

**ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 32.01****(ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ))**

ਵਿਸ਼ਾ: ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਅਕਾਲ ਆਸ਼ਰਮ ਕਲੋਨੀ ਪਾਸ ਪੈਂਦੇ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਕੁਲਜਿੰਦਰ ਸਿੰਘ ਗਰੇਵਾਲ (ਕੇ. ਐਸ. ਗਰੇਵਾਲ) ਦੇ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

01. ਪੁੱਡਾ ਵੱਲੋਂ ਸੈਕਟਰ 76-80 ਦੀ ਸਥਾਪਨਾ ਹਿੱਤ ਪਿੰਡ ਸੋਹਾਣਾ, ਮੋਲੀ ਬੈਦਵਾਨ, ਲੱਖਨਪੁਰ ਅਤੇ ਰਾਏਪੁਰ ਦੀ 1350.92 ਏਕੜ ਭੇ ਐਕੁਵਾਇਰ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਐਕੁਜਿਸ਼ਨ ਸਮੇਂ ਮੋਹਾਲੀ ਲਾਂਡਰਾ ਰੋਡ ਤੇ ਪੈਂਦੀ ਅਕਾਲ ਆਸ਼ਰਮ ਕਲੋਨੀ ਅਤੇ ਜਸਵਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਕੁਲਜਿੰਦਰ ਸਿੰਘ ਗਰੇਵਾਲ (ਕੇ.ਐਸ.ਗਰੇਵਾਲ) ਦੇ ਬਿਲਟ ਅੱਪ ਹਾਊਸ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24.09.2001 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰ: 28.05 ਰਾਹੀਂ (ਅਨੁਲੱਗ-ਓ ਪੰਨਾ-4) ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:-

” Item No. 28.05

*Proposal for reallocation of land to owners of built-up residential units situated in Akal Ashram Colony, Sohana and built-up Booths on the main road (Mohall-Landran Road, V.Sohana) outside phirai in the proposed five new Sectors at SAS Nagar (Mohali)*

*The itDem was discussed and approved as such. The proposed reallocations shall however, be subject to the condition that the overall allotment shall be subject to the outcome of pending writ petitions as well, as to the vacation of any stay order that may be applicable in and relevant to this case. The External Development Charges shall however, be collected in lumpsum.*

*It was also decided that in the event of any of the writ petitions or any other court case being decided against PUDA, all liabilities, damag, compensation including interest etc. or cost of any other award that may be passed against PUDA by any Court or Tribunal etc. shall be borne by the prospective allottees in toto. In other words, the acceptance of this allotment shall be entirely at the risk and cost of the prospective allottees and PUDA categorically dis-claims any responsibility in this regard.*

*The house owned by Sh.K.S.Grewal, a handicapped NRI although not situated in Akal Ashram colony would also be reallocated on the above terms and conditions on exceedingly compassionate grounds."*

02. ਉਕਤ ਅਜੰਡਾ ਆਈਟਮ ਰਾਹੀਂ ਅਕਾਲ ਆਸ਼ਰਮ ਕਲੋਨੀ ਪਾਸ ਪੈਂਦੇ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਐਕੁਜਿਸ਼ਨ ਉਪਰੰਤ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਨੂੰ As is where is basis ਤੇ ਰੀ-ਅਲਾਟ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ। ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਇਸ ਮਕਾਨ ਦਾ ਰਕਬਾ 10 ਮਰਲੇ (300 ਵਰਗ ਗਜ਼) ਹੈ। ਉਕਤ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਮਕਾਨ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਹਿੱਤ ਪੱਤਰ ਨੰ:7816-19 ਮਿਤੀ 26-11-2001 (ਅਨੁਲੱਗ-ਅ ਪੰਨਾ-9) ਰਾਹੀਂ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ, ਐਨ.ਆਰ.ਆਈ ਦੇ ਨਾਮ ਤੇ ਐਲ.ਓ.ਆਈ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ।

03. ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24.09.2001 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰ: 28.05 ਰਾਹੀਂ (ਅਨੁਲੱਗ-ੳ) ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਹੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਦੇ ਨਾਮ ਤੇ ਕੀਤੀ ਜਾਣੀ ਸੀ, ਪਰੰਤੂ ਮਾਲ ਸ਼ਾਖਾ ਦੀ ਰਿਪੋਰਟ/ਰਿਕਾਰਡ ਅਨੁਸਾਰ ਇਸ ਮਕਾਨ ਦੀ ਮਲਕੀਅਤ ਖੇਵਟ ਨੰ: 46/49 ਖਸਰਾ ਨੰ: 92//5/1 ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਕੁਲਜਿੰਦਰ ਸਿੰਘ ਗਰੇਵਾਲ (ਕੇ.ਐਸ.ਗਰੇਵਾਲ) ਦੇ ਨਾਮ ਤੇ ਚੜ੍ਹੀ ਹੋਈ ਸੀ। ਇਸ ਲਈ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 23-09-2003 ਨੂੰ ਹੋਈ 38ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਆਇਟਮ ਨੰ: 38.11 (ਅਨੁਲੱਗ-ੲ ਪੰਨਾ-11) ਰਾਹੀਂ ਰੀ-ਅਲਾਟਮੈਂਟ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ ਪਤਨੀ ਸ਼੍ਰੀ ਕੁਲਜਿੰਦਰ ਸਿੰਘ ਗਰੇਵਾਲ (ਕੇ.ਐਸ.ਗਰੇਵਾਲ) ਦੇ ਨਾਮ ਜਾਰੀ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

04. ਉਕਤ ਕੇਸ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,ਗਮਾਡਾ ਵੱਲੋਂ ਮਿਸਲ ਦੇ ਨੋਟ ਪੰਨਾ. 40 ਤੇ ਮਿਤੀ 05-05-2025 ਨੂੰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਕੀਤੀ ਪ੍ਰਾਪਤ ਹੋਈ :-

*"ਅਸਟੇਟ ਅਫਸਰ (ਪਲਾਟਸ) ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਮਿਸਲ ਰਾਹੀਂ Sh. K S Grewal ਨੂੰ acquired ਭੇਂ ਰੀ-ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮੁੱਦੇ ਨੂੰ ਇਸ ਦਫਤਰ ਵਿੱਚ ਮੁੜ ਵਿਚਾਰਿਆ ਗਿਆ। ਉਕਤ ਮੁੱਦੇ ਸਬੰਧੀ ਇਸ ਦਫਤਰ ਦੀ ਰਾਏ ਹੈ ਕਿਉਂ ਜੋ ਸੈਕਟਰ-77 ਦੇ ਪ੍ਰਵਾਨਤ ਲੇ-ਆਉਟ ਪਲਾਨ ਵਿੱਚ ਖਸਰਾ ਨੰਬਰ 92//5/1 ਗੁਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਐਮ.ਐਸ ਫਲੈਟਸ (ਰਕਬਾ 6.59 ਏਕੜ) ਅਧੀਨ ਪੈਂਦਾ ਹੈ। ਇਸ ਲਈ ਯੋਗ ਹੋਵੇਗਾ ਕਿ Sh. K.S.Grewal ਜੀ ਨੂੰ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੈਕਟਰ ਵਿੱਚ ਕਿਸੀ ਹੋਰ ਢੁਕਵੀਂ ਜਗ੍ਹਾ alternative plot ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਵਿਚਾਰ ਲਿਆ ਜਾਵੇ ਤਾਂ ਜੋ ਗੁਰੁੱਪ ਹਾਊਸਿੰਗ ਦੀ ਸਾਈਟ Litigation free" ਹੋ ਸਕੇ ਅਤੇ ਭਵਿੱਖ ਵਿੱਚ ਇਸ ਸਾਈਟ ਨੂੰ ਈ ਆਕਸ਼ਨ ਰਾਹੀਂ ਵੇਚਿਆ ਜਾ ਸਕੇ।"*

05. ਡੀ.ਟੀ.ਪੀ ਦਫਤਰ ਦੀ ਉਕਤ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਆਇਟਮ ਨੰ: 28.05 (ਅਨੁਲੱਗ-ੳ)ਅਤੇ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 38ਵੀਂ ਮੀਟਿੰਗ ਮਿਤੀ 23.09.2003 ਦੇ ਅਜੰਡਾ ਆਇਟਮ ਨੰ: 38.11 (ਅਨੁਲੱਗ-ੲ) ਰਾਹੀਂ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਰੀ-ਅਲਾਟਮੈਂਟ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਦੇ ਨਾਮ ਕੀਤੀ ਜਾਣੀ ਸੰਭਵ ਨਹੀਂ। ਇਸ ਲਈ ਬਿਨੈਕਾਰ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਨੂੰ ਉਕਤ ਮਕਾਨ ਦੀ ਥਾਂ ਸੈਕਟਰ 76-80 ਵਿਖੇ same size ਦਾ ਪਲਾਟ ਅਲਾਟ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਨੂੰ ਸਨਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ (ਬਿਨੈਕਾਰ) ਵੱਲੋਂ ਇਹ ਸਹਿਮਤੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਕਿ:-

1. ਮਕਾਨ ਦੇ ਬਦਲ ਦੇ ਰੂਪ ਵਿੱਚ ਸੈਕਟਰ 76-80 ਵਿਖੇ 300 ਵਰਗ ਗਜ਼ ਦਾ ਪਲਾਟ ਲੈਣ ਲਈ ਸਹਿਮਤੀ ਹੈ।
2. ਇਹ ਅਲਾਟਮੈਂਟ ਸੈਕਟਰ 76-80 ਵਿਖੇ ਖਾਲੀ ਪਲਾਟਾਂ ਵਿੱਚੋਂ ਕੋਈ ਵੀ ਇੱਕ ਪਲਾਟ ਦੀ ਹੋਵੇਗੀ ਜੋ ਕਿ ਡਰਾਅ ਰਾਹੀਂ ਨਿਰਧਾਰਤ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਸ ਸਬੰਧੀ ਕੋਈ Pick and Choose Method ਨਹੀਂ ਹੋਵੇਗਾ।
3. ਮਕਾਨ ਬਦਲੇ ਸਿਰਫ ਪਲਾਟ ਦੀ ਹੀ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ ਉਹ ਮਕਾਨ ਤੇ ਕੀਤੀ ਉਸਾਰੀ ਸਬੰਧੀ ਕੋਈ ਵੀ ਕਲੇਮ ਨਹੀਂ ਕਰੇਗਾ।

4. ਪਲਾਟ ਦੀ ਐਲੋਕੇਸ਼ਨ ਡਰਾਅ ਰਾਹੀਂ ਹੋਣ ਉਪਰੰਤ ਬਿਨੈਕਾਰ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਮੋਕੇ ਤੇ ਮਕਾਨ ਦਾ ਕਬਜ਼ਾ ਗਮਾਡਾ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕਰੇਗਾ, ਇਸ ਉਪਰੰਤ ਹੀ ਬਿਨੈਕਾਰ ਨੂੰ ਪਲਾਟ ਦਾ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇਗਾ।
5. ਪਲਾਟ ਦੀ ਅਲਾਟਮੈਂਟ as is where is Basis ਤੇ ਕੀਤੀ ਜਾਵੇਗੀ।
6. ਜੇ ਅਲਾਟ ਕੀਤਾ ਜਾਣ ਵਾਲਾ ਪਲਾਟ ਮੋਕੇ ਤੇ 300 ਵਰਗ ਗਜ਼ ਤੋਂ ਜਿਆਦਾ ਨਿਕਲਦਾ ਹੈ ਤਾਂ ਐਪਲੀਕੈਂਟ ਵਧੇ ਰਕਬੇ ਦੀ ਕੀਮਤ ਵਰਤਮਾਨ ਭਾਵ ਅਲਾਟਮੈਂਟ ਸਮੇਂ ਜੋ ਪ੍ਰਵੇਲਿੰਗ ਰੇਟ ਹੋਣਗੇ ਉਸ ਅਨੁਸਾਰ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ/ਹੋਵੇਗੀ।
7. ਅਲਾਟੀ ਜਾਰੀ ਹੋਣ ਵਾਲੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਤੇ ਪੁੱਡਾ ਰੂਲਜ਼-ਰੈਗੂਲੇਸ਼ਨ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ/ਹੋਵੇਗੀ।

ਉਕਤ ਅਨੁਸਾਰ ਮੰਗਿਆ ਗਿਆ ਹਲਫੀਆ ਬਿਆਨ/ਸਹਿਮਤੀ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਮਿਤੀ 22.05.2025 ਰਾਹੀਂ (ਅਨੁਲੱਗ-ਸ ਪੰਨਾ-14) ਰਾਹੀਂ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ ਭਾਵ ਕਿ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਵੱਲੋਂ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਦੀ ਰੀ-ਅਲਾਟਮੈਂਟ ਦੀ ਥਾਂ ਜੋ ਪਲਾਟ ਗਮਾਡਾ ਵੱਲੋਂ ਅਲਾਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸ ਪ੍ਰਤੀ ਆਪਣੀ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕੀਤੀ ਹੈ।

06. ਉਕਤ ਦੇ ਸਨਮੁੱਖ ਕਿਉਂ ਜੋ ਗਮਾਡਾ, ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24.09.2001 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰ: 28.05 (ਅਨੁਲੱਗ-ੳ) ਅਤੇ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 38ਵੀਂ ਮੀਟਿੰਗ ਮਿਤੀ 23.09.2003 ਦੇ ਅਜੰਡਾ ਆਇਟਮ ਨੰ: 38.11 (ਅਨੁਲੱਗ-ੲ) ਰਾਹੀਂ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਰੀ-ਅਲਾਟਮੈਂਟ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਦੇ ਨਾਮ ਕਰਨ ਵਿੱਚ ਅਸਮੱਰਥ ਹੈ, ਇਸ ਲਈ ਉਕਤ ਮੀਟਿੰਗ ਵਿੱਚ ਫੈਸਲੇ ਅਨੁਸਾਰ ਬਿਲਟ ਅੱਪ ਮਕਾਨ ਦੀ ਰੀ ਅਲਾਟਮੈਂਟ ਸ਼੍ਰੀਮਤੀ ਜਸਵਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ ਪਤਨੀ ਸ਼੍ਰੀ ਕੇ.ਐਸ.ਗਰੇਵਾਲ ਕਰਨ ਦੀ ਥਾਂ ਸੈਕਟਰ 76-80 ਵਿਖੇ same size ਦਾ ਪਲਾਟ ਅਲਾਟ ਕਰਨ ਲਈ ਕੇਸ ਸੁਪਰਡੰਟ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ (ਮਕਾਨ ਉਸਾਰੀ-1 ਸ਼ਾਖਾ) ਦੇ ਪੱਤਰ ਨੰ: ਆਈ/996 ਮਿਤੀ 30.07.2025 ਦੇ ਸਨਮੁੱਖ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਜੀ ਵੱਲੋਂ ਰੱਖੀ ਬਜਟ ਅਤੇ ਲੇਖਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 01-08-2025 ਵਿੱਚ ਵਿਚਾਰਨ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਨੁਲੱਗ-ੳ

Agenda item No

28.05

**PROPOSAL FOR REALLOTMENT OF LAND TO OWNERS OF BUILT UP RESIDENTIAL UNITS SITUATED IN AKAL ASHRAM COLONY, SOHANA AND BUILT UP BOOTHS ON THE MAIN ROAD (MOHALI-LANDRAN ROAD, V. SOHANA) OUTSIDE PHIRNI IN THE PROPOSED FIVE NEW SECTORS AT SAS NAGAR (MOHALI).**

Punjab Urban Planning and Development Authority (PUDA) had initiated the process for acquiring land to set up five new Sectors at SAS Nagar (Sectors 76-80). In this respect, a notification under Section 4 of the Land Acquisition Act was issued in respect of 1350.92 acres of land falling in the Revenue Estates of Sohana, Mauli Bardwan, Lakhaer and Ropur, Tehsil SAS Nagar, District Ropar.

The process of land acquisition proceedings including issue of notification under Section 6 of the Act and the announcement of land acquisition awards has since been completed by the Land Acquisition Collector, PUDA, SAS Nagar. The acquisition for the new sectors i.e. 76-80 was challenged by some of the land owner in the Hon'ble Pb & Haryana High Court. The Hon'ble Pb & Haryana High Court vide orders dated 30.5.2001 had stayed all further proceedings regarding acquisition of land.

Against the orders passed by the Hon'ble Pb & Haryana High Court PUDA, filed an application for the vacation of stay. Hon'ble High Court has passed the following interim orders in the civil writ petition no. 7050 of 2001.

"Adjourned  <sup>sine</sup> die with liberty to either of the parties to have the petitions listed for hearing as soon as the judgment of the Supreme Court is pronounced. Meanwhile the interim order passed on May 30, 2001 staying all further proceedings regarding acquisition of land is modified and it is ordered that the petitioners will not be dispossessed from the land in their possession. A/c, however make clear that it will be open to the respondents to continue with further proceedings which shall be subject to the final orders which may be passed in this case."

The possession of the land has also been taken over except in so far as restrained by the Hon'ble Punjab & Haryana High Court and the same thus vests in PUDA.

It had been brought to the notice of PUDA officials, that there is in existence densely planned residential colony popularly described as Akal Ashram colony in Village Sohana. This is situated on the left side of Mohali Landran Road and is handled by the Gurdwara Akal Ashram, Sohana. On the other hand, there are also small built up booths on the right side of this road in site where small and petty shopkeepers are carrying on various kinds of trades and activities //

No doubt, at the stage of filing objections, during the course of land acquisition proceedings, the Land Acquisition Collector had received objections against these properties being acquired, but the same had been rejected by the Government after considering the recommendations of the Land Acquisition Collector

The basic logic was if these properties are exempted they would neither be subject to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 or the rules framed thereunder or even PUDA's building bye-laws. As such, if exempted, it would virtually have been free for all scenario in so far as the building controls are concerned. Simultaneously, the exempted property owners would not have been entitled to any of the External Development facilities and works undertaken by PUDA. In other words, they would have remained, in theory, to be responsible for their own drinking water facilities, sewage disposal etc. On the other hand, it would not be pragmatic to demolish these properties and displace the people occupying them. Rather, it is proposed to bring out a package for reallocation of these properties to the very same land owners on 'as is where is' basis subject to the following broad terms and conditions

- (a) No compensation would be payable in respect of land or the super structure, and the same may be regarded as having been adjusted against the reallocation
- (b) They would be required to pay proportionate External Development Charges at Rs. 600/- per sq yd in respect of built up residential units and Rs. 1000/- per sq yd in respect of built up booths. It may be mentioned that approximate External Development Charges are Rs. 20 lac per acre and internal development charges are Rs. 10 lac per acre. In other words, the total quantum in terms of Rupees per sq yd is approximately Rs. 600/-
- (c) Further construction beyond what has been built, shall not be allowed except in so far as permissible under PUDA's building bye-laws and that too after getting the Building Plan sanctioned
- (d) Subject to the above three conditions, their reallocation shall be governed by Punjab Regional and Town Planning and Development Act, 1995

- (e) This allotment will be subject to the final decision of the Hon'ble Pb. & Haryana High Court in civil writ petition no. 7050 of 2001.

It is, however, clarified that plots that are completely vacant, would not be treated as such and this reallocation shall only be confined to those properties in the localities described above which, in the assessment made by the PWD B&R as part of land acquisition award, were complete dwelling units in case of residential houses and complete built up pucca booths for other category. Furthermore, in case of booths no construction beyond the ground floor shall be permissible.

Submitted for consideration and decision of Finance & Account Committee.



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The item was discussed in detail. It was noted that the quantum of External Development Charges of Rs.2.00 lacs per gross acre was justified on account of exceedingly low FAR of 0.05. The item was approved as proposed in the agenda item, subject to the condition that the overall allotment shall be subject to the outcome of pending writ petitions as well as to the vacation of any stay order that may be applicable and relevant in this case.

It was also decided that in the event of any of the writ petitions or any other court case being decided against PUDA, all liabilities, damages, compensation including interest etc. or cost of any other award that may be passed against PUDA by any Court or Tribunal etc. shall be borne by the Satsang in toto. In other words, the acceptance of this allotment shall be entirely at the risk and cost of the Satsang and PUDA categorically dis-claims any responsibility in this regard.

Item No. 28.04

**Proposal for reallocation of land to Educational Institutions in the proposed five new sectors at SAS Nagar (Mohali)**

The matter was discussed in detail and approved as such subject to the condition that the overall allotment shall be subject to the outcome of pending writ petitions as well as to the vacation of any stay order that may be applicable in and relevant to this case.

It was also decided that in the event of any of the writ petitions or any other court case being decided against PUDA, all liabilities, damages, compensation including interest etc. or cost of any other award that may be passed against PUDA by any Court or Tribunal etc. shall be borne by the prospective allottees in toto. In other words, the acceptance of this allotment shall be entirely at the risk and cost of the prospective allottees and PUDA categorically dis-claims any responsibility in this regard.

The implementation of the decision would be subject to the pending writ petitions and vacating of any stay order that may be in force.

The External Development Charges shall be recoverable in four equal instalments, with interest of 15% per annum on reducing balance basis.

Item No. 28.05

**Proposal for reallocation of land to owners of built-up residential units situated in Akal Ashram Colony, Sohana and built-up booths on the main road (Mohali-Landran Road, V.Sohana) outside phirni in the proposed five new Sectors at SAS Nagar (Mohali)**

The item was discussed and approved as such. The proposed reallocations shall however, be subject to the condition that the overall allotment shall be subject to the outcome of pending writ petitions as well as to the vacation of any stay order that may be applicable in and relevant to this case. The External Development Charges shall however, be collected in lumpsum.

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It was also decided that in the event of any of the writ petitions or any other court case being decided against PUDA, all liabilities, damages, compensation including interest etc. or cost of any other award that may be passed against PUDA by any Court or Tribunal etc. shall be borne by the prospective allottees in toto. In other words, the acceptance of this allotment shall be entirely at the risk and cost of the prospective allottees and PUDA categorically dis-claims any responsibility in this regard.

The house owned by Sh.K.S.Grewal, a handicapped NRI although not situated in Akal Ashram colony would also be reallocated on the above terms and conditions on exceedingly compassionate grounds.

Item No. 28.06

**Proposal for reallocation of land to the Punjab Judges and Officers Rural House Building Co-operative Society, in the proposed five new Sectors at SAS Nagar (Mohali)**

The item was discussed and approved as proposed.

The re-allotment shall however, be subject to the outcome of the pending writ petitions and stay order that may be in force. The External Development Charges shall be collected in four equal instalments with interest 15% per annum.

It was also decided that in the event of any of the writ petitions or any other court case being decided against PUDA, all liabilities, damages, compensation including interest etc. or cost of any other award that may be passed against PUDA by any Court or Tribunal etc. shall be borne by the prospective allottees in toto. In other words, the acceptance of this allotment shall be entirely at the risk and cost of prospective allottees and PUDA categorically dis-claims any responsibility in this regard.

Item No. 28.07

**Revision of rate for allotment of land for office buildings to Boards and Corporations of the State Government.**

Approved.

Item No. 28.08

**Allotment of LIG/MIG houses at concessional rate to riot affected families.**

Approved.

Item No. 28.09

**Release of funds for Urban Infrastructure oriented projects/works out of Punjab Infrastructure Fund Account.**

Noted. Approved.

Item No. 28.10



ਅਨੁਲੱਗ-ਅ

PUNJAB URBAN PLANNING & DEV. AUTHORITY, CHANDIGARH.

To

Sh. K.S. Grewal N.R.I.  
Near Akal Ashram Colony,  
Sohana, Teh. Mohali, Distt. Ropar.

No. PUDA-Policy-LO-2001/-  
Dated: 29/11/2011

**Sub:- Letter of intent of the re-allotment of acquired land of Sh. K.S. Grewal N.R.I. Near Akal Ashram Colony, Sohana, Teh. Mohali, Distt. Ropar.**

Please refer to your request for the exemption of land on which house has been built in village Sohana Teh. Mohali Distt. Ropar Near Akal Ashram Colony.

While your request for exemption of land could not be acceded to, as such, now that the land has been acquired and vests fully in PUDA (Subject to some stay orders by the Hon'ble Punjab & Haryana High Court) passing in course of a few writ petitions, as per the decision of the Finance & Accounts Committee, the Punjab Urban Planning and Development Authority is contemplating to re-allot your acquired land where built up house exist on exceedingly compassionate grounds "as is where is basis" subject to the following broad terms and conditions.

1. No compensation would be payable in respect of land or the super structure, and the same may be regarded as having been adjusted against the re-allotment price.
- Sub:-** 2. You would be required to pay External Development Charges @ Rs. 600/- per sq. Yd.
3. Further construction beyond what has been built, shall not be allowed except in accordance with PUDA bye laws and that too after getting the Building Plan sanctioned.
4. This re-allotment shall be governed by the provisions of Punjab Regional and Town Planning and Development Act/ Rules and regulations/ policies framed thereunder.
5. This re-allotment shall be subject to the condition that the overall allotment shall be subject to the outcome of pending writ petition as well as to the vacation of any stay order that may be applicable in and relevant to this case. In the event of any of the writ petition or any other court case being decided against PUDA, all liabilities, damages, compensation including interest etc or cost of any other award that may be passed against PUDA by any Court or Tribunal etc shall be borne by you in toto. In other words, the acceptance of

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this allotment shall be entirely at the risk and cost of the prospective allottee and PUDA categorically disclaims any responsibility in this regard.

In case you are interested for consideration of re-allotment, you may apply for the re-allotment of your house in the Performa attached with this letter by 7.12.2001 positively. The application form must be accompanied by a Demand Draft for Rs. 10,000/- in favour of "Punjab Urban Planning & Development Authority (PUDA)" payable at Chandigarh or SAS Nagar. The application without the above fee shall be regarded as invalid and shall not be considered.

The application must be accompanied by the documents mentioned in the prescribed Performa. The application must be accompanied by the latest photograph of the construction showing the different perspectives and photocopy of the title of the land in possession in your name, along with photocopy of building plan and certificate of the Registered Architect to the effect that building has been completed. The complete application form shall be submitted preferably in person, and otherwise through registered post to the General Manger (Policy), PUDA Complex S.C. O. No. 1-12 Sector-55 Phase-1 SAS Nagar (Mohali) on or before 7.12.2001. The fee of Rs. 10,000/- will be adjustable against the External Development Charges to be paid by you.

This offer is purely optional one and in case you are not interested in availing of the same, you will be entitled to receive compensation for the land as well as super structure in accordance with the land acquisition award already announced.

DA/ Application Form

CHIEF ADMINISTRATOR

Endst. No. PUDA-Policy-LO-2001/-

Dated:- 26-11-2001

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

1. General Manger (Policy)
2. Senior Town Planner, PUDA, Mohali.
3. Estate Officer, PUDA, Mohali.

CHIEF ADMINISTRATOR

**Agenda Item No. 38.11**

**Subject:-** Re-allotment of land to owners of built up Residential unit in Akal Ashram Colony, Sohana to Mrs. Jaswinder Kaur Grewal.

A agenda was placed before Finance & Accounts Committee in its 28<sup>th</sup> meeting held on 24.9.2001 vide agenda item No. 28.05 for considering the Re-allotment of land to owners of built up residential units situated in Akal Ashram Colony, Sohana, and built up booths on the main Road (Mohali-Landra Road, Village Sohana) outside Phirni, in the five new sectors i.e. 76-80 at SAS Nagar.

While considering the agenda, the issue regarding the request for adjustment of the house owned by Sh. K.S. Grewal, a handicapped NRI was also considered and it was decided that "the house owned by Sh. K.S. Grewal, a handicapped NRI although not situated in Akal Ashram Colony would also be reallocated on the above terms and conditions on exceedingly compassionate grounds." As per decision of the Committee vide agenda No. 28.05 at Annex-I, Letter of Intent was issued to Sh. K.S. Grewal vide No. 7816-19 dated 26.11.2001.

The Land Acquisition Collector, Mohali has reported that as per agreement dated 14.10.98, the land/house at village Sohana, Khawat No. 46/49, Khasra No. 92/5/1, 0 kanal 10 marla land is in the name of Smt. Jaswinder Kaur Grewal w/o Sh. K.S. Grewal.

As stated above, the Finance & Accounts Committee vide item No. 28.05 has taken decision to re-allot the land/house owned by Sh. K.S. Grewal, a handicapped NRI on exceedingly compassionate grounds was not legally correct to issue the re-allotment letter in the name of K.S. Grewal, since as per the revenue record the house/land is in the name of Smt. Jaswinder Kaur Grewal w/o Sh. K.S. Grewal. So the decision of the Finance & Committee needs to be rectified.

Accordingly the matter is placed before Finance & Accounts Committee to rectify the earlier decision taken vide agenda item No. 28.05 to re-allot the land/house in the name of Smt. Jaswinder Kaur Grewal w/o Sh. K.S. Grewal instead of Sh. K.S. Grewal.



MINUTES OF THE 38<sup>th</sup> MEETING OF THE FINANCE AND ACCOUNTS COMMITTEE OF PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY (PUDA) HELD ON 23.9.2003 AT 12.00 NOON IN THE OFFICE ROOM OF HON'BLE, CHAIRMAN (HUDM) FLOOR NO. 5, PUNJAB CIVIL SECRETARIAT.

38<sup>th</sup> Meeting of the Finance and Accounts Committee of Punjab Urban Planning and Development Authority was held on 23.9.2003 at 12.00 Noon in the office room of HUDM. 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. G.S. Sandhu,  
Secretary to Govt. Punjab,  
Housing & Urban Development Department,  
and Vice-Chairman, PUDA
- Sh. Suresh Kumar,  
Chief Administrator,  
PUDA
- Ms. Parneet Suri,  
Spl. Secretary to Govt. Punjab,  
Deptt. of Finance,  
(Representative of Principal Secretary to  
Govt. Punjab, Deptt. of Finance)

3.0\* Agenda items ad-serialim were considered as follows:-

38.01 Confirmation of the proceedings of 37<sup>th</sup> meeting of the Finance & Accounts Committee held on 3-7-2003.

Minutes were confirmed

38.02 Follow up action of the decisions of the 37<sup>th</sup> meeting of Finance & Accounts Committee held on 3.7.2003.

Follow up action was noted as satisfactory.

38.03 Confirmation of the proceedings of 35<sup>th</sup> meeting of the Finance & Accounts Committee (through circulation).

Minutes were confirmed.

38.04 Confirmation of the proceedings of 36<sup>th</sup> meeting of the Finance & Accounts Committee (through circulation).

Minutes were confirmed

38.05 Follow up action of the decisions of the 35<sup>th</sup> meeting of Finance & Accounts Committee (through circulation).

Follow up action was noted.

38.06 Follow up action of the decisions of the 36<sup>th</sup> meeting of Finance & Accounts Committee (through circulation).

Follow up action was noted

AL 38.07 Allotment of land to Police Department for Police Station in Sector 69, SAS Nagar.

Approved

38.08 Rehabilitation scheme for village Madanpura of SAS Nagar.

Noted

38.09

To consider the M/S Chandigarh Hospitals & Research Centre Pvt. Ltd. Grant of Concessions in the terms & conditions of Payment at par with M/s Fortis Healthcare Ltd. (FHL).

It was decided to constitute a Sub-Committee of CA PUDA, Additional Chief Administrator (F&A) and Special Secretary of Finance Department to submit a detailed analytical report for consideration in the next meeting. The Committee further observed that pending decision on the proposal, there shall not be any delay in payment of instalment by the allottee.

38.10

Request for allotment of land adjacent to Gurudwara Sri Guru Singh Sabha, Urban Estate, Phase -II, Jalandhar (on the Western Side of the Gurudwara Building).

Deferred for legal opinion.

38.11

Re-allotment of land to owners of built up residential unit in Akal Ashram Colony, Sohana to Mrs. Jaswinder Kaur Grewal.

Approved.

38.12

ਪੰਜਾਬ ਵਿਧਾਨ ਸਭਾ ਦੀ ਕਾਰੋਬਾਰੀ ਕਮੇਟੀ (2002-03) ਦੀ 74ਵੀਂ ਰਿਪੋਰਟ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਅਨੁਸਾਰ ਨਿਕਾਸੀ ਸੁਟੀ (oustee) ਨੂੰ ਮਕਾਨ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ।

Approved.

38.13

To consider the matter regarding utilization of Common Playground provided with Senior Secondary Schools.

Deferred.

38.14

Allotment of land to Punjab National Bank at Ferozepur Road, Ludhiana for zonal office.

Approved.

38.15

To consider and approve the policy for allotment of land for the development of branded hotels in Punjab.

Approved.

38.16

Allotment of land for High School in Sector- 71, SAS Nagar to Pooja International Educational Society, Panchkula.

It was decided that a comparative analysis of financial position of similarly situated allottees, should be made and put-up to the Chairman who is authorised to take a final decision in the matter.

38.17

Allotment of Nursing Home Sites in Urban Estates at SAS Nagar & Ludhiana.

Approved.

The meeting ended with a vote of thanks to the Chair.

Raghu Nath Sahay Puri,  
Housing & Urban Development  
Minister and Chairman, PUDA

ਅਨੁਲੱਗ-ਸ

E-STAMP CERTIFICATE NO. IN PB36220909244237X

DATED:- 19.05.2025

ਹਲਫ਼ੀਆ ਬਿਆਨ

ਮੈਂ, ਜਸਮਿੰਦਰ ਕੌਰ ਗਰੇਵਾਲ (ਆਧਾਰ ਕਾਰਡ ਨੰ. 4618 8553 3633) ਪਤਨੀ ਕੁਲਜਿੰਦਰ ਸਿੰਘ ਗਰੇਵਾਲ ਵਾਸੀ ਪਿੰਡ ਤੇ ਡਾਕਖਾਨਾ ਤਲਵੰਡੀ ਭਾਈ, ਫਿਰੋਜਪੁਰ, ਪੰਜਾਬ 142050 ਦੀ ਰਹਿਣ ਵਾਲੀ ਹਾਂ ਅਤੇ ਨਿਮਨ ਲਿਖਤ ਬਿਆਨ ਕਰਦੀ ਹਾਂ ਕਿ:-

1. ਇਹ ਕਿ ਮੈਂ ਉਪਰੋਕਤ ਦਿਤੇ ਪਤੇ ਦਾ ਵਸਨੀਕ ਹਾਂ।
2. ਇਹ ਕਿ ਮੈਂ ਮਕਾਨ ਬਦਲੇ ਸੈਕਟਰ 76-80 ਵਿਖੇ 300 ਵਰਗ ਗਜ ਦਾ ਪਲਾਟ ਲੈਣ ਲਈ ਸਹਿਮਤ ਹਾਂ।
3. ਇਹ ਕਿ ਮੈਂ ਅਲਾਟਮੈਂਟ ਸੈਕਟਰ 76-80 ਵਿਖੇ ਖਾਲੀ ਪਲਾਟਾਂ ਵਿਚੋਂ ਕੋਈ ਵੀ ਇਕ ਪਲਾਟ ਡਰਾਅ ਰਾਹੀਂ ਸਵੀਕਾਰਨ ਲਈ ਸਹਿਮਤ ਹਾਂ।
4. ਇਹ ਕਿ ਮੈਨੂੰ ਮਕਾਨ ਬਦਲੇ ਸਿਰਫ ਪਲਾਟ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਮਕਾਨ ਤੇ ਕੀਤੀ ਉਸਾਰੀ ਦਾ ਕੋਈ ਵਿੱਤੀ ਕਲੇਮ ਨਹੀਂ ਕਰਾਂਗੀ।
5. ਇਹ ਕਿ ਮੈਂ ਪਲਾਟ ਦੀ ਐਲੋਕੇਸ਼ਨ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਮੈਕੇ ਤੇ ਮਕਾਨ ਦਾ ਕਬਜ਼ਾ ਗਮਾਤਾ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕਰਨ ਦੀ ਪਾਬੰਧ ਹੋਵਾਂਗੀ ਅਤੇ ਇਸ ਉਪਰੰਤ ਹੀ ਮੈਂ ਪਲਾਟ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਪ੍ਰਾਪਤ ਕਰਨ ਦੀ ਹੱਕਦਾਰ ਹੋਵਾਂਗੀ।
6. ਇਹ ਕਿ ਮੈਂ ਪਲਾਟ ਦੀ ਅਲਾਟਮੈਂਟ As is where is Basis ਤੇ ਸਵੀਕਾਰਨ ਲਈ ਸਹਿਮਤ ਹਾਂ।
7. ਇਹ ਕਿ ਜੇਕਰ ਅਲਾਟ ਕੀਤਾ ਜਾਣ ਵਾਲਾ ਪਲਾਟ ਦਾ ਰਕਬਾ ਮੈਕੇ ਤੇ 300 ਵਰਗ ਗਜ ਤੋਂ ਵੱਧਦਾ ਹੈ ਤਾਂ ਮੈਂ ਵਧੇਰੇ ਰਕਬੇ ਦੀ ਕੀਮਤ ਵਰਤਮਾਨ ਭਾਵ ਅਲਾਟਮੈਂਟ ਸਮੇਂ ਜੋ ਪ੍ਰਵੇਲਿੰਗ ਰੇਟ ਹੋਵੇਗੇ, ਉਸ ਅਨੁਸਾਰ ਬਣਦੀ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਪਾਬੰਧ ਹੋਵਾਂਗੀ।
8. ਇਹ ਕਿ ਮੈਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਤੇ ਪੁੱਤਾ ਰੂਲਜ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦੀ ਪਾਬੰਧ ਹੋਵਾਂਗੀ।



Jasmininder Kaur Arora  
ਬਿਆਨਕਰਤਾ

ਤਸਦੀਕ:-

ਮੈਂ ਤਸਦੀਕ ਕਰਦਾ ਹਾਂ ਕਿ ਮੇਰਾ ਉਕਤ ਦਿੱਤਾ ਹਲਫ਼ੀਆ ਬਿਆਨ ਬਿਲਕੁਲ ਸਹੀ ਹੈ, ਇਸ ਵਿੱਚ ਕੋਈ ਗੱਲ ਝੂਠ ਜਾਂ ਛੁਪਾ ਕਰ ਨਹੀਂ ਰੱਖੀ ਗਈ ਹੈ।

ਮਿਤੀ:-

ATTESTED  
Notary S.S. Nagal  
Ferozepur (Pb.)

Jasmininder Kaur Arora  
ਬਿਆਨਕਰਤਾ

19 MAY 2025