

GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(ADMN BRANCH)

No. GMADA-A5-2007/ 7115-26
To

Dated:- 19/10/07

1. Chief Secretary to Govt. of Punjab,
Punjab Civil Secretariat, Chandigarh.
2. Principal Secretary to Govt. of Punjab,
Department of Finance,
Punjab Civil Secretariat, Chandigarh.
3. Principal Secretary to Chief Minister, Punjab,
Punjab Civil Secretariat, Chandigarh.
4. Principal Secretary to Govt. of Punjab,
Department of Local Govt.,
Punjab Mini Secretariat, Chandigarh.
5. Secretary to Govt. of Punjab,
Department of Housing & Urban Development,
Punjab Mini Secretariat, Chandigarh.
6. Chief Town Planner,
Punjab, Chandigarh.
7. Chief Administrator,
Greater Mohali Area Development Authority,
Mohali.
8. Shri Jaspal Singh,
Municipal Councillor,
Municipal Council, Zirakpur.
9. Shri Anritpal Singh,
President,
Municipal Council, Derabasi.
10. Shri Rajinder Singh Rana,
President,
Municipal Council, Mohali.

Subject: First meeting of the Greater Mohali Area Development Authority (GMADA), Mohali.

Sir,

I am directed to forward herewith a copy of the minutes of the First meeting of the Greater Mohali Area Development Authority (GMADA) held under the Chairmanship of the Hon'ble Chief Minister, Punjab-cum-Chairman, GMADA, on 04-10-2007 at 10.00 A.M. in his office Room, Punjab Civil Secretariat, Chandigarh for information and necessary action.

[Signature]
Additional Chief Administrator (H.Q.)

Endst. No. GMADA-Admn.-A-5/ 7115

Dated: 19/10/07

A copy of the minutes along with a copy of the minutes of the First meeting of the Greater Mohali Area Development Authority (GMADA) is forwarded to Special Principal Secretary to Chief Minister, Punjab for the kind information of Hon'ble Chief Minister, Punjab-cum-Chairman, GMADA.

[Signature]
Additional Chief Administrator (H.Q.)

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PROCEEDINGS OF THE 1ST MEETING OF THE GREATER
MOHALI AREA DEVELOPMENT AUTHORITY (GMADA) HELD
UNDER THE CHAIRMANSHIP OF S. PARKASH SINGH BADAL,
CHIEF MINISTER PUNJAB ON 4.10.2007 AT 10.00 AM IN HIS
OFFICE ROOM

1.0 The first meeting of Greater Mohali Area Development Authority was held on 4.10.2007 at 10.00 AM Main Secretariat in the office of Hon'ble Chief Minister, Punjab. S. Parkash Singh Badal chaired the meeting.

2.0 The following members were present in the meeting: -

1. Sh. R.I. Singh, IAS,
Chief Secretary to Govt. of Punjab,
Chandigarh.
2. Sh. D.S. Guru, IAS,
Principal Secretary to C.M., Punjab
Chandigarh.
3. Sh. Arun Goel, IAS,
Secretary to Govt. of Punjab,
Department of Housing and Urban Development,
Chandigarh.
4. Sh. Sanjay Kumar, IAS,
Secretary to Govt. of Punjab,
Department of Finance,
Chandigarh.
(Representative of Principal Secretary to Govt. of Punjab
Department of Finance)
5. Sh. Rajinder Sharma,
Chief Town Planner, Punjab
Chandigarh.
6. Sh. M.S. Aujla,
Chief Town Planner,
(Representative of Principal Secretary to Govt. of Punjab,
Department of Local Govt).
7. Sh. Krishan Kumar, IAS
Chief Administrator,
GMADA, Mohali.

Non-Official Members:

1. Sh. Jaspal Singh
Municipal Councillor,
Municipal Council,
Zirakpur.

2. Sh. Amritpal Singh,
President Municipal Council,
Dera Bassi.

3. Sh. Rajinder Singh Rana,
President, Municipal Council,
Mohali

3.0 The agenda items ad-seriatim were considered and the following decisions were taken: -

Item No. 1.01

Constitution of the Authority.

Constitution of the Authority was noted. However, it was further decided that the experts of Town Planning and Urban Development may be associated as special invitees to the Authority as it was felt that such persons would certainly enrich the Authority with their expertise and experience in the respective areas. It was decided that Special Principal Secretary to CM be made a special invitee to the Authority.

Item No. 1.02

Ratification of the decisions taken by the Executive Committee in its meeting held on 10.1.2007, 24.5.2007 and 3.8.2007.

The agenda item was discussed and approved.

Item No. 1.03

Greater Mohali Area Development Authority (Committees and conduct of Business) Regulations, 2006.

The agenda item was approved and the decision taken by the Executive Committee was ratified.

Item No. 1.04

To consider the matter regarding allotment of land to Department Govt. of India and its organization for school site.

The agenda item was discussed and approved. It was further decided that suitable sites be identified for an ^SAdarsh school and a new college so as to cater the needs of residents of SAS Nagar (Mohali) and the adjoining areas.

Item No. 1.05

Confirmation of the Minutes of the 1st and 2nd meeting of the Finance and Accounts Committee held on 29.1.2007 and 16.5.2007 respectively.

The minutes of the 1st and 2nd meeting of the Finance and Accounts held on 29.1.2007 and 16.5.2007 were approved.

Item No. 1.06

Revised Budget Estimates for the year 200-2007 and Budget Estimates for the year 2007-2008.

The budget proposal put up as an agenda was considered by the Authority and the same was approved.

Item No 1.07

In addition to above, the Authority also discussed the following issues with the permission of the Chairman and were decided as follows:-

(1) Construction of grid roads in SAS Nagar, Mohali

It was apprised in the meeting that the State Government has issued licenses to some of the Mega Developers in the Urban Estate, Mohali. As per the terms and conditions of the licenses, EDC is collectable from all the Mega Developers at the rates decided by the Competent Authority. Some of these Developers have already deposited EDC amounting to Rs. 101 crore and an amount of Rs 790 crore is due for recovery from these developers at the new rates. This amount shall be recovered during the next three years as per the terms and conditions of the licenses. Under the circumstances, it becomes incumbent upon the Development Authority i.e. GMADA to provide road connectivity and other infrastructure.

After detailed discussions it was decided that the process of land acquisition be initiated immediately for the roads in the grid structure of the urban estate of Mohali. It was further decided that the process of the construction of the quality roads be also initiated simultaneously. It was felt that for constructing quality roads and other infrastructure, contractors of national and international reputation be identified and engaged through it.

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achieve this objective, if some regulation and procedure is required to be changed or amended Chief Administrator GMADA is authorized to do so. The schedule of construction of road network in the grid may be prepared and put to the Chairman for his kind information.

(2) Setting up of Mohali International Airport.

The project on Mohali International Airport was discussed in the meeting. It was decided that the issue be followed up with Govt. of India expeditiously. It was apprised that meetings have already been held at the level of Govt. of India and the response of Govt. of India on the issue is awaited as the matter needs to be got approved by the Ministry of Civil Aviation from the Union Cabinet. It was decided that meanwhile GMADA may take up the matter with the Airport authorities as well Air Force and start the process of land acquisition after identifying the land. It was further decided that in addition to 300 acres which is required for the airport, some additional land of 200 acres may also be acquired by the Authority simultaneously for commercial exploitation so that GMADA is able to finance the land acquisition of 300 acres of land.

(3) Golf Course

The issue of development of Golf Course in the Urban Estate, Mohali was taken up for discussion in the meeting. It was apprised in the meeting that the project of Golf Course is a revenue earning project these days as it is evident from the project developed in the private sector in Gurgaon and Greater Noida and elsewhere. It was further apprised that three sites have already been identified for development of Golf Course in the Urban Estate, Mohali as per the outline Master Plan of Mohali.

After detailed discussions, it was decided that GMADA may develop one Golf Course itself whereas the remaining sites may be developed by the private sector. The project may include real estate element into it by providing High Rise Apartments and a Five Star hotel. The process of land acquisition be started immediately. However, the farmers should be adequately motivated so that there is least resistance in land acquisition process.

(4) Indian National Defence University

While taking up the project of Indian National Defence University, it was apprised in the meeting that a team of the officers from the Army

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Headquarters visited the site on 10.8.2007 and after having detailed interaction with the State Govt., the team had identified three sites in Sector 84, 92 and 92-A. The Chairman of Chiefs of State Committee informed subsequently that the site in Sector 92 for land measuring 231 acres for locating Headquarters of INDU and some of its major constituents is suitable to them. It was further apprised that the concerned Ministry in Govt. of India is to convey their formal decision after securing the approval of the Union Cabinet before any action is taken by the State Govt. It was decided that the matter may be followed up with Govt. of India and final decision as to who is to pay for land acquisition shall be taken on file after receiving the response of Govt. of India.

(5) Allotment of sites for Super Specialty Hospital

The issue of allotment of site for Super Specialty Hospital was taken up for discussion in the meeting. It was apprised in the meeting that PUDA in its Finance and Accounts Committee meeting held on 20.7.2006, has decided to allot the sites for Nursing Home and Super Specialty Hospital through auction. This decision was taken by the Finance and Accounts Committee of PUDA after studying the existing policy prevailing in Union Territory of Chandigarh and Haryana. In both i.e. Chandigarh as well as Haryana, such sites are allotted on the basis of restricted auction. After detailed discussions, it was decided that the present policy may be continued on the pattern of U.T. and Haryana, however, sufficient sites may be identified (atleast three) by GMADA providing space for Super Specialty Hospitals in Mohali. Further, these sites may be put for auction expeditiously by the Authority.

(6) Development works in Sector 77 & 78

The matter of development works in Sector 76-80 was also taken up for the discussions in the meeting. It was apprised in the meeting that the development works in Sector 76-80 have been continuing since 2001. It was decided in the meeting the development works in sector 77 & 78 which were stopped temporarily may be started again and the same may be executed expeditiously.

The meeting ended with vote of thanks to the chair.