੇ ਵਿੱਚਕਾਰ ਵਿੱਚ ਇੱਕ ਟਿਊਬਵੈਲ ਆਉਂਦਾ ਹੈ ਅਤੇ ਇੱਕ ਸੀਵਰੇਜ ਲਾਈਨ ਜੋ ਕਿ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਦੇ ਨੇੜੇ ਉਨ੍ਹਾਂ ਦੇ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦਾ ਹੈ।

ਅਲਾਟੀ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰਾਂ ਰਾਹੀਂ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਕਿ ਉਕਤ ਮੁੱਦਿਆਂ ਨੂੰ ਸੁਲਝਾਉਂਦੇ ਹੋਏ ਫਰੈਸ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਉਸਾਰੀ ਕਰਨ ਦੇ 3 ਸਾਲਾ ਸ਼ਰਤ ਨੂੰ ਨਵੀਂ ਅਲਾਟਮੈਂਟ ਦੇ ਅਧਾਰ ਤੇ ਵਿਚਾਰਿਆ ਜਾਵੇ।

5) ਇੱਥੇ ਇਹ ਦੱਸਣਾ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਇਹ ਸਾਈਟ ਅਲਾਟੀ ਨੂੰ “as is where is “ basis ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ।

6) ਉਪਰੋਕਤ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਯੋਗ ਫੈਸਲਾ ਕਰਨ ਲਈ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਗਮਾਡਾ ਅਤੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਗਮਾਡਾ ਨੂੰ ਮੋਕੇ ਤੇ ਸਾਈਟ visit ਕਰਕੇ ਰਿਪੋਰਟ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ ਕਿ ਕਿਹੜੇ-ਕਿਹੜੇ ਵਿਕਾਸ ਕਾਰਜ ਮੁਹੱਇਆ ਕਰਵਾਏ ਜਾਣੇ ਹਨ ਅਤੇ ਕਿਹੜੇ ਵਿਕਾਸ ਕਾਰਜ ਅਜੇ ਪੈਡਿੰਗ ਹਨ।

ਉਪਰੋਕਤ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਗਮਾਡਾ ਅਤੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਗਮਾਡਾ ਵੱਲੋਂ ਮਿਤੀ 13-12-2017 ਰਾਹੀਂ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਕਿ:-

Regarding the availability of various services it is reported that a 100" wide road exists in front of food court site No. 4 on which sewerage and storm drainage lines also exist in which the connection of this site can be made at any time. Till date the allottee has not started any construction activity at site. The site is very well accessible through a double road between PSEB office and the site. Construction can be started at site by boring a

shallow tube well after seeking approval from GMADA. As regards the availability of potable water, it is reported that potable water is required after completion of the building which will take at least 02 years and by that time it will be made available to the allottee as engineering wing is in the process of installing tube well in the area.

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਮਿਤੀ 09-01-2019 ਨੂੰ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਕਿ ਇਸ ਸਾਈਟ ਦਾ ਮੌਕਾ ਚੈਕ ਕਰਕੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ -ਸੀ)2) ਗਮਾਡਾ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਸੜਕ ਦੀ ਦੋਨੋਂ ਸਾਈਡ ਦੀ ਕੰਡੀਸਨ ਬਹੁਤ ਵਧੀਆ ਹੈ ਅਤੇ ਟਰੈਫਿਕ ਚਾਲੂ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮੰ-ਜਸ) :ਇੰਜ:2) ਵੱਲੋਂ ਵੀ ਸਾਈਟ ਦਾ ਮੌਕਾ ਚੈਕ ਕਰਕੇ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਕਿ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸੀਵਰੇਜ ਦੀ ਜੋ ਲਾਈਨ ਸਾਈਟ ਵਿਖੇ ਪਾਸ ਕਰ ਰਹੀ ਹੈ, ਉਹ ਕਾਫੀ ਸਮੇ ਤੋ ਬੰਦ ਹੈ ਜਿਸ ਵਿੱਚੋਂ ਕੋਈ ਗੰਦਾ ਪਾਣੀ ਨਹੀ ਵਗ ਰਿਹਾ ਹੈ ਅਤੇ ਇਸ ਨੂੰ ਸਾਈਟ ਕਲੀਅਰੈਂਸ ਦੌਰਾਨ ਡਿਸਮੈਂਟਲ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਸਾਈਟ ਤੇ ਕੋਈ ਵੀ ਪੁਰਾਣਾ ਟਿਊਬਵੈਲ ਦਿਖਾਈ ਨਹੀ ਦਿੱਤਾ । ਜੇਕਰ ਕੋਈ ਪੁਰਾਣਾ ਬੋਰ ਬੰਦ ਹੈ ਤਾ ਉਸ ਨੂੰ ਵੀ ਬੰਦ ਹੋਣ ਕਾਰਨ ਲੈਵਲ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਸਾਈਟ ਦੇ ਨਾਲ ਲਗਦੀ 35 ਮੀਟਰ ਸੜਕ ਤੇ ਜਨ-ਸਹਿਤ ਸਵਿਧਾਵਾਂ ਅਧੀਨ ਸੀਵਰੇਜ ਅਤੇ ਸਟਾਰਮ ਸੀਵਰ ਦੀ ਉਸਾਰੀ ਮੁੰਕਮਲ ਹੋ ਚੁੱਕੀ ਹੈ ਜਿਸ ਵਿੱਚ ਕੁਨੈਕਸਨ ਹੋ ਸਕਦੇ ਹਨ। ਇਸ ਤੋ ਇਲਵਾ ਇਹ ਵੀ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਕਿ ਸਾਈਟ ਨੰ: 1 ਅਤੇ 2 ਤੇ ਵੀ ਉਸਾਰੀ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਜੋ ਕਿ ਨਿਰਮਾਨ ਤੇ ਕੰਮਾਂ ਲਈ ਪਾਣੀ ਦਾ ਪ੍ਰਬੰਧ ਆਪਣੇ ਪੱਧਰ ਤੇ ਹੀ ਕਰ ਰਹੇ ਹਨ ਅਤੇ ਗਮਾਡਾ ਵੱਲੋਂ ਉਨ੍ਹਾਂ ਨੂੰ ਕੋਈ ਪਾਣੀ ਨਹੀਂ ਦਿੱਤਾ ਜਾ ਰਿਹਾ ਅਤੇ ਸਾਈਟ ਨੰ :4 ਤੇ ਏਜੇਂਸੀ ਵੱਲੋਂ ਨਿਰਮਾਣ ਲਈ ਪਾਣੀ ਦਾ ਪ੍ਰਬੰਧ ਗਮਾਡਾ ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਆਪਣੇ ਪੱਧਰ ਤੇ ਹੀ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।

ਮੰਡਲ ਇੰਜੀਨੀਅਰ -ਸੀ)2) ਗਮਾਡਾ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਸੀ ਕਿ-:

1) ਮੌਕੇ ਤੇ ਤਾਜਾ ਸਥਿਤੀ ਅਨੁਸਾਰ ਸਾਈਟ ਨਾਲ ਲਗਦੀਆਂ ਸੜਕਾਂ ਪ੍ਰਵਾਨਤ ਮਾਸਟਰ ਪਲੈਨ-ਸੈਕਟਰ/62 ਐਸ ਏ ਐਸ ਨਗਰ ਦੇ ਲੇਆਉਟ ਪਲੈਨ ਅਨੁਸਾਰ ਹਨ। ਇਸ ਅਨੁਸਾਰ ਸਾਈਟ ਦੇ ਇੱਕ ਪਾਸੇ 100 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਅਤੇ ਸਾਈਟ ਦੇ ਦੂਜੇ ਪਾਸੇ 35 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਮੌਕੇ ਉਪਰ ਮੌਜੂਦ ਹੈ। ਸੀਵਰੇਜ ਸਿਸਟਮ ਅਤੇ ਬਿਜਲੀ ਦੀਆਂ ਲਾਈਨਾਂ ਸਾਈਟ ਤੱਕ ਪਹੁੰਚ ਕਰਦੀਆਂ ਹਨ।

2) ਬੀਤੇ ਸਾਲ ਕੰਮ ਮੁੰਕਮਲ ਕੀਤੇ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਵੀ ਇਹ ਸਾਈਟ ਫਿਜੀਬਲ ਸੀ ਜੋ ਕਿ ਸਾਈਟ ਨੂੰ 100 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਪਹੁੰਚ ਕਰਦੀ ਸੀ ਅਤੇ ਸਾਈਟ ਤੱਕ ਸਟਾਰਮ ਸਰਵਿਸਿਜ ਅਤੇ ਬਿਜਲੀ ਦੀਆਂ ਸੇਵਾਵਾਂ ਮੌਜੂਦ ਸਨ।

ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਦਫਤਰ ਗਮਾਡਾ ਦੀ ਉਪਰੋਕਤ ਰਿਪੋਰਟ ਵਿੱਚ ਜੋ ਮੁੱਢਲੀਆਂ ਸਹੂਲਤਾਂ ਬਾਰੇ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ, ਉਸ ਵਿੱਚ ਇਹ ਸਪਸਟ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਕਿ ਇਹ ਮੁੱਢਲੀਆਂ ਸਹੂਲਤਾਂ ਕਿਹੜੀ ਮਿਤੀ ਨੂੰ ਮੁੰਕਮਲ ਕੀਤੀਆਂ ਹਨ। ਮੰਡਲ ਇੰਜੀਨੀਅਰ -ਸੀ)2) ਦੇ ਪੱਤਰ ਨੰ :3189 ਮਿਤੀ 29-12-2017 ਰਾਹੀਂ ਜੋ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ। ਉਸ ਅਨੁਸਾਰ ਇਸ ਸਾਈਟ ਦੇ ਨਾਲ ਲਗਦੀ 100 ਫੁੱਟ ਸੜਕ ਇਸ ਮਿਤੀ ਨੂੰ ਅੰਡਰ ਕੰਸਟਰਕਸਨ ਦਰਸਾਈ ਗਈ ਹੈ ਅਤੇ ਸੀਵਰੇਜ, ਸਟਾਰਮ ਡਰੇਨੇਜ ਅਤੇ ਮੇਨ ਵਾਟਰ ਸਪਲਾਈ

ਬਾਰੇ ਪਰਪੋਜਡ ਪਲੈਨ ਨੱਥੀ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸੀ ਤਰ੍ਹਾਂ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ -ਸੀ)2) ਵੱਲੋਂ ਮਿਤੀ 02-01-2019 ਨੂੰ ਇਹ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਉਹਨਾਂ ਵੱਲੋਂ ਅੱਜ ਸਾਈਟ ਦਾ ਮੌਕਾ ਚੈਕ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਅਲਾਟਡ ਸਾਈਟ ਤੇ ਬਣਾਈ ਗਈ ਸੜਕ ਚੰਗੀ ਹਾਲ ਵਿੱਚ ਹੈ ਅਤੇ ਆਵਾਜਾਈ ਲਈ ਖੁੱਲੀ ਹੈ । ਇਸ ਤਰ੍ਹਾਂ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ -ਸੀ)2) ਵੱਲੋਂ ਜਨ ਸਿਹਤ ਸੇਵਾਵਾਂ ਬਾਰੇ ਇਹ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਇਹ ਸੇਵਾਵਾਂ ਅਗਸਤ 2018 ਵਿੱਚ ਪੈ ਚੁੱਕੀਆਂ ਸਨ।

ਉਪਰੋਕਤ ਦੇ ਮੱਦੇਨਜਰ ਸਾਬਕਾ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਗਏ-:

"Reveals that 30 metre wide road falling between Food Court Site No.4 and Punjab School Education Board Building was existing since the date of auction on 29-5-2015 and frontage of this Food Court site also falls on this 30 metre wide road, Construction of side road (35 metre wide) was completed by GMADA on 31.7.2018. The allottee had purchased this site in an open auction, after satisfying himself about the location and status and construction of 35 metre wide side road was not a condition precedent for raising construction of building over this site, which had clear access and frontage falling on 30 metre wide road.

In these facts and circumstances, the allottee can not be given waiver of interest on the amount of installments, more particularly when he has also defaulted in payment of said installments."

ਉਪਰੋਕਤ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ :19867 ਮਿਤੀ 03-07-2020 ਰਾਹੀਂ ਅਲਾਟੀ ਨੂੰ ਸੂਚਿਤ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ।

ਇਸ ਉਪਰੰਤ ਅਲਾਟੀ ਵੱਲੋਂ ਵੱਖ ਵੱਖ ਪੱਤਰਾਂ ਰਾਹੀ ਮਾਨਯੋਗ-HUDM ਜੀ ਅਤੇ PSHUD ਜੀ ਨੂੰ ਸਾਈਟ ਸਬੰਧੀ ਕਿਸਤਾਂ ਦੇ ਵਿਆਜ ਨੂੰ ਮੁਆਫ ਕਰਨ ਸਬੰਧੀ ਅਤੇ ਅਦਾਇਗੀਆਂ ਦੀ rescheduling ਸਬੰਧੀ ਕਰਨ ਲਈ ਲਿਖਿਆ ਗਿਆ ਗਿਆ। ਜਿਸ ਸਬੰਧੀ ਇਹ ਫੈਸਲਾਂ ਕੀਤਾ ਗਿਆ ਕਿ ਉਕਤ ਮੁੱਦਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ ਕੀਤਾ ਜਾਵੇ ਜਿਸ ਦੇ ਸਬੰਧ ਵਿੱਚ ਇਹ ਅਜੰਡਾ ਕਾਰਜਮਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 23-03-2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ ਕੀਤਾ ਗਿਆ ਅਤੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਨਿਮਨ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਗਏ ਸਨ:-

ਇਹ ਮੁੱਦਾ ਪਹਿਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਮਿਤੀ 23-03-2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਪੇਸ ਕੀਤਾ ਗਿਆ :-

1) A 1.2 acre Hotel/Food Court Site with 2 FAR, in Sector 62 was sold for Rs. 32.8 cr to Remigate Software Developer (India) Pvt. Ltd through open auction on 23-09-2015
2) It was mentioned that it was a corner site connecting three road links to Jail Road, Chandigarh Road and YPS School road.

3) However the road didn't exist at the time of auction, there being trees in the area and an NGT order prohibited felling of trees.
4) Applicant company made a number of representation including representations dated 19-10-2015 and 24-02-2016 (Annexure-1 & 2) whereby the issue of non-construction of adjoining meters road and 35 meters road was raised, because of which there was lack of accessibility and commercial viability
5) Apart from the applicant company raised other issues of infrastructure deficiencies like presence of sewage line in the site, presence of One redundant bore well in the site, non development of storm sewage Due to all these reasons the applicant company could not undertake project due to uncertainty and un-viability of commercial site which was very much dependant on the connectivity of roads towards Chandigarh,
6) The applicant company has submitted a recent presentation whereby t has been raised some other issues like outbreak of two waves of Covid- 19, blockade of area around the site due to agitation staged by teachers in front of the site of PSEB and Education department since last six months
7) Engineering Wing has reported that the road construction was completed on 30-04-2019.
8) In totality of circumstance, it emerges that allottee was constrained from undertaking the commercial project for 4 years. Accordingly allotment may be deemed o have been made 4 years from the actual auction, with concomitant relief in terms of interest and period for construction. Payment of Rs. 9.87 cr made in advance of this date may be treated as received on the deemed date of allotment i.e. 1.2.2020.
   a) Deemed date of allotment may be taken as 01-02-2020
   b) Balance dues on 1.2.2020 will become Rs. 22 cr.
   c) It will be recoverable in 8 half yearly installments 12% interest.

ਉਕਤ ਅਜੰਡਾ ਸਬੰਧੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਨਿਮਨ ਅਨੁਸਾਰ ਹੁਕਮ ਕੀਤੇ ਗਈ-:

"ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਹਦਾਇਤ ਕੀਤੀ ਗਈ ਕਿ ਕੇਸ ਨੂੰ ਹਰ ਪੱਖੋਂ ਘੋਖਕੇ ਮੁੜ ਅਜੰਡਾ ਪੇਸ ਕੀਤਾ ਜਾਵੇ।"

ਉਕਤ ਹੋਈ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹਦਾਇਤਾ ਅਨੁਸਾਰ ਅਜੰਡਾ ਮੁੜ ਮੱਦ ਨੰਬਰ 25.18 ਰਾਹੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਪਾਸ ਪੇਸ ਕੀਤਾ ਗਿਆ ਜਿਸ ਸਬੰਧੀ 25ਵੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31-12-2021 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ

"ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡਾ ਮੁਲਤਵੀ-defer ਕਰਦੇ ਹੋਏ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ"

ਇਸ ਉਪਰੰਤ ਇਹ ਅਜੰਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ ਕੀਤਾ ਗਿਆ ਜਿਸ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ:-

"*ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।* "

ਇਸ ਤੋ ਬਾਅਦ ਮੁੜ ਤੋ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 26ਵੀ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ 26.05 ਰਾਹੀ ਪੇਸ ਕੀਤਾ ਗਿਆ ਜਿਸ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ।

"ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਨੂੰਨੀ ਅਤੇ ਹੋਰ ਸਾਰੇ ਪੱਖਾਂ ਤੋ ਘੋਖਣ ਲਈ ਕਿਹਾ ਗਿਆ।"

ਜਿਸ ਤੇ ਕਾਰਵਾਈ ਕਰਦੇ ਹੋਏ ਉਕਤ ਮਾਮਲੇ ਨੂੰ ਘੋਖਣ ਲਈ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 89272-277 ਮਿਤੀ 05-09-2022 ਰਾਹੀਂ ਗਠਤ ਕਮੇਟੀ ਵੱਲੋਂ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 21-07-2023 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

"ਕਮੇਟੀ ਵੱਲੋ ਸਾਰੀ ਰਿਪੋਰਟਾਂ ਨੂੰ ਵਾਚਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਕੇਸ ਵਿੱਚ ਕੋਈ ਨਵੇਂ ਤੱਥ ਸਾਹਮਣੇ ਨਹੀ ਆਏ ਹਨ। ਇਸ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਪ੍ਰੇਸਾਸਕ ਜੀ ਵੱਲੋ ਮਿਤੀ 06-03-2020 ਨੂੰ ਪਹਿਲਾਂ ਕੀਤੇ ਫੈਸਲੇ (The allottee cannot be given waiver of interest on the amount of installments, more particularly when he has also defaulted in payment of said installments.)

ਅਨੁਸਾਰ ਇਸ ਫੈਸਲੇ ਨੂੰ ਬਦਲਣ ਦਾ ਕੋਈ ਅਧਾਰ ਨਹੀ ਹੈ।"

ਕਿਉਜੋਂ ਹੁਣ ਕੋਰਟ ਦੇ ਹੁਕਮਾਂ ਅਨਸਾਰ competent authority ਦੇ ਪੱਧਰ ਤੇ ਅਲਾਟੀ ਨੂੰ ਨਿੱਜੀ ਸੁਣਵਾਈ ਦਿੰਦੇ ਹੋਏ ਹੁਕਮ ਪਾਸ ਕੀਤਾ ਜਾਣਾ ਹੈ ਇਸ ਲਈ ਅਥਾਰਟੀ ਪਾਸ ਅਲਾਟੀ ਨੂੰ ਨਿੱਜੀ ਸੁਣਵਾਈ ਦਿੰਦੇ ਹੋਏ ਯੋਗ ਹੁਕਮਾ ਪਾਸ ਕਰਨ ਹਿੱਤ ਅਜੰਡਾ ਭੇਜਿਆ ਜਾਦਾ ਹੈ ।