

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN SECTOR 62 SAS NAGAR
(ADMINISTRATION/POLICY BRANCH)**

No. GMADA-A-5-2007/ 307984

Dated: 21/5/07

To

1. Principal Secretary (Local Govt.)
Mini Secretariat, Chandigarh
2. Principal Secretary (Finance),
Punjab Civil Secretariat, Chandigarh
3. ✓ Principal Secretary to C.M., Punjab
Punjab Civil Secretariat, Chandigarh
4. Secretary,
Department of Housing & urban Development,
Mini Secretariat, Chandigarh.
5. Chief Administrator,
Greater Mohali Area Development Authority,
Mohali.
6. Chief Town Planner,
Punjab, Chandigarh.

Subject: 2nd Meeting of Executive Committee of Greater Mohali Area Development Authority (GMADA), Mohali.

Sir,

In continuation to this office letter No. GMADA-A-5-2007/2063-68 dated 09-05-2007, the agenda for the **2nd Meeting of Executive Committee of Greater Mohali Area Development Authority (GMADA), Mohali** is enclosed.


Add. Chief Administrator (HQ/Policy)
for Chief Administrator
Dated:

Endst.No.GMADA-A5-2007/

A copy of the above alongwith agenda is forwarded in continuation of endst.No.GMADA/A5/2007/2069, dated 9-5-2007 to the Secretary to Chief Secretary, Punjab for the kind information of Hon'ble Chief Secretary, please.


Add. Chief Administrator (HQ/Policy)
for Chief Administrator

Meeting
Dated:23.5.07
Time :3.30 PM
Venue: Office
Room of Hon'ble
Chief Secretary,
Punjab

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2nd meeting of the Executive Committee of Greater Mohali Area Development Authority.

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**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, MOHALI.**

**Agenda Item No. 2.01
(Executive Committee Meeting)**

Dated:-

**Sub:- Confirmation of the minutes of the 1st meeting of
the Executive Committee held on 10-1-2007.**

Minutes of the 1st meeting of the Executive Committee of the Greater Mohali Area Development Authority, held on 10-01-2007 were circulated vide letter No. 257-263 on 19-1-07(Annexure-'A') and subsequently addendum of the minutes was circulated vide No. 686 dated 21.2.07(Annexure-'B').

No comments in respect of these minutes have been received from any member of the Executive Committee. It is proposed that the minutes placed at Annexure A and B may be confirmed.

PROCEEDINGS OF THE 1st MEETING OF EXECUTIVE COMMITTEE OF GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA) HELD UNDER THE CHAIRMANSHIP OF SH. K.R. LAKHANPAL, IAS, CHIEF SECRETARY TO GOVERNMENT OF PUNJAB ON 10-1-2007 AT 11.00 A.M IN HIS OFFICE ROOM.

The following were present:-

1. Sh. D.S. Kalha, IAS,
Principal Secretary to Govt. Punjab,
Department of Finance.
2. Sh. A.R. Talwar, IAS,
Principal Secretary to Govt. Punjab,
Department of Housing & Urban Development.
3. Sh. Tejveer Singh, IAS,
Chief Administrator,
Greater Mohali Area Development Authority,
SAS Nagar.
4. Sh. M.S. Aujla,
Chief Town Planner,
Representative of Principal Secretary to Govt. Punjab,
Department of Local Government.
5. Sh. Rajinder Sharma,
C.C.P.
Representative of Chief Town Planner,
Punjab, Chandigarh.

The agendas 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 observed that there is no provision to nominate special invitees for the meetings of the Greater Mohali Area Development Authority. As such, PSHUD may review this issue as per provisions of the Punjab Regional and Town Planning and Development Act, 1995, at the Government level.

Item No. 1.02

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

Approved.

Item No. 1.03

ਪੰਜਾਬ ਸਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੇ ਰੂਲਜ਼, ਰੈਗੂਲੇਸ਼ਨ ਅਤੇ ਹੋਰ ਪ੍ਰੋਕਟਿਸਜ਼ ਆਦਿ ਅਖਤਿਆਰ ਕਰਨ ਬਾਰੇ ।

Approved.

Item No. 1.04

Ratification of action taken by the various officers of the Authority from the date of creation.

Approved.

Item No. 1.05

Resolution under section 175(1) of the Punjab Regional and Town Planning and Development Act, 1995 for giving powers to perform the functions of the Authority.

Approved.

Item No. 1.06

ਸ੍ਰੀ ਤਾਰਾ ਸਿੰਘ ਪ੍ਰਬੰਧਕ ਅਫਸਰ ਨੂੰ ਪੁੱਛਾ ਕਰਮਚਾਰੀਆਂ/ਅਧਿਕਾਰੀਆਂ ਲਈ ਉਲੀਕੀ ਗਈ ਸਕੀਮ ਅਧੀਨ ਅਲਾਟ ਕੀਤੇ ਗਏ ਪਲਾਟ ਦੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿਚ ਵੇਚਣ ਸਬੰਧੀ ਸਰਤ ਨੂੰ ਹਟਾਉਣ ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਬਾਰੇ ।

After considering the facts of the case, the proposal was rejected.

Item No. 1.07

Regarding transfer of title of 15.726 acres of land in Sector 67, Mohali to Infotech-Execution of Conveyance Deed.

It was decided that GMADA would direct Infotech to insert a condition in the allotment letter while allotting land to the IT companies/ Joint Ventures that they will complete the construction of the building within a period of 3 years from the date of allotment of land failing which extension fee as per GMADA policy shall be charged from the IT companies/ Joint Ventures by GMADA. Other proposals were approved.

Item No. 1.08

Representation of Sh. Gurinderjit Singh Sandhu, IAS regarding extension of another three years period for construction of plot No., Sector 69, SAS Nagar (Mohali)

Approved.

Item No. 1.09

ਪਾਵਰ ਆਫ ਅਟਾਰਨੀ ਦਸਤਖਤ ਕਰਨ ਬਾਰੇ ।

Approved.

Item No. 1.10

ਮੋਹਾਲੀ ਵਿਖੇ ਰੈਡ ਕਰਾਸ ਭਵਨ ਵਾਸਤੇ ਭੋਂ ਅਲਾਟ ਕਰਨ ਬਾਰੇ ।

Allotment of land for Red Cross Bhawan was approved on lease for 33 years @ Rs. 1 sq. yard per month. It was also decided that a proper proposal for Red Cross Bhawan and Old Age Home should be obtained from the District Red Cross Society, SAS Nagar detailing the operation and management of the Old Age Home.

Item No. 1.11.

Allotment of land to Punjab Golf Association.

It was decided to develop the Golf Range by GMADA itself on HUDA pattern and it shall be managed by a Managing Committee headed by the Chief Secretary. As regards, other members of the Managing Committee orders may be obtained on file from the Chief Secretary.

Item No. 1.12

To consider the matter regarding allotment of land for setting up Kendriya Vidyalaya at SAS Nagar.

It was brought to the notice of the members that there is no policy to allot land for school free of cost to the departments of government of India or its organizations. After consideration, it was decided to allot the land to the Kendriya Vidyalaya Sangathan free of cost as is being allotted for government schools to the Education Department, Punjab. Policy regarding allotment of land to the departments of Government of India and its organizations for schools sites may be amended in tune with the policy for allotment of land for schools to the Education Department, Punjab. The same may be placed for approval by the Authority, in its next meeting.

Item No. 1.13

Allotment of houses lying vacant at Mohali to the Deputy Commissioner SAS Nagar for allotment to its employees on Rental basis.

Approved. It was also decided that GMADA should explore ways to dispose of balance vacant houses on as-is-where-is basis.

Item No. 1.14

ਪਲਾਟ ਨੰਬਰ 454, ਫੇਜ਼ 3 ਏ, ਮੋਹਾਲੀ ਬਦਲੇ ਸ੍ਰੀ ਰਤਨ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਨੱਥੂ ਰਾਮ ਨੂੰ ਪਲਾਟ ਦੀ ਅਲਾਟਮੈਂਟ।

Approved. It was also decided that responsibility of the concerned guilty employees should be fixed by the Competent Authority.

Item No. 1.15

Plot No. 15, Sector 69, SAS Nagar- Waiving of interest/penalty on due installments/amount.

After considering the facts of the case, it was decided not to charge interest from the allottee as per advice given by the Advocate General, Punjab. However, Estate Officer may charge the penalty according to the existing policy of the office and pass orders in his quasi-judicial capacity.

Item No. 1.16

Waiving of penal interest in respect of SCF No. 32, Phase-I, SAS Nagar (Mohali).

The advice of the Advocate General was noted and it was decided to reject the case.

Item NO. 1.17

Office Building for GMADA.

Approved.

Item No. 1.18

GIS based Existing Land use Mapping- for area falling under the jurisdiction of Greater Mohali Area Development Authority & Area of Chandigarh Periphery in Punjab (Grater Mohali Study Area).

Approved.

Item No. 1.19

High Speed urban Corridor, Northern Ring Road, Mohali Connecting Chandigarh at Sector 39 to NH-21 Beyond Kharar at Ludhiana Morinda Road.

Approved. It was decided to prepare a Detailed Project Report (DPR) for the project keeping in view the proposed alignment given by CTP Punjab. PIDB was asked to assist GMADA in the project and mandate one of its consultants to prepare a DPR by 28th Feb, 2007.

Item No. 1.20

Execution of Memorandum of Agreement (MOA) between Greater Mohali Area Development Authority & Jurong Consultancy Pte. Limited, Singapore for preparation of Master Plan for Area under GMADA.

Approved.

Item No. 1.21

Mohali Development Plan.

Approved. PSF was asked to separately work out the modalities for execution of these projects and state's funding thereof.

Item No. 1.22

City Centre, Sector 62, SAS Nagar.

It was decided to counter offer a fee of 1% to M/s. CB Richard Ellis against their quote of 1.25% and if they agree to the same, they may be asked to prepare broad strategy for marketing of the city centre, Sector-62, SAS Nagar and market the same with approval of the GMADA in order to maximise the returns from the land.

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

**Chairman,
Executive Committee,
GMADA.**

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Addendum of the proceedings of item No. 1.13 of the 1st meeting of the Executive Committee held on 10-1-07 under the Chairmanship of Chief Secretary, Punjab and placed before the Authority vide item no. 1.02 for ex-post facto ratification.

Approved. D.C office employees should pay GMADA their H.R.A + 5% of the basic pay as monthly rent for the LIG/ MIG flats they occupy. D.C office DDO can be asked to give an undertaking to deposit the rent due by 7th of every month. Maintenance of the property should vest in GMADA only who will be charging rent. It has also been approved to seek Ex-Post-Facto approval of amended minutes from the authority in its first meeting or the next meeting of the Executive Committee whichever is earlier. It was also decided that GMADA should explore ways to dispose of balance vacant houses on as-is-where-is-basis.

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, MOHALI.**

**Agenda Item No. 9.02
(Executive Committee Meeting)**

Dated:-

**Sub:- To consider to take note of the follow up action taken by
GMADA on the decisions taken in the 1st meeting of the
Executive Committee.**

In pursuance of the decisions taken by the Executive Committee in
its 1st meeting held on 10.1.2007, a statement showing item-wise summary of
the follow up action is enclosed as **Annexure-I** to the agenda note.

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ANNEXURE I

Action taken report on the discussion taken in the first meeting of Executive Committee, GMADA, Mohali.

| Agenda Item | Subject | Decision taken | Action taken |
|-------------|--|--|---|
| 1.01 | Constitution of the Authority. | Constitution of the Authority was noted. However, it was observed that there is no provision to nominate special invitees for the meetings of the Greater Mohali Area Development Authority. As such, PSHUD may review this issue as per provisions of the Punjab Regional and Town Planning and Development Act, 1995, at the Government level. | PSHUD has been requested vide this office letter No. 429 dated 31.1.07 to review the matter in the light of the decision taken by the Executive Committee. |
| 1.02 | Greater Mohali Area Development Authority (Committees and conduct of Business) Regulations, 2006. | Approved. | GMADA (Committees and conduct of business) Regulations, 2006 have been circulated to all offices of GMADA vide this office letter No. 482-498 dated 6-2-07 for their information. |
| 1.03 | ਪੰਜਾਬ ਸਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੇ ਰੂਲਜ਼, ਰੈਗੂਲੇਸ਼ਨ ਅਤੇ ਹੋਰ ਪ੍ਰੋਕਟਿਸਜ਼ ਆਦਿ ਅਖਤਿਆਰ ਕਰਨ ਬਾਰੇ। | Approved. | All the branches of GMADA have been apprised of the decision vide this office letter No. 435-450 dated 31.1.07. |
| 1.04 | Ratification of action taken by the various officers of the Authority from the date of creation. | Approved. | All the branches of GMADA have been apprised of the decision vide this office letter No. 435-450 dated 31.1.07. |
| 1.05 ✓ | Resolution under section 175(1) of the Punjab Regional and Town Planning and Development Act, 1995 for giving powers to perform the functions of the Authority. | Approved. | In pursuance of the decision taken by the Executive Committee, the office order has been issued vide this office letter No. 541-556 dated 8.2.07. |
| 1.06 | ਸ੍ਰੀ ਤਾਰਾ ਸਿੰਘ ਪ੍ਰਬੰਧਕ ਅਫਸਰ ਨੂੰ ਪੁੱਛਾ ਕਰਮਚਾਰੀਆਂ/ਅਧਿਕਾਰੀਆਂ ਲਈ ਉਲੀਕੀ ਗਈ ਸਕੀਮ ਅਧੀਨ ਅਲਾਟ ਕੀਤੇ ਗਏ ਪਲਾਟ ਦੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿਚ ਵੇਚਣ ਸਬੰਧੀ ਸਰਤ ਨੂੰ ਹਟਾਉਣ ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਬਾਰੇ। | After considering the facts of the case, the proposal was rejected. | The applicant has been informed about the decision taken vide this office letter No. 385 dated 29.1.07. |

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| 1.07 | Regarding transfer of title of 15.726 acres of land in Sector 67, Mohali to Infotech-Execution of Conveyance Deed. | It was decided that GMADA would direct Infotech to insert a condition in the allotment letter while allotting land to the IT companies/ Joint Ventures that they will complete the construction of the building within a period of 3 years from the date of allotment of land failing which extension fee as per GMADA policy shall be charged from the IT companies/ Joint Ventures by GMADA. Other proposals were approved. | The letter has been issued to the Infotech vide this office letter No. 386 dated 29.1.07 and a letter has also been issued to the E.O., GMADA, vide letter No. 305 dated 23.1.07 to take action as per decision. |
| 1.08 | Representation of Sh. Gurinderjit Singh Sandhu, IAS regarding extension of another three years period for construction of plot No., Sector 69, SAS Nagar (Mohali) | Approved. | E.O. Mohali has been apprised of the decision vide this office letter No. 326 dated 24.1.07. |
| 1.09 | ਪਾਵਰ ਆਫ ਅਟਾਰਨੀ ਦਸਤਖਤ ਕਰਨ ਬਾਰੇ । | Approved. | Necessary directions have been issued to all the Heads of branches of GMADA vide this office letter No. 462-477 dated 5.2.07. |
| 1.10 ✓ | ਮੋਹਾਲੀ ਵਿਖੇ ਰੈਡ ਕਰਾਸ ਭਵਨ ਵਾਸਤੇ ਭੋ ਅਲਾਟ ਕਰਨ ਬਾਰੇ । | Allotment of land for Red Cross Bhawan was approved on lease for 33 years @ Rs. 1 sq. yard per month. It was also decided that a proper proposal for Red Cross Bhawan and Old Age Home should be obtained from the District Red Cross Society, SAS Nagar detailing the operation and management of the Old Age Home. | Letter has been issued to the President-cum-Deputy Commissioner, Mohali to submit the required documents to this office vide letter No. 944 dated 9-3-07. |
| 1.11. | Allotment of land to Punjab Golf Association. | It was decided to develop the Golf Range by GMADA itself on HUDA pattern and it shall be managed by a Managing Committee headed by the Chief Secretary. As regards, other members of the Managing Committee orders may be obtained on file from the Chief Secretary. | Letter has been issued to CA, HUDA, Panchkula to supply the constitution and Memorandum of Association of Golf Club, Panchkula vide letter No. 976 dated 12-3-07. Case shall be processed in view of the receipt of above documents and decision taken by the Executive Committee. |
| 1.12 | To consider the matter regarding allotment of land for setting up Kendriya Vidyalaya at SAS Nagar. | It was brought to the notice of the members that there is no policy to allot land for school free of cost to the departments of government of India or its organizations. After consideration, it was decided to | The decision of the E.C. was conveyed to Kendriya Vidyalaya Sangathan vide this office letter No. 433 dated 31.1.2007 but the same has been withdrawn vide this office letter No. |

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| | | allot the land to the Kendriya Vidyalaya Sangathan free of cost as is being allotted for government schools to the Education Department, Punjab. Policy regarding allotment of land to the departments of Government of India and its organizations for schools sites may be amended in tune with the policy for allotment of land for schools to the Education Department, Punjab. The same may be placed for approval by the Authority, in its next meeting. | 635 dated 15.2.07. However, the agenda note is being placed before the Authority for approval. |
| 1.13 | Allotment of houses lying vacant at Mohali to the Deputy Commissioner SAS Nagar for allotment to its employees on Rental basis. | Approved. It was also decided that GMADA should explore ways to dispose of balance vacant houses on as-is-where-is basis. | As per decision Estate Officer, GMADA, Mohali was directed to allot the houses to the employees of D.C. Office but PUDA/GMADA Employees have filed Writ Petition in the Hon'ble Punjab & Haryana High Court for allotment of houses to them. Court has directed to dispose of the representation of the employees within six months. In view of these directions allotment letters for allotment of houses to the employees of Deputy Commissioner office have been withdrawn. |
| ✓ 1.14 | ਪਲਾਟ ਨੰਬਰ 454, ਫੇਜ਼ 3 ਏ, ਮੋਹਾਲੀ ਬਦਲੇ ਸ੍ਰੀ ਰਤਨ ਸਿੰਘ ਪੁੱਤਰ ਸ੍ਰੀ ਨੱਥੂ ਰਾਮ ਨੂੰ ਪਲਾਟ ਦੀ ਅਲਾਟਮੈਂਟ। | Approved. It was also decided that responsibility of the concerned guilty employees should be fixed by the Competent Authority. | As per decision of the 1 st meeting of the Executive Committee, an alternative Plot No.1627, Phase-5 has been allotted vide letter No.5732, dated 4.4.07. Necessary proceedings have been initiated against the guilty Officials/ Officers in the Civil Court Mohali and Next date of Hearing in the case is 18-5-2007. |
| 1.15 | Plot No. 15, Sector 69, SAS Nagar- Waiving of interest/penalty on due installments/amount. | After considering the facts of the case, it was decided not to charge interest from the allottee as per advice given by the Advocate General, Punjab. However, Estate Officer may charge the penalty according to the existing policy of the office and pass orders in his quasi-judicial capacity. | E.O. Mohali was apprised of the decision vide this office letter No.290, dated 22.1.07. Allottee was required to deposit a sum of Rs. 4,97,300/- which has been received on 28.3.07. No due certificate has been issued to the allottee. |

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| 1.16 | Waiving of penal interest in respect of SCF No. 32, Phase-I, SAS Nagar (Mohali). | The advice of the Advocate General was noted and it was decided to reject the case. | The allottee has been informed that his demand regarding waiving of penal interest in respect of SCF No. 32, Phase-I, SAS Nagar (Mohali) has been rejected and notice has been issued by the E.O. Mohali regarding outstanding payment of Rs.765041/-vide letter No.6332, dated 23.4.07. |
| 1.17 | Office Building for GMADA | Approved | <p>1) PIDB has corresponded with their panel of the consultants as under, to get touch with the concerned officials in GMADA so as to enable them to submit their requisite proposal on the project under intimation to their office:</p> <p>i) M/S Feedback Ventures</p> <p>ii) M/S IL&FS</p> <p>2) The consultants have submitted the scope of work, fee structure and time line for undertaking the consultancy</p> <p>3) Comparative analysis has been prepared and submitted.</p> <p>4) Next meeting to take the project further being scheduled</p> |
| 1.18 | GIS based Existing Landuse Mapping - for area falling under the jurisdiction of Greater Mohali Area Development Authority & Area of Chandigarh Periphery in Punjab (Greater Mohali Study Area) | Approved | <p>1) SOI Data sheets- digitized & CD Handed over.</p> <p>2) Process for Software, hardware requirement for GIS under process.</p> <p>3) Order for procuring satellite imagery for NRSA Hyderabad placed, who are now processing the case.</p> <p>4) STP, T& CT, CTP, LB & DRO mobilized to provide revenue record/drawings for</p> |

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| | | | <p>Incorporating Data /boundaries of Villages, LPA etc. for GIS based existing land/ Land Cover Mapping of Authority Area, some of this data has been handed over directly to CCE by CTP,T&CP.</p> <p>5) Revenue record of majority of Kanugoes received at CCE.</p> <p>6) The work is under progress with the consultant.</p> <p>7) Various departments have been requested to provide base data like PWD, Census, LB,CTP,EA etc. Some data has been received and forwarded to CCE.</p> <p>8) Next meeting being placed</p> |
| 1.19 | <p>Subject: High Speed Urban Corridor, Mohali Connecting Chandigarh At Sector 39 to NH-21 Beyond Kharar at Ludhiana-Morinda Road.</p> | <p>Approved. It was decided to prepare a Detailed Project Report (DPR) for the project keeping in view the proposed alignment given by CTP, Punjab. PIDB was asked to assist GMADA in the project and mandate one of its consultants to prepare a DPR by 28th Feb, 2007</p> | <p>1) PIDB has been informed to assist GMADA and provide consultant on their panel to prepare DPR.</p> <p>2) A reminder has also been sent.</p> <p>3) Approval to send Letter to LAC and CE for necessary action being taken.</p> <p>4) PIDB has written to M/S feed back ventures and M/S LIFS to send time line are project structure and developing this project.</p> |
| 1.20 | <p>Execution of Memorandum of Agreement(MOA) between Greater Mohali Area Development Authority & Jurong Consultancy Pte Limited, Singapore for preparation of Master Plan for Area Under GMADA.</p> | <p>Approved</p> | <p>1) Documents Establishing Credentials: The consultants have mailed following documents, supporting their credentials which have been forwarded to Finance wing, Chief Engineer, Law officer & Chief Town Planner Punjab for scrutiny:</p> <p>I. Jurong , Our experience in Master Planning</p> <p>II. Financial statements</p> |

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| | | | iii. Track Record 2) Final Agreement : The final Agreement as contained in the MOA is under finalization. 3) Data received from various departments is being forwarded to the consultants. |
| 1.21 | Mohali Development Plan | Approved. PSF was asked to separately work out the modalities for execution of these projects and state's funding thereof | 1) PSF was endorsed the decision of the EC meeting for taking necessary action. 2) CE, GMADA was sent the decision of the EC meeting to follow-up the case with PSF. 3) Follow up meeting being placed. |
| 1.22 | City Centre, Sector 62, SAS Nagar | It was decided to counter offer a fee of 1% to M/S CB Richard Ellis against their quote of 1.25% and if they agree to the same, they may be asked to prepare broad strategy for marketing of the city center, Sector 62, SAS Nagar and market the same with approval of the GMADA in order to maximize the returns from the land. | 1) Letter has been written to M/S CBRE conveying him the decision of the committee, to seek lowered quotation from them & requesting them to indicate their willingness in writing before a final decision regarding engaging their services can be taken. 2) Meeting with C.M. on cards to take further decision. |

ਅਜੰਡਾ ਆਇਟਮ ਨੰ: 2.03

(ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ)
(ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਮੁਹਾਲੀ)

ਵਿਸ਼ਾ: ਰਾਜ ਸੈਨਿਕ ਵੈਲਫੇਅਰ ਬੋਰਡ ਵੱਲੋਂ ਸੈਕਟਰ 64, ਮੁਹਾਲੀ, ਵਿਖੇ ਅਲਾਟਡ ਸਾਈਟ ਦੀ 25 ਪ੍ਰਤੀਸ਼ਤ ਕੀਮਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਵਿੱਚ ਹੋਈ ਦੇਰੀ ਕੰਡੋਨ ਕਰਨ ਬਾਰੇ।

ਰਾਜ ਸੈਨਿਕ ਵੈਲਫੇਅਰ ਬੋਰਡ, ਪੰਜਾਬ ਨੂੰ 1.70 ਏਕੜ ਸਾਈਟ ਪੱਤਰ ਨੰ: ਏ-4 (ਡਿਵੈਂਸ ਸਰਵਿਸ) 91/10296 ਮਿਤੀ 20-12-1991 ਰਾਹੀਂ ਸੈਕਟਰ-64, ਮੁਹਾਲੀ ਵਿਖੇ ਡਿਵੈਂਸ ਸਰਵਿਸ ਆਫਿਸਰਜ਼ ਇੰਸੀਚੂਟਸ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਵਾਸਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ। ਸ਼ਰਤ ਨੰ: 2 ਅਨੁਸਾਰ ਭੋ ਦੀ ਕੀਮਤ ਜੋ ਕਿ ਸਰਕਾਰ ਵੱਲੋਂ ਬਾਦ ਵਿੱਚ ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਜਾਣੀ ਸੀ ਅਤੇ ਜਿਸ ਦੀ ਰਿਕਵਰੀ/ਕਿਸ਼ਤਾਂ ਦਾ ਵੇਰਵਾ ਬਾਦ ਵਿੱਚ ਸੂਚਿਤ ਕੀਤਾ ਜਾਣਾ ਸੀ ਦੇ ਰੇਟ ਸਬੰਧੀ ਫੈਸਲਾ ਹੋਣ ਤੇ ਮਿਲਖ ਅਫਸਰ, ਪੁੱਡਾ ਮੁਹਾਲੀ ਦੇ ਪੱਤਰ ਨੰ: 3422 ਮਿਤੀ 7-2-2002 ਰਾਹੀਂ ਸਬੰਧਤ ਵਿਭਾਗ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਰਾਹੀਂ ਅਲਾਟ ਕੀਤੀ ਭੋ ਦੀ ਕੁੱਲ ਕੀਮਤ 1,32,54,903/- ਰੁਪਏ ਦੇ 25% ਦੇ ਹਿੱਸੇ ਵਜੋਂ 33,13,726/- ਰੁਪਏ ਦੀ ਰਕਮ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਲਿਖਿਆ ਗਿਆ ਸੀ। ਪਰੰਤੂ ਇਹ ਵਿਭਾਗ 25% ਰਕਮ ਕਰਵਾਉਣ ਅਤੇ ਮਿਤੀ 7-2-2003, 7-2-04, 7-2-05 ਅਤੇ 7-2-06 ਨੂੰ ਡਿਊ ਕਿਸ਼ਤਾਂ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਵਿੱਚ ਅਸਫਲ ਰਿਹਾ ਜਿਸ ਕਰਕੇ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ 19-5-2005 ਰਾਹੀਂ ਜ਼ਬਤ ਕਰ ਲਈ ਗਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਅਪੀਲਕਰਤਾ (ਸਬੰਧਤ ਵਿਭਾਗ) ਨੇ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਮੁਹਾਲੀ ਪਾਸ ਅਪੀਲ ਦਾਇਰ ਕੀਤੀ, ਜਿਸ ਅਪੀਲ ਦਾ ਫੈਸਲਾ ਕਰਦੇ ਹੋਏ, ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਨੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਕਿ ਅਪੀਲਕਰਤਾ ਵਿਭਾਗ ਇਕ ਸਰਕਾਰੀ ਵਿਭਾਗ ਹੈ ਅਤੇ ਉਸ ਨੂੰ ਫੰਡਜ਼ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਲਈ ਸਮਾਂ ਲੱਗਣ ਕਾਰਨ 25% ਰਕਮ ਅਤੇ ਡਿਊ ਕਿਸ਼ਤਾਂ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾ ਸਕਿਆ ਅਤੇ ਸੈਨਿਕ ਵਿਭਾਗ ਵੱਲੋਂ ਦਿੱਤੀਆਂ ਜਾ ਰਹੀਆਂ ਸੁਰੱਖਿਆ ਸੇਵਾਵਾਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ, ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਮੁਹਾਲੀ ਵੱਲੋਂ ਪਲਾਟ ਦੀ ਜ਼ਬਤੀ ਸਬੰਧੀ ਹੁਕਮ ਮਿਤੀ 19-5-2005 ਰੱਦ ਕਰਦੇ ਹੋਏ, ਇਸ ਅਪੀਲ ਨੂੰ ਇਸ ਸ਼ਰਤ ਤੇ ਪ੍ਰਵਾਨ ਕੀਤਾ ਕਿ ਸਬੰਧਤ ਵਿਭਾਗ 20-9-06 ਤੱਕ ਓਵਰ ਡਿਊ ਕਿਸ਼ਤਾਂ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਗੇ ਅਤੇ ਓਵਰ ਡਿਊ ਕਿਸ਼ਤਾਂ ਤੇ ਵਿਆਜ ਪਨੈਲਟੀ ਮਿਲਖ ਅਫਸਰ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤੀ ਜਾਵੇਗੀ। ਇਸ ਉਪਰੰਤ ਸਬੰਧਤ ਵਿਭਾਗ/ ਬੋਰਡ ਵੱਲੋਂ ਇਹ ਰਕਮ ਮਿਤੀ 8-9-06 ਨੂੰ 1302 ਦਿਨ ਦੀ ਦੇਰੀ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਗਏ ਸਨ।

ਇਸ ਕੇਸ ਵਿੱਚ ਦਫਤਰ ਵੱਲੋਂ ਸੀਨੀਅਰ ਲਾਅ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਰਾਇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

" ਇਸ ਕੇਸ ਵਿੱਚ ਸੈਨਿਕ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਨੇ 25% ਰਕਮ 1302 ਦਿਨਾਂ ਦੀ ਦੇਰੀ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਹੈ। ਪੁੱਡਾ ਤੇ ਸਰਕਾਰ ਦੀ ਨੀਤੀ ਅਨੁਸਾਰ ਡਿਲੇਅ ਕੰਨਡੋਨ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਕਿਸੇ ਵੀ ਅਧਿਕਾਰੀ ਕੋਲ ਨਹੀਂ ਹੈ, ਪਰ ਇਸ ਕੇਸ ਵਿੱਚ

ਜੇਕਰ ਸੈਨਿਕ ਭਲਾਈ ਵਿਭਾਗ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਕੋਲ ਬਤੌਰ ਐਪੀਲੇਟ ਅਥਾਰਟੀ ਅਪੀਲ ਕਰਦਾ ਹੈ ਤਾਂ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਕੇਸ ਦੇ ਤੱਥਾਂ ਦੇ ਆਧਾਰ ਤੇ ਵਿਭਾਗ ਦੀ ਐਪਲੀਕੇਸ਼ਨ ਨੂੰ ਡਿਲੇਅ ਟਰੀਟ ਕਰਦੇ ਹੋਏ ਕੋਈ ਫੈਸਲਾ ਲੈਣ ਲਈ ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 ਦੀ ਧਾਰਾ 45(6) ਅਤੇ (7) ਅਧੀਨ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਹਨ।”

ਪੁੱਡਾ (ਹੁਣ ਗਮਾਡਾ) ਵੱਲੋਂ ਜਾਰੀ ਕੰਨਡੋਨੇਸ਼ਨ ਆਫ ਡਿਲੇਅ ਦੀ ਪਾਲਿਸੀ ਮਿਤੀ

20-8-2002 ਅਨੁਲੱਗ - "ਉ" ਅਨੁਸਾਰ ਪ੍ਰਤੀਸ਼ਤ ਹੇਠਾਂ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:

| Sr. No. | Period of Condonatin | Officer who can condone the delay | Rate of surcharge levalable on 15% amount |
|---------|---|-----------------------------------|---|
| 1 | Upto 1 month | Chief Administrator | 1.5# surcharge on the amount due and interest @ 18% P.A. of delayed payment |
| 2. | Upto 3 months (only in respect of hardship cases) | Chairman | 3% of the amount due and interest @ 18% P.A. of delayed payment |

ਉਪਰੋਕਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਲੇਖਾ ਸ਼ਾਖਾ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੇ ਲੇਖੇ ਅਨੁਸਾਰ ਪੁੱਡਾ ਦੀਆਂ ਹਦਾਇਤਾਂ 20-8-02 ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸਬੰਧ ਵਿਭਾਗ ਵੱਲ 7,32,389/- ਰੁਪਏ ਦੀ ਰਕਮ ਬਕਾਇਆ ਨਿਕਲਦੀ ਹੈ ਪਰ 1302 ਦਿਨਾਂ ਦੀ ਦੇਰੀ ਕੰਡੋਨ ਕਰਨ ਲਈ ਕਿਸੇ ਵੀ ਅਧਿਕਾਰੀ ਕੋਲ ਪਾਵਰਾਂ ਨਹੀਂ ਹਨ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਰਾਜ ਸੈਨਿਕ ਵੈਲਫੇਅਰ ਬੋਰਡ ਵੱਲੋਂ ਕੀਤੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਸਾਈਟ ਦੀ 25 ਪ੍ਰਤੀਸ਼ਤ ਕੀਮਤ 1302 ਦਿਨ ਦੀ ਦੇਰੀ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਾਉਣ ਸਬੰਧੀ ਕੰਡੋਨ ਕਰਨ ਦਾ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਵਿਚਾਰ/ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ।

24/8/81 6

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PUNJAB URBAN PLANNING & DEV. AUTHORITY CHANDIGARH.

To

All Addl. Chief Administrator,
PUDA, Ludhiana/Patiala/Jalandhar/Bhatinda/Mohali.

All Estate Officers,
PUDA, Mohali, Ludhiana, Jalandhar, Bhatinda, Amritsar,
Ferozepur, Patiala.

No PUDA-Policy-02/ 6/41-52
Dated:- 20.8.81

Sub:- Policy for condonation delay in respect of residential plots, commercial/Residential plots allotted through auction and institutional sites.

Please refer to the subject cited and this is to inform that under the existing policy guidelines, the initial 15% amount towards the price of the residential/commercial plots is required to be paid within 30 days from the date of issue of allotment letter and in the case of institutional sites within 90 days from the date of issue of letter of intent.

It is felt that in some genuine cases, allottees could not make the payment of 15% initial amount within the stipulated period under circumstances beyond their control. Keeping in view the genuine difficulties of the allottees, the matter was placed before the Finance and Accounts Committee in its 32nd meeting held on 9.8.82 vide agenda/item no 32.18 with the proposal that some extra period beyond the stipulated period may be allowed on payment of surcharge. The Finance & Accounts Committee have approved the proposal as under:-

1. 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 from the expiry of prescribed period in allotment letter | Addl. Chief Administrator | 2% of the amount due |
| 3 | Upto 90 days from the expiry of prescribed period in allotment letter | Chief Administrator | 2.5% of the amount due |
| 4 | Upto 6 months from the expiry of prescribed period in allotment letter | Chairman | 3% of the amount due |

2. 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 from the expiry of prescribed period in allotment letter | Addl. Chief Administrator | 2% of the amount due |
| 3 | Upto 90 days from the expiry of prescribed | Chief Administrator | 2.5% of the amount due |

| period in allotment letter | | |
|--|----------|-----------------------|
| Upto 6 months from the expiry of prescribed period in allotment letter | Chairman | 3% of the amount due. |

NOTE.

Besides surcharge, the allottee 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. The Estate Officer will initiate action under Section-15 if the 25% amount is not completed within the prescribed period in the allotment letter or extended period.

3. Condonation of delay in respect of institutional sites:-

| 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 interest @ 18% P.A. of delayed payment. |
| 2 | Upto 3 months (only in respect of hardship cases) | Chairman | As above. |

You are, therefore, requested to take further necessary action in the matter accordingly. These instructions may also be brought to the notice of all concerned for strict compliance.

Sukhinder
Administrative Officer (Policy)
For Chief Administrator.

Dated:- 20.2.02.

Encls: no PUDA-Policy-102/6 15-59

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

- 1 Addl Chief Administrator (F&A), PUDA, Chandigarh.
- 2 Addl Chief Administrator (Project), PUDA, Chandigarh.

Sukhinder
Administrative Officer (Policy)
For Chief Administrator.

Agenda Item No. 2.04
(Executive Committee)

SUB: Allotment of houses lying vacant at Mohali to the Deputy Commissioner SAS Nagar for allotment to its employees on Rental basis.

A reference bearing No. 1882/MA dated 20-9-2006 was received from Assistant Commissioner (General), SAS Nagar alongwith copy of minutes of the meeting held on 12-9-2006 under the Chairmanship of Chief Secretary, Punjab. In para 4 of the proceeding of the meeting, it had been decided that available MIG/LIG houses of PUDA (now GMADA) would be taken on lease basis at standard Government norms which would be allotted to the subordinate staff of Deputy Commissioner office SAS Nagar and other offices by the Deputy Commissioner as an ad hoc measure till such time that Government accommodation was constructed.

There is no policy of PUDA/ GMADA to allot its vacant houses to the employees of other departments on Rental basis. As such, matter was placed before the Executive Committee of GMADA in its first meeting held on 10-1-2007 to consider the following issues:-

- 1) Whether the vacant LIG/MIG houses at SAS Nagar may be allotted to the Deputy Commissioner, SAS Nagar on lease basis for further lease to the Government employees posted at Mohali as per availability and demand of the Deputy Commissioner, Mohali.
- 2) Terms and conditions for allotment of houses to the Deputy Commissioner may also be approved as are in the case of Buildings stated above. Before handing over of possession of houses, lease deed will be got signed from the Deputy Commissioner or his authorized representative and Deputy Commissioner shall be bound to deposit the lease in advance by 7th of each month otherwise 10% interest on rent amount per month will be charged extra.

After considering the whole issue Committee decided as under:-

"Approved. It was also decided that GMADA should explore ways to dispose of balance vacant houses on as-is-where-is basis."

In light of this decision, file was submitted for orders to apprise the Deputy Commissioner of the decision and to intimate the requirement of exact number of houses (category-wise) so that further action could be taken accordingly. Copy of the lease-deed duly vetted by the Sr. Law Officer, GMADA was also enclosed. But before the issuance of letter, this case was discussed with the Deputy Commissioner, who was also holding the additional charge of the post of Chief Administrator, GMADA by the ACA (H.Q/ Policy), GMADA and Ad.O (H.Q/Policy), GMADA.

During discussions, Deputy Commissioner had some reservations regarding signing of lease-deed as well as payment of standard rent i.e rent fixed as per norms of the P.W.D(B&R). As per terms & conditions of the lease-deed approved by the Executive Committee standard rent is payable by the

Deputy Commissioner from the date of signing of lease-deed and taking over of possession of houses irrespective of the fact that these houses are further allotted to the employees or these houses are lying vacant. Further, if house is vacated by any employee the rent/lease for the intervening period of allotment of house to other employee is also to be paid by the Deputy Commissioner.

Deputy Commissioner intimated that his office has no budgetary support from the government and for this purpose approval of Finance Department is required. He was of the opinion that rent should be charged equal to the amount of house rent payable to the employee plus 5% of the basic pay + D.A as is being charged by the State Government from its employees.

It is intimated that if an employee of the State Government goes on deputation to the PSUs or any other office other than State Government then State Government recovers the difference of market rent and rent being recovered from the employee from the borrowing office. If the proposal of the Deputy Commissioner is accepted there will be no uniformity of rent/ lease of the houses of the same category. If the house is allotted to an employee with basic pay of Rs. 4000/- lease shall be 1200/- where as if the same house is allotted to an employee with basic pay of Rs. 6000/- the lease shall be Rs. 1800/-. Rent/ lease for the intervening period of the allotment of house to the employees shall not be paid by the Deputy Commissioner. It may be a audit objection being financial implication and loss to the office .Further, the terms & conditions of the lease have to be modified and some remedial measures have to be inserted to ensure the vacation of house in case if an employees retires or his services are terminated or he is posted out of Mohali.

The file was submitted to the worthy Chief Secretary who is also the Chairman of the Executive Committee to approve the amendment of proceedings of Agenda Item No. 1.13 of the Executive Committee as under:-

"D.C office employees should pay GMADA their H.R.A + 5% of the basic pay as monthly rent for the LIG/ MIG flats they occupy. D.C office DDO can be asked to give an undertaking to deposit the rent due by 7th of every month. Maintenance of the property should vest in GMADA only who will be charging rent. It has also been approved to seek Ex-Post-Facto approval of amended minutes from the authority in its first meeting or the next meeting of the Executive Committee whichever is earlier."

In view of above decision of the Chief Secretary-cum-Chairman of the Committee Addendum of the proceedings of the first meeting of the Executive Committee was issued vide letter No. 681-87, dated 21-2-07 as above. On receipt of requirement of number of houses and undertaking of the D.D.O to deposit the HRA payable to the employees+5% of the basic pay as monthly rent for the LIG/MIG flats, allotment letters for allotment of houses on rental basis were issued in favour of employees of the office of Deputy Commissioner.

Before the possession of the houses is handed over to these employees, PUDA/GMADA employees filed CWP No. 4196 of 2007 in the Hon'ble Punjab And Haryana High Court in which they demanded to allot the vacant houses to them because employees of the Deputy Commissioner office have no claim on these houses. After hearing the writ petition, case was disposed of by the Hon'ble Court with the following orders:

"After hearing the counsel for the petitioner, we dispose of this writ petition with the direction to respondent No. 3 through its Chairman-cum-Deputy Commissioner of the Greater Mohali Area Development Authority, to take a decision on the representations filed by the petitioner within a period of six months from the date of receipt of certified copy of this order."

Directions given by the Hon'ble Punjab And Haryana High Court are not clear about the authority, who has to take the decision on the representations filed by the PUDA/GMADA employees. However, opinion of the Sr. Law Officer, GMADA was taken who has opined that :

"As per delegation of powers orders are required to be passed by the Chief Administrator, GMADA before finalization the allotment to the employees of Deputy Commissioner's office. In view of the orders of the Hon'ble Punjab and Haryana High Court, it is suggested that the representation of employees of PUDA/GMADA may kindly be considered for the allotment of vacant houses of GMADA, so that the order of the Hon'ble Punjab and Haryana High Court may be complied with."

Before the speaking orders are passed by the Chief Administrator, matter is placed before the Executive Committee for consideration and appropriate decision.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Agenda 2.05 (Executive Committee)

Subject:- Approval of Organizational Structure of GMADA.

1.0 Greater Mohali Area Development Authority has been constituted by the State Government vide Notification dated 14.8.2006. Some staff has also been transferred on deputation from the Punjab Urban Planning and Development Authority to run the affairs of the GMADA. For the smooth functioning of the Organizational structure has been drafted which is placed at annexure-I.

2.0 The major high lights of the proposed staff structure is as follows:-

- i) As substantial number of employees already working in PUDA have been taken on deputation and hence the organizational structure in some of wings namely ACA (HQ/Policy), ACA, Mohali, Estate Office and to certain extent in Engineering Wing have not been changed;
- ii) Substantial changes have been suggested in Town & Planning Wing and Finance & Accounts Wing as it is felt that these two wings are very crucial for new organization like GMADA and the same has been suggested on the lines similar to a professional organization;
- iii) In the Engineering Wing one Electricity and other Electrical Wing have been proposed. Electricity Wing, Divisional Engineer shall be an officer on deputation from Punjab State Electricity Board. As a alternative to the Divisional Engineer (Horticulture), an expert in the field of landscaping called landscaping Architect has been suggested who will also work under the Urban Designer. In case some civil work is to be executed as per suggestions of Landscaping Architect, the same shall be executed through Landscaping Officer specialization in

Horticulture and Divisional Engineer (Civil) under over all guidance of the Land Scapping Architects;

iv) In Finance Wing it is proposed that for a professional as Chief Controller (Finance) and also a Manager Accounts be recruited the market in place of Addl. Chief Administrator (F&A) and Sr. Accounts Officer

v) Legal Cell has been strengthened keeping large number of the Court cases pending in mind. Henceforth no other branch official shall be supposed to attend the court and wait for the whole day;

vi) All attendants shall be having driving license so as to enable them to work as driver as well as attendant in the office;

3.0 If the proposed staff structure is approved, staff required for the office shall be taken on deputation from PUDA or office of the Town and Country Planning at the first instance. If the sufficient staff is not made available by these offices, it can be taken on contract basis through Outsource agencies on pattern similar to PIDB, office of the Deputy Commissioner, Mohali and few other Government Agencies. Such a mechanism will enable GMADA to have better work force and at the same time will burden the organization to a lesser extent.

4.0 To take the staff through outsource agencies, a committee of the following officers was constituted to recommend the qualifications, experience and remuneration to be paid to these employees:-

1. Addl. Chief Administrator (F&A)
2. Addl. Chief Administrator (HQ)
3. Chief Engineer

Recommendations of the committee regarding qualification and experience as well as of the remuneration to be paid have been received which are placed at annexure-II.

5.0 In PUDA there is a provision to recruit to staff through departmental selection committee, details of which is given as under:-

For Class I and II the Departmental Selection Committee shall consist the following members:-

- | | | |
|----|------------------------|----------|
| 1. | Chairman, PUDA | Chairman |
| 2. | Vice Chairman-cum-SHUD | Member |
| 3. | Chief Administrator | Member |
| 4. | Subject matter expert | Member |

5. One Scheduled Caste Officer if there is no SC officer in the committee. Member

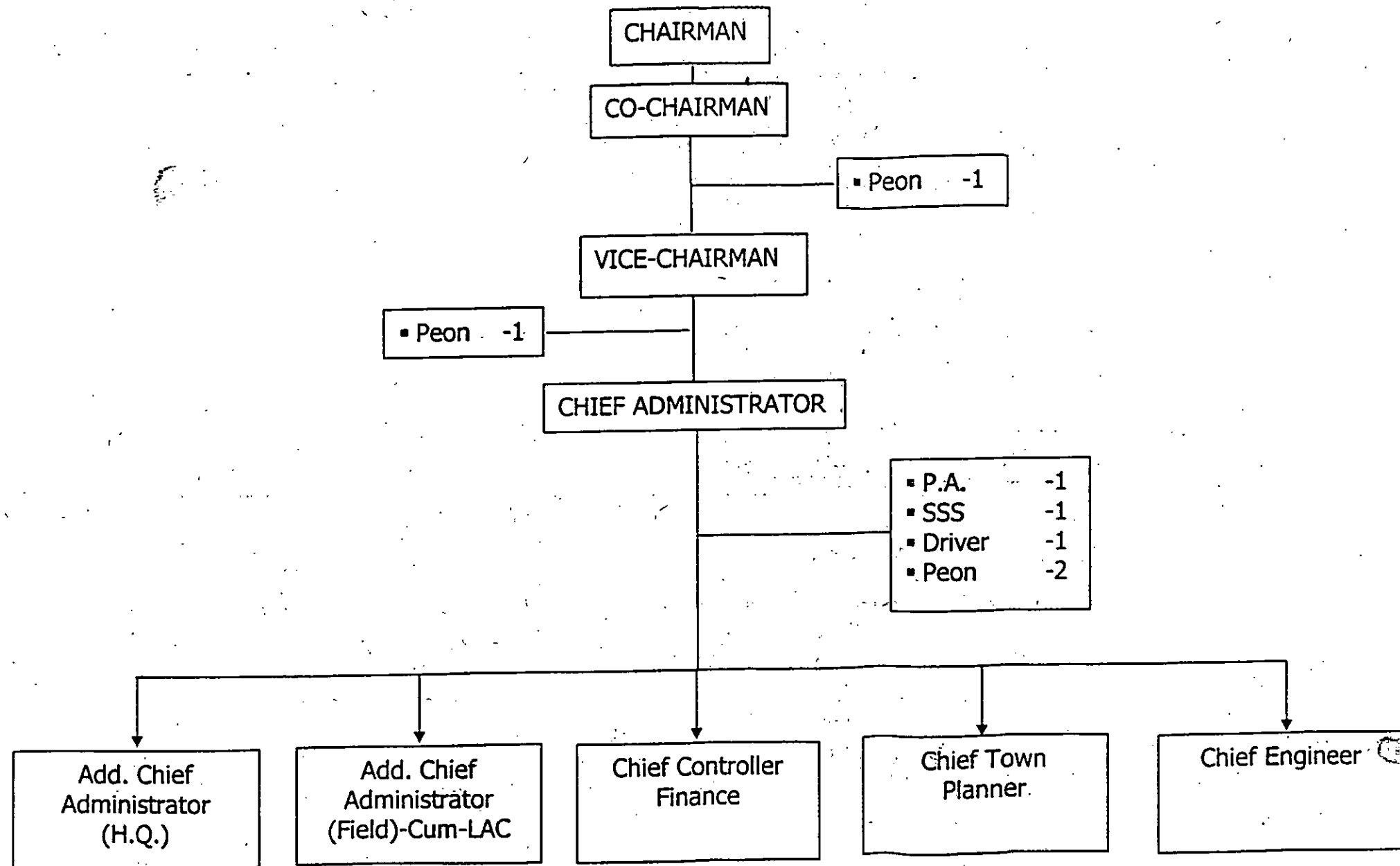
For Class III & IV employees the Departmental Selection Committee shall consist the following members:-

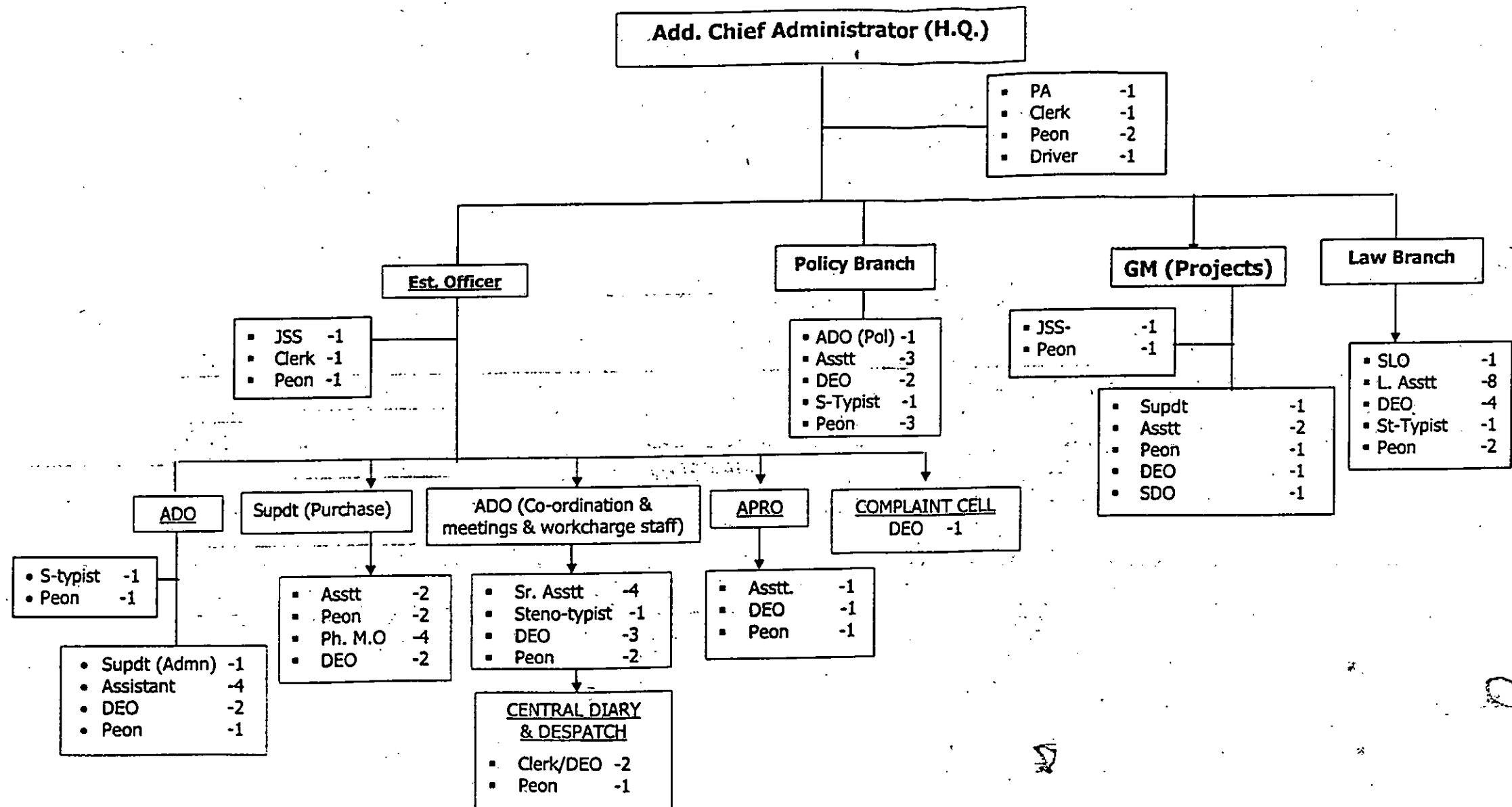
- | | | |
|----|---|----------|
| 1. | Chief Administrator | Chairman |
| 2. | Secretary | Member |
| 3. | Subject matter expert | Member |
| 4. | One Scheduled Caste Officer if there is no SC officer in the committee. | Member |

6.0 Agenda is placed before the Executive Committee to take the decision on the following:-

- a) To approve the proposed organizational structure as such or with the amendment as given in Annexure I & II;
- b) So far as hiring of service of group 'C' and 'D' employees is concerned. All posts which are vacant as per this proposed structure, the same shall be recruited through an outsourcing agency which shall be identified by following the due procedure as applicable in the Authority. As regards appointment of Group 'A' & 'B' officers, the same shall be recruited either through deputation or appointing them afresh from the market on contract basis (on consolidated pay basis);
- c) Committees may be constituted to recruit staff of Group 'A' 'B' 'C' 'D' through outsource agency.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA), MOHALI





Add. Chief Administrator (Field)-Cum-LAC

P.A. -1
Clerk -1
Peon -2
Driver -1

Estate officers -2

JSS -2
Peon -2

**Estate Officer
(Regulatory)**

JSS -1
Peon -1

LAC Branch

Building Br.

▪ SDE -1
▪ JE -6
▪ Sr. Asstt -2
▪ DEO -2
▪ Peon -2
▪ D/Man -1

Allotment Branch

▪ AEO -3
▪ Supdt -6
▪ Sr. Asstt -18
▪ Clerk/DEO -20
▪ Peon -6

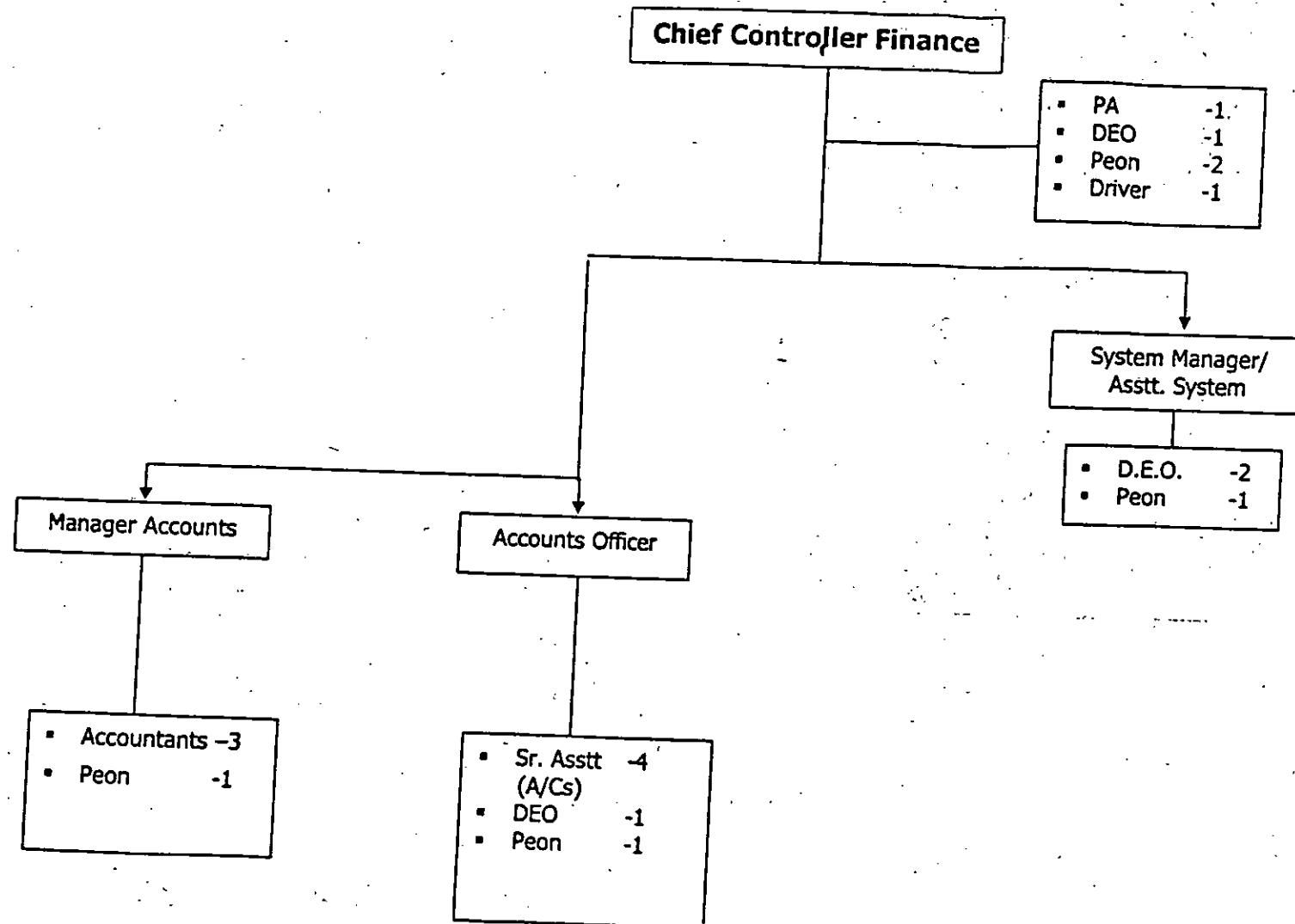
Accounts Branch

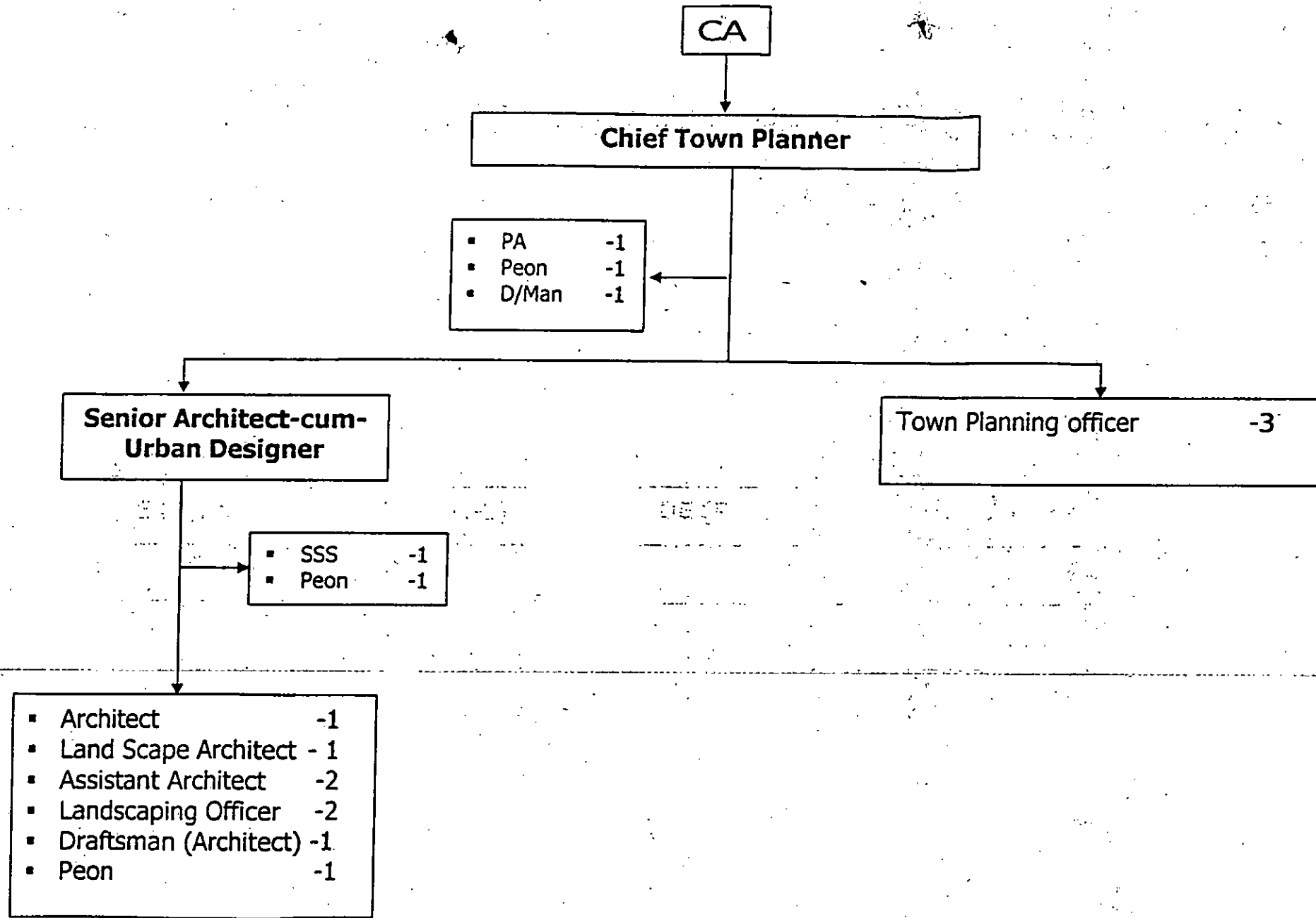
▪ AO -2
▪ SO -4
▪ Sr. Asstt -12
(A/cs)
▪ Peon -4
▪ DEO -4

▪ Supdt -1
▪ Sr. Asstt -3
▪ DEO -2
▪ Peon -1

▪ SDE -1
▪ J.E. -6
▪ DEO -1
▪ Peon -1

SLO -1
Legal Asstt -2
Accounts Officer -1
Asstt.(A/cs) -2
DEO -2
Tehsildar -1
Kanugo -1
Patwari -4
Superintendent -1
Asstt. -3
Peon -2





CHIEF ENGINEER

PA -1
Clerk -1
Peon -1

DE (C-1)

- Supdt -1
- DEO -2
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- DHD -1
- D/Man -2
- SDE -3
- JE -9
- JSS -1

DE (C-2)

- Supdt -1
- DEO -2
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- DHD -1
- D/Man -2
- SDE -3
- JE -9
- JSS -1

DE (PH-1)

- Supdt -1
- DEO -2
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- DHD -1
- D/Man -2
- SDE -3
- JE -9
- JSS -1

DE (PH-2)

- Supdt -1
- DEO -2
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- DHD -1
- D/Man -2
- SDE -3
- JE -9
- JSS -1

DE (Electricity)

- Supdt -1
- DEO -1
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- JE -4
- JSS -1

DE (Electrical)

- Supdt -1
- DEO -2
- Peon -2
- SO (W) -1
- Sr. Asstt (A/Cs) -1
- DHD -1
- D/Man -2
- SDE -3
- JE -9
- JSS -1

| DEPUTATION FROM PUDA OR OTHER DEPARTMENTS | | | | OUT SOURCING FROM PRIVATE AGENCIES | | | |
|---|-------------------------------|--|---|------------------------------------|--|---|------------------------|
| Sr. No. | Present name of post in GMADA | Qualification as per PUDA employees service regulation | Total emoluments at initial grade being given presently at PUDA | Proposed Name of post in GMADA | Qualification recommended for recruitment of outsourced employees. | Total cost per employee of Outsourced employees / contract upto | Mode of recrtd. |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
| Group-A | | | | | | | |
| 1. | ACA | From amongst IAS/PCS and the officers working in departments and Public Sector Undertakings of Govt of Punjab and Central Govt engaged in housing Urban Development of infrastructure sectors with pay and status equivalent to or higher than that of Additional Secretary to Govt of Punjab. | 47342.00 | - | - | - | Deputation |
| 2. | ACA (F&A) | By Deputation from amongst the IA&AS or IRS officers not below the rank of Senior Deputy Accountant General / Deputy Commissioner (Revenue) or Assistant Director / Controller of Finance, Department of Finance Punjab or from amongst the officers holding equivalent or similar post in any other organization. | 32850.00 | Chief Controller Finance | CA with 8 years experience. | 45000.00 | Deputation or contract |
| 3. | Chief Town Planner | | 47342.00 | | Post graduate in Town Planning or B.Tech Town Planning with 12 years experience. | 45000.00 | Deputation / contract |
| 4. | Chief Engineer | By promotion from amongst the Superintending Engineers of the authority possessing degree in Civil Engineering and having atleast eight years experience as such and 30 years experience in total from the post of Sub-Divisional Engineers and above. | 47342.00 | Chief Engineer | Degree in Civil Engineering from a recognized University or institution with 12 years experience, preferably of Government /Semi Government department engaged in construction activities. | - | Deputation |
| 5. | GM | MBA with Law Degree having 5 years experience as Manager and 5 years experience as Deputy General Manager. | 35490.00 | General Manager (Projects) | Degree in planning and MBA from a recognized University or institution Preferably with 8-years experience of planning and marketing of Government / Semi Government department engaged in construction activities. | 35000.00 | Deputation or contract |
| 6. | Estate Officer | By promotion from amongst Administrative Officers and Assistant Estate Officers of the Authority having at least five years experience as such and should have graduation as minimum qualification. | 26333.00 ¹ | - | 2 posts by taking officer on deputation from PCS officer. 1 post by taking officer on deputation from PUDA or any other department working on identical post or full filling the qualification of the post to be filled by promotion. | - | Deputation. |

| | | | | | | | |
|-----|-----------------------|---|----------|-------------------------------------|--|----------|------------------------|
| | Establishment Officer | By promotion from amongst the Administrative Officers / Assistant Estate Officers of the Authority having at least five years experience as such. | 26555.00 | | | | Deputation |
| 8. | Senior Architect | By promotion from amongst the Architects of the Authority having at least seven years experience as such. | 34930.00 | Senior Architect-cum-Urban Designer | Bachelor Degree in Architecture and Post Graduate degree in Urban design with 8 years experience in related field with good working knowledge of Architecture related computer software like Autocad, Photoshop, 3Dmax etc. | 40000.00 | Deputation or contract |
| 9. | Town Planning Officer | By deputation. Should be holding an identical or similar post in the Town and Country Planning Wing of Housing and Urban Development Department, Punjab having the qualifications and experience prescribed for appointment as District Town Planner in that department. | 18664.00 | Town Planning Officer | Post graduate in Town Planning or B.Tech Town Planning with 2 years experience | 20000.00 | Contract |
| 10. | Architect | By promotion from amongst the Assistant Architects of the Authority possession a degree or diploma in Architecture recognized by the Council of Architecture incorporated under the Architects Acts 1972 for the purposes of registration as its member and having at least eight years experience as Assistant Architect and should be registered with the Council of Architect. | 30710.00 | Architect | Bachelor degree in Architecture from a recognized university or institution with 2 years of experience in related area with good working knowledge of Architecture related computer software like Autocad, Photoshop, 3Dmax etc. | 20000.00 | Deputation or contract |
| 11. | | | | Landscape Architect | P.G. Degree in Landscape Architecture from a recognized University or Institution with 5 years experience of planning, preferably of Government /Semi Government department engaged in construction activities. | 25000.00 | Contract |
| 12. | DE (Public Health) | By promotion from amongst the Sub-Divisional Engineers (Public Health) of the authority and having atleast eight years experience as such and having passed or should pass the departmental examination as specified in regulation-17. | 30710.00 | DE (Public Health) | Degree in Civil Engineering from a recognized University or institution with 5 years experience, preferably of Government / Semi Government department engaged in construction activities. | - | Deputation |

| | 2 | 3 | 4 | 5 | 6 | 7 | |
|-----|------------------|--|----------|------------------|---|---|------------------------------|
| 13. | DE (Civil) | By promotion from amongst the Sub-Divisional Engineers (Civil) of the authority and having atleast eight years experience as such and having passed or should pass the departmental examination as specified in regulation-17. | 30710.00 | DE (Civil) | Degree in Civil Engineering from a recognized University or institution with 5 years experience, preferably of Government /Semi Government department engaged in construction activities. | | Deputation |
| 14. | DE (Electrical) | By promotion from amongst the Sub-Divisional Engineers (Civil) of the authority and having atleast eight years experience as such and having passed or should pass the departmental examination as specified in regulation-17. | 30710.00 | DE (Electrical) | Degree in Electrical Engineering from a recognized University or institution with 5 years experience, preferably of Government /Semi Government department engaged in construction activities. | | Deputation |
| 15. | DE (Electricity) | By promotion from amongst the Sub-Divisional Engineers (Civil) of the authority and having atleast eight years experience as such and having passed or should pass the departmental examination as specified in regulation-17. | 30710.00 | DE (Electricity) | Degree in Electricity Engineering from a recognized University or institution with 5 years experience, preferably of Government /Semi Government department engaged in construction activities. | | On deputation only from PSEB |

NOTE:-

1. Officers to be recruited on contract should have knowledge of computer software in the relevant field.
2. Emoluments given in Col No. 7 are inclusive of EPF, ESI, service charge, service tax etc wherever applicable.

| UTATION FROM PUDA OR OTHER DEPARTMENTS | | | | OUT SOURCING FROM PRIVATE AGENCIES | | | |
|--|-------------------------------|--|---|---|---|---|------------------------|
| n. | Present name of post in GMADA | Qualification as per PUDA employees service regulation | Total emoluments at initial grade being given presently at PUDA | Proposed Name of post in GMADA | Qualification recommended for recruitment of outsourced employees. | Total cost per employee of Outsourced employees | Mode of recrtd. |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Group-B | | | | | | | |
| 1 | | | | Manager A/Cs (in the grade of Sr. AO) | Chartered Accountant /ICWA with 8 years experience, preferably of Government /Semi Government department engaged in construction activities. | 20000.00 | Contract |
| 2 | Accounts Officer | By promotion from amongst the Section Officers (Works) of the Authority with atleast seven years experience as such. | 18664.00 | Assistant Manager (Accounts) | Chartered Accountant /ICWA with 5 years experience, preferably of Government /Semi Government department engaged in construction activities. | 15000.00 | Deputation or contract |
| 3 | ADO / AEO | By Promotion from amongst the Superintendents Grade -II of the Authority having at least three years experience as such. | 19064.00 | Assistant Manager | 1. Graduate from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus- 123 and 2. Ten years experience preferably of Government / Semi Government Department. | 15000.00 | Deputation or contract |
| 4 | Senior Law Officer | From amongst the Law Officer of the Authority having at least eight years experience as such. | 18664.00 | Sr. Legal Assistant | Law Graduate with eight years experience as Advocate, preferably having experience of civil / urban matters. | 15000.00 | Deputation or contract |
| 5 | Tehsildar | In PUDA Employees Service Regulations, there is a post of Revenue Officer and this post is to be filled from amongst PCS Officers or Tehsildars or should be holding an identical or similar post under the Govt. of Punjab. | 18664.00 | Revenue Officer | It is recommended to fill this post by taking officer on deputation or a person who was retired from the Government service holding the same post. | 15000.00 | Deputation or contract |
| 6 | | | | Landscaping Officer (in the grade of SDE) | M. Sc. (Horticulture/Landscaping) from a recognized University or institution with 2 years experience, preferably of Government / Semi Government department engaged in construction activities. | 15000.00 | Contract |
| 7 | SDE (Public Health) | Degree in Civil Engineering or equivalent qualification from a recognized University/ institution and to pass Departmental examination as specified in regulation 17. | 20630.00 | Sr. Engineer (Public Health) | Degree in Civil Engineering from a recognized University or institution with 2 years experience, preferably of Government /Semi Government department engaged in construction activities. | 16000.00 | Deputation or contract |

| 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
|----|---------------------|---|----------|---------------------------|--|----------|------------------------|
| | SDE (Civil) | Degree in Civil Engineering or equivalent qualification from a recognized University/institution and to pass Departmental examination as specified in regulation 17. | 20630.00 | Sr. Engineer (Civil) | Degree in Civil Engineering from a recognized University or institution with 2 years experience, preferably of Government /Semi Government department engaged in construction activities. | 16000.00 | Deputation or contract |
| 9 | SDE (Building) | By promotion from amongst the Junior Engineer (Building) of the Authority with Diploma in Civil Engineering with at least ten years experience as Junior Engineer (Building) and having passed or should pass the departmental examination as specified in regulation-17. | 20630.00 | Sr. Engineer (Building) | Degree in Civil Engineering from a recognized University or institution with 2 years experience, preferably of Government /Semi Government department engaged in construction activities. | 16000.00 | Deputation or contract |
| 10 | SDE (Elec.) | Degree in Electrical Engineering or equivalent qualification from a recognized University /institution and to pass Departmental examination as specified in regulation 17. | 20630.00 | Sr. Engineer (Electrical) | Degree in Electrical Engineering from a recognized University or institution with 2 years experience, preferably of Government /Semi Government department engaged in construction activities. | 16000.00 | Deputation or contract |
| 11 | Assistant Architect | Same qualifications as prescribed for direct recruitment of Assistant Architect in the rules of department of Architecture of the State Govt. | 18664.00 | Assistant Architect | Bachelor Degree in Architecture from a recognized university/institution with 2 years experience in the related field with good working knowledge of Architecture related computer software like Autocad, Photoshop, 3Dmax etc. | 16000.00 | Deputation or contract |
| 12 | Supdt | By Promotion from amongst the Senior Assistants of the Authority having at least eight years experience as such. | 16598.00 | Supervisor | <ol style="list-style-type: none">1. Graduate from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus- 123 and2. Qualifies a test in Punjabi language type-writing including computer typing to be conducted by the appointing authority at a speed of 40 words per minute.3. Qualifies a test in English language typewriting including computer typing to be evaluated by the appointing authority at a speed of 40 words per minute4. Eight years experience preferably of Government / Semi Government Department. | 12000.00 | Deputation or contract |

| | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----|--------------------|--|----------|--|---|---|------------------------|
| 13 | Law Officer | Law Graduate with three years experience as Advocate or in a position equivalent to that of Legal Assistant. | 16598.00 | Legal Assistant | Law Graduate with three years experience as Advocate, preferably having experience of civil / urban matters. | 12000.00 | Deputation or contract |
| 14 | APRO | 1. Graduation of recognized University 2. Degree or Diploma in Journalism on Public Relations 3. At least 3 years experience in Publicity Organization /Public Relation or newspaper office in editing reporting. Translating, Proof Reading, Writing and Advertising 4. Six months course in Computer programming office productivity tools. | 16798.00 | APRO | 1. Graduation of recognized University 2. Degree or Diploma in Journalism on Public Relations 3. At least 3 years experience in Publicity Organization /Public Relation or newspaper office in editing reporting. Translating, Proof Reading, Writing and Advertising 4. Six months course in Computer programming office productivity tools. | 12000.00 | Deputation or contract |
| 15 | | | | Systems Manager/ Assistant System Manager | 1. B. Tech/MCA with atleast 60% marks and having a working experience of two years in programming and networking. 2. Candidates with knowledge of Visual Basics & SQL/RDBMS and experience in project handling will be Preferred. | 15000.00 +EPF+ Administrative Charges+ Corporation Charges @ 23% =18450 + Service Tax | Outsource |
| 16 | Personal Assistant | By promotion from amongst the Senior Scale Stenographers of the Authority having atleast five years experience as such. | 16798.00 | Executive Assistant | 1. Graduate from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus- 123 and qualifies a test in shorthand. 2. In Punjabi language stenography to be conducted by the appointing authority at a speed of 100 words per minute. 3. In English language stenography to be conducted by the Appointing Authority at a speed of 100 words per minute. 4. Qualifies a test in Punjabi language type-writing including computer typing to be conducted by the appointing authority at a speed of 40 words per minute. 5. Qualifies a test in English language typewriting including computer typing to be evaluated by the appointing authority at a speed of 40 words per minute. | 12000.00 | Deputation or contract |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----|-------------------------|--|----------|---------------------------|--|----------|------------------------|
| 17 | Section Officer (Works) | By promotion from amongst the Senior Asstt. (A/Cs) of the Authority with atleast five years experience as such and who; i) Having qualified the SAS /Departmental Examination as specified in Regulation 17; or ii) Have passed Intermediate examination of the Institute of costs and works Accounts of India; or Have passed intermediate examination of the Institute of Chartered Accountants of India. | 16598.00 | | | | Deputation |
| 18 | DHD | From amongst the Draftsmen of the Authority having at least five years experience as draftsman. | 16598.00 | Senior Drafting Assistant | Two years diploma with 12 years experience, preferably of Government/Semi Government department engaged in construction activities. | 12000.00 | Deputation or contract |
| 19 | JE (Building) | By direct requirement. Diploma in Civil Engineering or its equivalent qualification recognized by Govt. of Punjab. Note:- There shall be no direct recruitment in this cadre. | 15566.00 | Engineer (Enforcement) | Diploma in Civil Engineering with 1 years experience, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or contract |
| 20 | JE (Electrical) | Diploma in Electrical Engineering or its equivalent qualification recognized by Govt. of Punjab. | 15566.00 | Engineer (Electrical) | Degree in Electrical Engineering from a recognized University or institution with 1 years experience, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or contract |
| 21 | JE (Public Health) | Diploma in Civil Engineering or its equivalent qualification recognized by Govt. of Punjab. | 15566.00 | Engineer (PH) | Degree in Civil Engineering from a recognized University or institution with 1 years experience of Public Health Works, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or contract |
| 22 | JE (Civil) | Diploma in Civil Engineering or its equivalent qualification recognized by Govt. of Punjab. | 15566.00 | Engineer (Civil) | Degree in Civil Engineering from a recognized University or institution with 1 years experience of Civil Works, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or contract |

NOTE:-

1. Officers to be recruited on contract should have knowledge of computer software in the relevant field.
2. Emoluments given in Col No. 7 are inclusive of EPF, ESI, service charge, service tax etc wherever applicable.

| DEPUTATION FROM PUDA OR OTHER DEPARTMENTS | | | | OUT SOURCING FROM PRIVATE AGENCIES | | | |
|---|-------------------------------|---|---|------------------------------------|---|---|-------------------------|
| Sr. No. | Present name of post in GMADA | Qualification as per PUDA employees service regulation | Total emoluments at initial grade being given presently at PUDA | Proposed Name of post in GMADA | Qualification recommended for recruitment of outsourced employees. | Total cost per employee of Outsourced employees | Mode of recrtd. |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Group-C | | | | | | | |
| 1 | Sr. Asstt. | By Promotion from amongst the Junior Assistants of the Authority with at least five years experience as such or as per instructions issued by Punjab Govt. from time to time | 15246.00 | Sr. Office Assistant | 1. Graduate from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus- 123 and 2. Qualifies a test in Punjabi language type-writing including computer typing to be conducted by the appointing authority at a speed of 40 words per minute. 3. Qualifies a test in English language typewriting including computer typing to be evaluated by the appointing authority at a speed of 40 words per minute 4. Three years experience preferably of Government / Semi Government Department. | 11000.00 | Deputation or outsource |
| 2 | Sr. Asstt. (Accounts) | By Promotion from amongst the Accounts Clerks of the Authority having at least three years experience as such. | 15246.00 | Sr. Office Assistant (Accounts) | B. Com from a recognize University having 5 years experience with computer knowledge, preferably of accounting packages. | 11000.00 | Deputation or outsource |
| 3 | Drafts Man | By Promotion from amongst the Junior Draftsmen of the Authority who have industrial training Institute Diploma in relevant trade and have twelve years experience as Junior Draftsmen. | 15086.00 | Drafting Assistant | Two years diploma with 8 years experience, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or outsource |
| 4 | Planning Draftsman | By deputation. Should be holding an identical or similar post in the Town and Country Planning Wing of Housing & Urban Development Department, Punjab having the qualifications and experience prescribed for appointment in that department. | 15086.00 | Drafting Assistant (Planning) | Two years diploma from a recognized University or institution with 8 years experience of planning, preferably of Government /Semi Government department engaged in construction activities. | 11000.00 | Deputation or outsource |
| 5 | Drafts Man Architect | Three years Diploma in architectural Assistantship awarded by the State Board of Technical Education. | 15086.00 | Drafting Assistant (Architectural) | Three years Diploma in architectural Assistantship awarded by the State Board of Technical Education with 8 years experience of architecture. preferably of Government /Semi Government department engaged in | 11000.00 | Deputation or outsource |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
|---|--------------------|---|----------|------------------|--|---------|-------------------------|
| 6 | Clerk/DEO | <p>1. Matriculation in Second Division, or has passed Senior Secondary Part-II or Plus II from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus-123 and</p> <p>2. Qualifies a test in Punjabi language type-writing to be conducted by the appointing authority at a speed of thirty words per minute.</p> <p>3. Qualifies a test in English language typewriting to be evaluated by the appointing authority at a speed of 30 words per minute where appointing authority so directs.</p> | \$452.00 | Office Assistant | <p>1. Graduate from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus-123 and</p> <p>2. Qualifies a test in Punjabi language type-writing including computer typing to be conducted by the appointing authority at a speed of 40 words per minute.</p> <p>3. Qualifies a test in English language typewriting - including computer typing to be evaluated by the appointing authority at a speed of 40 words per minute.</p> | 6000.00 | Deputation or outsource |
| 7 | Senior Scale Steno | <p>From amongst the Junior Scale Stenographers of the Authority with at least three years experience as such and who have attained the following proficiency in shorthand.</p> <p>i) In Punjabi language at a speed of one hundred words per minute and,</p> <p>ii) in English language at a speed sixty words per minute with four percent mistakes allowed.</p> | 15086.00 | | | | Deputation |
| 8 | Junior Scale Steno | <p>Matriculation in Second Division, or has passed Senior Secondary Part-II or Plus II from a recognized university, Board or Institution and six months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/Micro-Soft Word/MS Excel or WordStar, Lotus-123 and who qualifies a test in shorthand.</p> <p>i) In Punjabi language at a speed of one hundred words per minute; and</p> <p>ii) In English language at a speed of sixty words per minute with eight per cent mistakes allowed.</p> | 11678.00 | | | | Deputation |

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
|----|--------------|---|---------|---------------------------------|--|---------|-------------------------|
| 9 | Steno typist | <p>1. Matriculation in Second Division, or has passed Senior Secondary Part-II or Plus II from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus-123 and qualifies a test in shorthand.</p> <p>2. In Punjabi language stenography to be conducted by the appointing authority at a speed to be specified by the appointing authority from time to time.</p> <p>3. In English language stenography to be conducted by the Appointing Authority at a speed to be specified from time to time where appointing authority so directs.</p> | 8982.00 | Office Assistant (Steno-typing) | <p>1. Senior Secondary Part-II or Plus II from a recognized university, Board or Institution and three months course on computers from any recognized organization / institution covering areas of fundamentals of Computers, MS-Office/ Micro-Soft Word/MS Excel or WordStar, Lotus-123 and qualifies a test in shorthand.</p> <p>2. In Punjabi language stenography to be conducted by the appointing authority at a speed of 80 words per minute.</p> <p>3. In English language stenography to be conducted by the Appointing Authority at a speed of 80 words per minute.</p> <p>4. Qualifies a test in Punjabi language type-writing including computer typing to be conducted by the appointing authority at a speed of 40 words per minute.</p> <p>5. Qualifies a test in English language typewriting including computer typing to be evaluated by the appointing authority at a speed of 40 words per minute.</p> | 6200.00 | Deputation or outsource |
| 10 | Kanungo | | 8982.00 | Kanungo | On Consolidate pay from retired Naib Tehsildars/ Kanugo. | 6200.00 | Deputation or Outsource |
| 11 | Patvari | | 8188.00 | Patvari | On Consolidate pay from retired Naib Tehsildars/ Kanugo. | 5800.00 | Deputation or Outsource |
| 12 | Driver | Should possess driving licence of Light or Heavy Vehicles as per requirement of the job and Matriculation or equivalent qualification and should have passed driving test held by the Appointing Authority. | 8980.00 | Driver | Should possess driving licence of Light or Heavy Vehicles as per requirement of the job and Matriculation or equivalent qualification and should have passed driving test held by the Appointing Authority. | 6200.00 | Deputation or outsource |

| | | | | | | |
|-----------------|---|---------|-----------------------------------|---|---------|----------------------------|
| Photostat MO | <ol style="list-style-type: none"> 1. Matriculation in 2nd Division or has passed Senior Secondary Part - II examination from a recognized University or institution, and knowledge of Punjabi of Matriculation or its equivalent level. 2. Certificate regarding the operation of Photo sate Machine from the reputed company. 3. Qualifies in competitive test to be held by the Competent Authority. | 8452.00 | Photostat Machine Attendant | <ol style="list-style-type: none"> 1. Matriculation in 2nd Division or has passed Senior Secondary Part - II examination from a recognized University or institution, and knowledge of Punjabi of Matriculation or its equivalent level. 2. Certificate regarding the operation of Photo sate Machine from the reputed company. 3. Qualifies in competitive test to be held by the Competent Authority. | 5900.00 | Deputation or outsource |
|-----------------|---|---------|-----------------------------------|---|---------|----------------------------|

NOTE:-

1. Officers to be recruited on contract should have knowledge of computer software in the relevant field.
2. Emoluments given in Col No. 7 are inclusive of EPF, ESI, service charge, service tax etc wherever applicable.

| DEPUTATION FROM PUDA OR OTHER DEPARTMENTS | | | | OUT SOURCING FROM PRIVATE AGENCIES | | | |
|---|-------------------------------|--|---|------------------------------------|--|---|-------------------------|
| Sr. No. | Present name of post in GMADA | Qualification as per PUDA employees service regulation | Total emoluments at initial grade being presently given at PUDA | Proposed Name of post in GMADA | Qualification recommended for recruitment of outsourced employees. | Total cost per employee of Outsourced employees | Mode of recruitment or |
| Group-D | | | | | | | |
| 1. | Peon | Middle with Punjabi. | 7192.00 | Attendant | Middle with Punjabi and Driving License for Light Vehicles. | 5000.00 | Deputation or outsource |

NOTE:-

1. Officers to be recruited on contract should have knowledge of computer software in the relevant field.
2. Emoluments given in Col No. 7 are inclusive of EPF, ESI, service charge, service tax etc wherever applicable.

Greater Mohali Area Development Authority

Agenda 2.06

(Executive Committee)

Subject: Approval of proceedings of 2nd meeting of Finance and Accounts Committee of GMADA.

The second meeting of the Finance and Accounts Committee of Greater Mohali Area Development Authority was held on 16.5.2007. The copy of agenda and proceedings of the meeting is placed at Annexure-I and II respectively.

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2nd meeting of the Finance and Accounts Committee of Greater Mohali Area Development Authority.

| Item No. | Subject | Page No. |
|-----------------|---|-----------------|
| 2.01 | Confirmation of minutes decision taken in the 1 st Finance and Accounts Committee held on 29-1-07 | 1 - 2 |
| 2.02 | To consider to take note of the follow up action taken by GMADA on the decisions taken in the 1 st meeting of Finance and Accounts Committee | 3 - 4 |
| 2.03 | Allotment of LIG houses in bulk material market in Phase-XI, Mohali. | 5 - 6 |
| 2.04 | House No. 2021, Sector-66, Mohali (Estate Office, Mohali | 7 - 15 |
| 2.05 | Special item with the approval of Chairman Allotment of land measuring 1 acre for construction of Water Resources Bhawan at SAS Nagar. | 16-22 |

- 1 -

(11/11/07)

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Agenda Item No. 2.01
(Finance & Accounts Committee)

Dated:-

**Sub:- Confirmation of the minutes of the 1st meeting of
the Finance & Accounts Committee held on
29-1-2007.**

Minutes of the 1st meeting of the Finance & Accounts
Committee of the Greater Mohali Area Development Authority, held
on 29-01-2007 were circulated vide letter No.691-93 on 22.2.
07 (Annexure-'A').

No comments in respect of these minutes have been
received from any member of the Finance & Accounts Committee. It
is proposed that the minutes placed at Annexure A may be
confirmed.

GREATER MOHALI AREA DEVELOPMENT AUTHORITY MOHALI

Proceedings of the 1st meeting of the Finance and Accounts Committee of GMADA held under the chairmanship of Principal Secretary, Department of Housing and Urban Development, Punjab on 29.1.07 at 11.30 A.M. in the Room No. 710, Mini Secretariat, Sector 9, Chandigarh.

The following were present :

1. Sh. A.R. Talwar, IAS
Principal Secretary,
Housing and Urban Development Department,
Punjab, Chandigarh. Chairman
2. Sh. Tejveer Singh, IAS
Chief Administrator, Gmada. Member

Agenda Items were considered and the following decisions were taken:-

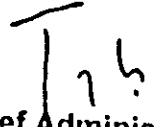
Item No. 1.01

Revised Budget Estimates for the year 2006-07 and Budget Estimates for the year 2007-08.


The Revised Budget Estimates for the year 2006-07 and Budget Estimates for the year 2007-08 were discussed by the Committee and approved for placing before the Authority with the following recommendations/amendments :-

"Provision of anticipated expenditure on acquisition of the land for the period 10/06 to 3/07 in r/o Kajauli Water Treatment Plant, Urban Estate Zirakpur, remaining area in Sector 76-80, acquisition of land in Sector 88-89, construction of 200 ft. road Sector 74 to NH-21 outfall sewer is spilled over to the Budget Estimates for the year 2007-08".

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


Chief Administrator,
GMADA, Mohali

Representative of
Finance Department


PSHUD.
Department of Housing &
Urban Development, Punjab

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, MOHALI.**

**Agenda Item No. 1.02
(Finance & Accounts Committee)**

Dated:-

**Sub:- To consider to take note of the follow up action taken by
GMADA on the decision taken in the 1st meeting of the
Finance & Accounts Committee.**

In pursuance of the decision taken by the Finance & Accounts
Committee in its 1st meeting held on 29.1.2007, a statement showing the follow
up action is enclosed as **Annexure-I** to the agenda note.

-4-

Action taken report on the discussion taken in the first meeting of Finance and Accounts Committee, GMADA, Mohali.

| Agenda Item | Subject | Decision taken | Action taken |
|-------------|---|---|---|
| ..01 | Revised Budget Estimates for the year 2006-07 and Budget Estimates for the year 2007-08 | <p>The Revised Budget Estimates for the year 2006-07 and Budget Estimates for the year 2007-08 were discussed by the Committee and approved for placing before the Authority with the following recommendations/amendments:-</p> <p><i>"Provision of anticipated expenditure on acquisition of the land for the period 10/06 to 3/07 in R/o Kajauli Water Treatment Plant, Urban Estate Zirakpur, remaining area in Sector 76-80, Acquisition of land in Sector 88-89, construction of 200 ft. road Sector 74 to NH-21 outfall sewer is spilled over to the Budget Estimates for the year 2007-08".</i></p> | Agenda has been prepared for placing before the Authority in its next meeting for approval of budget. |

ਗ੍ਰੇਟਰ ਮੋਹਾਲੀ ਏਅਰੀ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 2.03
(ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ)

ਮਿਤੀ:

ਵਿਸ਼ਾ:- ਐਲ.ਆਈ.ਜੀ. 144 ਬਲਕ ਮਟੀਰੀਅਲ, ਫੇਜ਼-11, ਮੋਹਾਲੀ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਵਿਖੇ 144 ਮਕਾਨਾਂ ਦੀ ਉਸਾਰੀ ਪੁੱਛਾ/ਗਮਾਡਾ ਆਪਣੇ ਵਿੱਤੀ ਸਾਧਨਾਂ ਰਾਹੀਂ ਕੀਤੀ ਗਈ ਹੈ ਹੁਣ ਇਹ ਮਕਾਨ ਬਣਕੇ ਤਿਆਰ ਹੋ ਚੁੱਕੇ ਹਨ ਅਤੇ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਅਲਾਟਮੈਂਟ ਕਰਨ ਲਈ ਕੇਸ ਵਿਚਾਰਨ ਲੱਗਿਆਂ ਕੁਝ ਨੁਕਤੇ ਧਿਆਨ ਵਿੱਚ ਆਏ ਹਨ ਜਿਨ੍ਹਾਂ ਤੇ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਦੀ ਲੋੜ ਜਾਪੀ ਹੈ ਜੋ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ :-

- i. ਕੁੱਲ ਮਕਾਨਾਂ ਵਿੱਚੋਂ 50% ਮਕਾਨ ਡਿਮਾਂਡ ਸਰਵੇ ਲਈ ਰਾਖਵੇਂ ਰੱਖੇ ਜਾਣ।
- ii. ਨਿਰਧਾਰਤ ਆਮਦਨ ਦੀ ਸੀਮਾ 7501/- ਰੁ. ਤੋਂ 11,500-ਰੁ. ਤੱਕ ਰੱਖੀ ਜਾਵੇ।
- iii. ਮਕਾਨਾਂ ਦੀ ਟਰਾਂਸਫਰ ਪਾਲਿਸੀ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।
- iv. ਜਿਨ੍ਹਾਂ ਵਿਅਕਤੀਆਂ ਜਾਂ ਉਨ੍ਹਾਂ ਦੇ ਕਿਸੇ ਪਰਿਵਾਰ ਦੇ ਮੈਂਬਰ ਕੋਲ ਮੋਹਾਲੀ, ਪੰਚਕੁਲਾ ਅਤੇ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮਕਾਨ ਹੋ ਨੂੰ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨਾਂ ਲਈ ਬਿਨੈਪੱਤਰ ਦੇਣ ਦੀ ਆਗਿਆ ਨਾ ਦਿੱਤੀ ਜਾਵੇ।

2. ਇਨ੍ਹਾਂ ਮੁੱਦਿਆਂ ਦੀ ਵਿਸਥਾਰਪੂਰਵਕ ਸਥਿਤੀ ਹੇਠ ਅਨੁਸਾਰ ਵਿਚਾਰਨ ਲਈ ਦਰਸਾਈ ਹੈ।

i. ਕੁੱਲ ਮਕਾਨਾਂ ਵਿੱਚੋਂ 50% ਮਕਾਨ ਡਿਮਾਂਡ ਸਰਵੇ ਲਈ ਰਾਖਵੇਂ ਕਰਨ ਬਾਰੇ।

ਡਿਮਾਂਡ ਸਰਵੇ ਅਧੀਨ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਅਰਜੀਆਂ ਲਈ 50% ਮਕਾਨ ਰਾਖਵੇਂ ਰੱਖਣੇ ਬਣਦੇ ਹਨ ਕਿਉਂਕਿ ਡਿਮਾਂਡ ਸਰਵੇ ਸਕੀਮ ਦੇ ਵਿਗਿਆਪਨ ਵਿਚ ਇਹ ਲਿਖਿਆ ਗਿਆ ਸੀ ਕਿ ਭਵਿੱਖ ਵਿਚ ਆਉਣ ਵਾਲੀਆਂ ਸਕੀਮਾਂ ਅਧੀਨ ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਮਕਾਨਾਂ ਵਿੱਚੋਂ 50% ਮਕਾਨ ਇਨ੍ਹਾਂ ਬਿਨੈਕਾਰਾਂ ਲਈ ਰਾਖਵੇਂ ਰੱਖੇ ਜਾਣਗੇ। ਡਿਮਾਂਡ ਸਰਵੇ ਦੀ ਸਕੀਮ ਦੇ ਵਿਗਿਆਪਨ ਅਨੁਸਾਰ 50% ਮਕਾਨ ਡਿਮਾਂਡ ਸਰਵੇ ਦੇ ਬਿਨੈਕਾਰਾਂ ਲਈ ਰਾਖਵੇਂ ਰੱਖਣ ਦੀ ਤਜਵੀਜ਼ ਹੈ।

ii. ਆਮਦਨ ਸੀਮਾ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ।

ਹੁਡਕੋ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਐਲ.ਆਈ.ਜੀ. ਮਕਾਨਾਂ ਲਈ ਕੁਲ ਆਮਦਨ ਦੀ ਸੀਮਾ 3301/- ਰੁ. ਤੋਂ 7300/- ਰੁ. ਤੱਕ ਹੈ। ਇਹ ਸੀਮਾ ਲਾਗੂ ਕਰਨੀ ਤਾਂ ਹੀ ਲਾਜ਼ਮੀ ਹੁੰਦੀ ਹੈ ਜੇਕਰ ਮਕਾਨ ਹੁਡਕੋ ਤੋਂ ਕਰਜਾ ਲੈ ਕੇ ਉਸਾਰੇ ਗਏ ਹੋਣ ਪਰ ਇਹ 144 ਮਕਾਨ ਪੁੱਛਾ/ਗਮਾਡਾ ਵੱਲੋਂ ਆਪਣੇ ਵਿੱਤੀ ਸਾਧਨਾਂ ਰਾਹੀਂ ਉਸਾਰੇ ਗਏ ਹਨ। ਇਸ ਲਈ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਦਫਤਰ ਆਪਣੇ ਵੱਲੋਂ ਸੀਮਾ ਨਿਰਧਾਰਤ ਕਰ ਸਕਦਾ ਹੈ। ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਦਾ 30-6-07 ਤੱਕ ਵੇਚ ਮੁੱਲ ਗਰਾਊਂਡ ਫਲੋਰ ਲਈ 4,27,020/- ਰੁ. ਪਹਿਲੀ ਮੰਜਲ ਲਈ 3,88,200/- ਰੁ. ਅਤੇ ਦੂਜੀ ਮੰਜਲ ਲਈ 3,49,380/- ਰੁ. ਹੈ। ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਦਾ 25% ਮੁੱਲ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਾ ਬਣਦਾ ਹੈ ਅਤੇ ਬਾਕੀ ਦੀ 75% ਰਕਮ 13 ਸਾਲਾਂ ਦੀਆਂ ਬਰਾਬਰ ਮਾਸਿਕ ਕਿਸਤਾਂ ਵਿਚ ਵਿਆਜ ਸਮੇਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਬਣਦੀ ਹੈ। 30-6-07 ਤੱਕ ਦੀ ਕੀਮਤ ਨੂੰ ਮੱਧ ਰੱਖਦਿਆਂ ਹੋਇਆਂ ਗਰਾਊਂਡ ਫਲੋਰ ਲਈ

3,772/- ਰੁ: ਪਹਿਲੀ ਮੰਜਲ ਲਈ 3,429/- ਰੁ: ਅਤੇ ਦੂਜੀ ਮੰਜਲ ਲਈ 3086/- ਰੁ: ਮਾਸਿਕ ਕਿਸਤ ਬਣਦੀ ਹੈ। ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਜੇਕਰ ਮਕਾਨਾਂ ਨੂੰ ਅਲਾਟ ਕਰਨ ਲਈ ਹੁਡਕੋ ਵਾਲੀ ਆਮਦਨ ਦੀ ਸੀਮਾ ਜੋ 3301/- ਰੁ: ਤੋਂ 7300/- ਰੁ: ਤੱਕ ਹੈ ਤਾਂ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਦੀ ਕਿਸਤ ਜਿਆਦਾ ਹੋਣ ਕਰਕੇ ਲੋਕਾਂ ਨੂੰ ਇਹ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਵਿੱਚ ਔਕੜ ਆ ਸਕਦੀ ਹੈ। ਇਸ ਲਈ ਤਜਵੀਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਇਨ੍ਹਾਂ ਮਕਾਨਾਂ ਨੂੰ ਅਲਾਟ ਕਰਨ ਲਈ ਬਿਨੈਕਾਰ ਦੀ ਕੁਲ ਆਮਦਨ ਦੀ ਸੀਮਾ 7501/- ਰੁ: ਤੋਂ 11,500/- ਰੁ: ਤੱਕ ਪ੍ਰਤੀ ਮਹੀਨਾ ਨਿਰਧਾਰਤ ਕਰ ਦਿੱਤੀ ਜਾਵੇ ਤਾਂ ਜੋ ਅਲਾਟੀ ਮਕਾਨ ਦੀ ਬਣਦੀ ਕਿਸਤ ਅਸਾਨੀ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਵਾ ਸਕਣ।

iii. ਮਕਾਨਾਂ ਦੀ ਟਰਾਂਸਫਰ ਪਾਲਿਸੀ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।

ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਜੇਕਰ ਕੋਈ ਅਲਾਟੀ ਮਕਾਨ ਦੀ ਪੂਰੀ ਕੀਮਤ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਤੋਂ ਪਹਿਲਾਂ ਮਕਾਨ ਦੀ ਅਲਾਟਮੈਂਟ ਕਿਸੇ ਹੋਰ ਦੇ ਨਾਂ ਤੇ ਤਬਦੀਲ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦਾ ਹੈ ਤਾਂ ਉਸਤੋਂ ਮਕਾਨ ਦੀ ਕੀਮਤ ਦਾ 5% ਵਸੂਲਿਆ ਜਾਂਦਾ ਹੈ। ਟਰਾਂਸਫਰ ਫੀਸ ਘੱਟ ਹੋਣ ਕਰਕੇ ਜਿਹੜੇ ਲੋਕਾਂ ਨੂੰ ਮਕਾਨਾਂ ਦੀ ਲੋੜ ਨਹੀਂ ਹੁੰਦੀ ਹੈ ਉਹ ਵੀ ਮਕਾਨਾਂ ਲਈ ਬਿਨੈਪੱਤਰ ਦੇ ਦਿੰਦੇ ਹਨ ਅਤੇ ਮਕਾਨ ਦੀ ਅਲਾਟਮੈਂਟ ਹੋਣ ਤੇ ਮੁਨਾਫਾ ਲੈ ਕੇ ਲੋੜ ਮੰਦ ਵਿਅਕਤੀਆਂ ਨੂੰ ਵੇਚ ਦਿੰਦੇ ਹਨ। ਇਸ ਪ੍ਰਵਿਰਤੀ ਨੂੰ ਖਤਮ ਕਰਨ ਲਈ ਤਜਵੀਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 2 ਸਾਲਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜੇਕਰ ਕੋਈ ਅਲਾਟੀ ਮਕਾਨ ਦੀ ਟਰਾਂਸਫਰ ਕਰਵਾਉਣਾ ਚਾਹੁੰਦਾ ਹੈ ਤਾਂ ਉਸ ਕੋਲੋਂ ਮਕਾਨ ਦੀ ਕੀਮਤ ਦਾ 10% ਟਰਾਂਸਫਰ ਫੀਸ ਵਜੋਂ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਜੇਕਰ ਅਲਾਟੀ ਮਕਾਨ ਦੀ ਟਰਾਂਸਫਰ 2 ਸਾਲ ਦਾ ਸਮਾਂ ਬੀਤਣ ਉਪਰੰਤ ਕਰਵਾਉਂਦਾ ਹੈ ਤਾਂ ਉਸ ਕੋਲੋਂ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਹੀ ਮਕਾਨ ਦੀ ਕੁਲ ਕੀਮਤ ਦਾ 5% ਟਰਾਂਸਫਰ ਫੀਸ ਵਜੋਂ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇ।

iv. ਜਿਨ੍ਹਾਂ ਵਿਅਕਤੀਆਂ ਜਾਂ ਉਨ੍ਹਾਂ ਦੇ ਕਿਸੇ ਪਰਿਵਾਰ ਦੇ ਮੈਂਬਰ ਕੋਲ ਮੋਹਾਲੀ, ਪੰਚਕੁਲਾ ਅਤੇ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮਕਾਨ ਹੈ ਨੂੰ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨਾਂ ਲਈ ਬਿਨੈਪੱਤਰ ਦੇਣ ਦੀ ਆਗਿਆ ਨਾ ਦਿੱਤੀ ਜਾਵੇ।

ਪ੍ਰਚਲਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਜੇਕਰ ਕਿਸੇ ਵਿਅਕਤੀ ਜਾਂ ਉਸਦੇ ਪਰਿਵਾਰ ਦੇ ਅਸਰਿਤ ਮੈਂਬਰ ਕੋਲ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨ ਹੈ ਕੇਵਲ ਉਸਨੂੰ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨ ਲਈ ਬੇਨਤੀ ਪੱਤਰ ਦੇਣ ਤੋਂ ਵਾਂਝਾ ਰੱਖਿਆ ਗਿਆ ਹੈ ਪਰ ਜੇਕਰ ਕਿਸੇ ਵਿਅਕਤੀ ਜਾਂ ਉਸਦੇ ਕਿਸੇ ਪਰਿਵਾਰ ਦੇ ਅਸਰਿਤ ਮੈਂਬਰ ਕੋਲ ਪੰਚਕੁਲਾ ਅਤੇ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮਕਾਨ ਹੈ ਤਾਂ ਉਹ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨ ਲਈ ਬੇਨਤੀ ਪੱਤਰ ਦੇ ਸਕਦਾ ਹੈ। ਕਿਉਂਕਿ ਮੋਹਾਲੀ ਚੰਡੀਗੜ੍ਹ ਅਤੇ ਪੰਚਕੁਲਾ ਬਿਲਕੁਲ ਨਾਲ ਨਾਲ ਲੱਗਦੇ ਹਨ ਇਸ ਲਈ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਇਨ੍ਹਾਂ ਤਿੰਨਾਂ ਸ਼ਹਿਰਾਂ ਵਿੱਚ ਜੇਕਰ ਕਿਸੇ ਵਿਅਕਤੀ ਜਾਂ ਉਸਦੇ ਪਰਿਵਾਰ ਦੇ ਅਸਰਿਤ ਮੈਂਬਰ ਕੋਲ ਮਕਾਨ ਹੈ ਤਾਂ ਉਸਨੂੰ ਮੋਹਾਲੀ ਵਿਖੇ ਮਕਾਨ ਲਈ ਬੇਨਤੀ ਪੱਤਰ ਲਈ ਯੋਗ ਨਹੀਂ ਮੰਨਿਆ ਜਾਣਾ ਚਾਹੀਦਾ ਹੈ।

ਜੇਕਰ ਉਪਰੋਕਤ ਪਹਿਰਾ 2 ਦੇ ਸਬ ਪਹਿਰਾ। ਤੋਂ iv ਤੱਕ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਹੁੰਦੀ ਹੈ ਤਾਂ ਇਹ ਪਾਲਿਸੀ ਭਵਿੱਖ ਵਿੱਚ ਉਸਾਰੇ ਅਤੇ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਮਕਾਨਾਂ ਤੇ ਵੀ ਲਾਗੂ ਹੋਵੇਗੀ।

ਮਾਮਲਾ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਫੈਸਲੇ ਹਿੱਤ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 2.04

ਵਿਸ਼ਾ:- ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਨੂੰ ਐਮ.ਆਈ.ਜੀ. ਮਕਾਨ ਨੰ: 2021 ਸੈਕਟਰ 66, ਮੋਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ।

1.0 ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਪੁੱਤਰ ਸ੍ਰੀ ਜੋੜਾ ਰਾਮ ਵਲੋਂ ਸਹਿਰੀ ਮਿਲਖ, ਮੋਹਾਲੀ ਵਿਖੇ ਐਮ.ਆਈ.ਜੀ. ਮਕਾਨ ਅਲਾਟ ਕਰਨ ਲਈ ਅਰਜੀ ਦਿੱਤੀ ਸੀ ਅਤੇ ਇਹਨਾਂ ਦੀ ਅਰਜੀ ਰਜਿਸਟਰੇਸ਼ਨ ਨੰ: 987 ਐਮ.ਆਈ.ਜੀ., ਮੋਹਾਲੀ ਵਿਰੁੱਧ ਰਜਿਸਟਰਡ ਕੀਤੀ ਗਈ। ਬਿਨੈਕਾਰ ਨੂੰ ਮਕਾਨ ਨੰ: 1374/9 ਐਮ.ਆਈ.ਜੀ. ਫੇਜ਼-11, ਮੋਹਾਲੀ ਮਿਤੀ 24-3-86 ਨੂੰ ਅਲਾਟ ਕੀਤਾ ਗਿਆ। ਮਿਤੀ 23-6-86 ਨੂੰ ਅਲਾਟੀ ਵਲੋਂ ਪੇਪਰ ਪੋਜੈਸ਼ਨ ਪ੍ਰਾਪਤ ਕੀਤਾ ਗਿਆ। ਪਰੰਤੂ ਫੇਜ਼-11 ਦੇ ਅਜਿਹੇ 12 ਮਕਾਨਾਂ ਤੇ ਦੰਗਾਂ ਪੀੜਤਾਂ ਦਾ ਕਬਜ਼ਾ ਸੀ ਜਿਸ ਵਿਚ ਉਕਤ ਮਕਾਨ ਵੀ ਸ਼ਾਮਲ ਸੀ। ਦਫਤਰ ਵਲੋਂ 12 ਦੰਗਾਂ ਪੀੜਤਾਂ ਨੂੰ ਮਕਾਨਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਲਈ ਕੇਸ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਅਗੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਕਮੇਟੀ ਵਲੋਂ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 21.12 ਰਾਹੀਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ 12 ਵਿਚੋਂ ਜਿਹੜੇ 4 ਮਕਾਨ ਦੰਗਾਂ ਪੀੜਤਾਂ ਵਲੋਂ ਅਜੇ ਖਾਲੀ ਨਹੀਂ ਕੀਤੇ ਗਏ ਹਨ, ਉਹਨਾਂ ਨੂੰ ਸੈਕਟਰ 66 ਵਿਚਫੇਜ਼-11 ਦੇ ਮਕਾਨਾਂ ਬਦਲੇ ਅਲਾਟ ਕੀਤੇ ਜਾਣ। ਪੁੱਤਰ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦਾ ਫੈਸਲਾ ਹੇਠਾਂ ਰੀਪ੍ਰਿਡਿਊਸ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

Allotment of MIG houses to 12 riot affected families at SAS Nagar/Ludhiana.

The following decisions were taken:

- i) The eight migrant families who are not in occupation of any house may be given MIG houses in the newly constructed houses in Sector 66, SAS Nagar at a price equal to original price of MIG houses in Phase-11. This price will be recoverable in equal interest free instalments over a period of 25 years.
- ii) The four migrant families who are in occupation of MIG houses in Phase-11 would be allotted houses occupied by them on the same terms as mentioned in the proceeding sub para.
- iii) The allottees of four houses in Phase-11 occupied by migrants would be given MIG houses in Sector 66 against the price paid by them for the houses in Phase-11, Mohall.

2.0 ਕਿਉਂਜੋ ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਨੂੰ ਫੇਜ਼-11 ਵਿਚ ਅਲਾਟ ਹੋਏ ਮਕਾਨ ਤੇ ਸ੍ਰੀ ਕੁਲਦੀਪ ਸਿੰਘ (ਦੰਗਾਂ ਪੀੜਤ) ਨੇ ਕਬਜ਼ਾ ਕੀਤਾ ਹੋਇਆ ਸੀ ਇਸ ਲਈ ਉਪਰੋਕਤ ਫੈਸਲੇ ਦੀ ਰੋਸ਼ਨੀ ਵਿਚ ਦਫਤਰ ਵਲੋਂ ਪੱਤਰ ਨੰ: 49 ਮਿਤੀ 21-1-2001 (ਅਨੁਲੱਗ-1) ਰਾਹੀਂ ਸੈਕਟਰ 66 ਵਿਖੇ ਐਮ.ਆਈ.ਜੀ. ਦਾ ਮਕਾਨ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਤੋਂ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਸਹਿਮਤੀ ਮੰਗੀ ਗਈ। ਪਰੰਤੂ ਅਲਾਟੀ ਵਲੋਂ ਕੋਈ ਵੀ ਸਹਿਮਤੀ ਪੱਤਰ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਇਆ। ਦਫਤਰ ਦੇ ਪੱਤਰ ਮਿਤੀ 24-11-2000 (ਅਨੁਲੱਗ-11) ਮਕਾਨਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ਨੰਬਰਿੰਗ ਡਰਾਅ ਨਿਰਧਾਰਤ ਕੀਤਾ ਗਿਆ। ਮਿਤੀ 4-12-2000 ਨੂੰ ਕਢੇ ਗਏ ਡਰਾਅ ਵਿਚ ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਦਾ ਨਾਂ ਸ਼ਾਮਲ ਕੀਤਾ ਗਿਆ ਅਤੇ ਡਰਾਅ ਅਨੁਸਾਰ ਅਲਾਟੀ ਨੂੰ 1374/9 ਫੇਜ਼-11, ਮੋਹਾਲੀ ਬਦਲੇ ਅਲਾਟਮੈਂਟਿਵ ਮਕਾਨ ਨੰ: 2021, ਫਸਟ ਫਲੋਰ, ਸੈਕਟਰ 66,

ਮੋਹਾਲੀ ਨਿਕਲਿਆ। ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਨੂੰ ਅਲਟਰਨੇਟਿਵ ਮਕਾਨ ਇਸ ਕਰਕੇ ਅਲਾਟ ਨਹੀਂ ਕੀਤਾ ਜਾ ਸਕਿਆ ਕਿਉਂਕਿ ਉਹਨਾਂ ਵਲੋਂ ਸਹਿਮਤੀ ਨਹੀਂ ਦਿੱਤੀ ਗਈ ਸੀ।

3.0 ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਵਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 29-5-06 (ਅਨੁਲੱਗ-III) ਰਾਹੀਂ ਮਕਾਨ ਅਲਾਟ ਕਰਨ ਦੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ ਜੋ ਕਿ ਲਗਭਗ 6 ਸਾਲ ਦੀ ਦੇਰੀ ਨਾਲ ਹੈ। ਦਫਤਰ ਨੇ ਪੱਤਰ ਮਿਤੀ 4-9-06 (ਅਨੁਲੱਗ-IV) ਰਾਹੀਂ ਅਲਾਟੀ ਨੂੰ ਲਿਖਿਆ ਕਿ ਉਹ ਆਪਣੀ ਇੰਡੀਵਿਡੁਅਲ ਭੇਜਣ ਅਤੇ ਇਤਨੇ ਸਾਲਾਂ ਬਾਅਦ ਆਪਸਨ ਕਿਉਂ ਦਿੱਤੀ ਹੈ ਅਤੇ ਪਹਿਲਾਂ ਇੰਨੇ ਸਾਲ ਕਿਥੇ ਰਹੇ। ਅਲਾਟੀ ਨੇ ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 5-9-06 ਅਤੇ 14-9-2006 (ਅਨੁਲੱਗ-V) ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਕਿ ਉਹਨਾਂ ਨੂੰ ਕੋਈ ਪੁੱਛਾ ਦਾ ਨੋਟਿਸ ਨਹੀਂ ਮਿਲਿਆ। ਨੋਟਿਸ ਨਾ ਮਿਲਣ ਦਾ ਕਾਰਨ ਅਲਾਟੀ ਨੇ ਲਿਖਿਆ ਹੈ ਕਿ ਉਹ ਪਿੰਡ ਵਿਚ ਰਹਿੰਦਾ ਹੈ ਜਦ ਕਿ ਨੋਟਿਸ ਉਸ ਦੇ ਪੁਰਾਣੇ ਐਡਰੈਸ ਮੋਹਾਲੀ ਭੇਜਿਆ ਗਿਆ ਸੀ। ਅਲਾਟੀ ਨੇ ਆਪਣੀ ਤਸਦੀਕ ਸੁਦਾ ਫੋਟੋ ਅਤੇ ਰਾਸਨ ਕਾਰਡ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਕਿ ਉਹ ਬਿਮਾਰ ਹਨ ਅਤੇ ਪੈਰਾਲਾਈਜ਼ ਹੋਇਆ ਹੈ ਅਤੇ ਉਹ ਤੁਰ ਫਿਰ ਨਹੀਂ ਸਕਦਾ। ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਨਾਲ ਉਸ ਨੇ ਮੈਡੀਕਲ ਸਰਟੀਫਿਕੇਟ ਵੀ ਭੇਜਿਆ ਹੈ। ਮੈਡੀਕਲ ਸਰਟੀਫਿਕੇਟ ਅਨੁਸਾਰ ਅਲਾਟੀ ਨੂੰ ਸਜੇ ਪਾਸੇ ਪੈਰਾਲਾਈਜ਼ ਹੋਇਆ ਹੈ ਜਿਸ ਕਰਕੇ ਉਹ ਪਿਛਲੇ 6 ਸਾਲਾਂ ਤੋਂ ਕੰਪਲੀਟ ਬੈਡ ਰੈਸਟ ਤੇ ਹੈ। ਅਲਾਟੀ ਨੇ ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 15-11-06 (ਅਨੁਲੱਗ-VI) ਰਾਹੀਂ ਮੁੜ ਬੇਨਤੀ ਕੀਤੀ ਕਿ ਉਹਨਾਂ ਨੂੰ ਮਕਾਨ ਨੰ: 2021 ਐਮ.ਆਈ.ਜੀ. ਸੈਕਟਰ 66, ਮੋਹਾਲੀ ਦੀ ਅਲਾਟਮੈਂਟ ਤੁਰੰਤ ਕੀਤੀ ਜਾਵੇ।

4.0 ਅਲਾਟੀ ਵਲੋਂ 6 ਸਾਲ ਬਾਅਦ ਆਪਸਨ ਦਿੱਤੀ ਹੈ। ਇਸ ਦੇਰੀ ਨੂੰ ਕੰਡੋਨ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਵੀ ਹਦਾਇਤਾਂ ਨਹੀਂ ਹਨ ਅਤੇ ਨਾ ਹੀ ਡੈਲੀਗੇਸ਼ਨ ਆਫ ਪਾਵਰਜ਼ ਵਿਚ ਕੋਈ ਉਪਬੰਧ ਹੈ।

5.0 ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਮੁੱਦੇ ਨਜ਼ਰ ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਨੂੰ ਮਕਾਨ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨੀ ਬਣਦੀ ਹੈ। ਕਿਉਂ ਜੋ ਅਲਾਟੀ ਨੂੰ ਪਹਿਲੇ ਅਲਾਟ ਕੀਤੇ ਗਏ ਮਕਾਨ ਤੇ ਸ੍ਰੀ ਕੁਲਦੀਪ ਸਿੰਘ ਦੰਗਾਂ ਪੀੜਤ ਦਾ ਕਬਜ਼ਾ ਹੈ ਜੋ ਸ੍ਰੀ ਕੁਲਦੀਪ ਸਿੰਘ ਨੂੰ ਅਲਾਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਹੁਣ ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਕੋਲ ਨਾ ਪੁਰਾਣਾ ਮਕਾਨ ਰਿਹਾ ਹੈ ਅਤੇ ਨਾ ਨਵਾਂ। ਨਵੇਂ ਮਕਾਨ ਨਾ ਅਲਾਟ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿਚ ਲੀਟੀਗੇਸ਼ਨ ਦਾ ਸਾਹਮਣਾ ਕਰਨਾ ਪੈਸ ਸਕਦਾ ਹੈ। ਪਹਿਲਾਂ ਅਲਾਟ ਕੀਤੇ ਗਏ ਮਕਾਨ ਵਿਰੁੱਧ ਜੋ ਰਕਮ ਬਕਾਇਆ ਹੈ ਉਹ ਐਕਟ ਅਨੁਸਾਰ ਵਿਆਜ ਪਨੈਲਿਟੀ ਦੀ ਰਕਮ ਸਮੇਤ ਵਸੂਲ ਲਈ ਜਾਵੇਗੀ।

ਮਾਮਲ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਅਗੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

ਸੇਵਾ ਵਿਖੇ

Ramu Ram Sahota

C. L. C. Nahar

h.No. 41-523, Ph. IX, Mohal.
(P)

ਸੀ.ਐਮ.ਐੱਫ.ਐੱਸ.ਪੀ. 5/2001/49
ਮਿਤੀ: 15/5/2000

ਸਿਰ: ਮੁਹਾਲੀ ਦੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਐਮ.ਐਫ.ਐੱਸ. ਮਹਾਨ ਦੇ ਖਰਚੇ ਸੰਬੰਧ ਵਿਖੇ ਮਹਾਨ ਦੇਣ ਖਾਤੇ।

ਪਤਾ: 10625 ਪੰਜਾਬ 15/5/2000
ਮਿਤੀ: 15/5/2000

ਮੁਹਾਲੀ ਦੇ ਸੇਵਾ ਵਿਖੇ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ
ਤੇ ਕਮਾ ਕੀਤੀ ਜਾਂਦੀ 21 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਮੀਟਿੰਗ 21:12 ਖਾਤੀ ਕੀਤੇ ਗਏ
ਮੁਕਾਬਲੇ ਖਾਤਾ ਨੰਬਰ 66-1 ਵਿਖੇ ਐਮ.ਐਫ.ਐੱਸ. ਮਹਾਨ ਕਲਾਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।
ਪਰਿਸ਼ਦ ਖਾਤਾ ਵਲੋਂ ਕਮੇਟੀ ਨੰਬਰ 66-1 ਵਿਖੇ ਐਮ.ਐਫ.ਐੱਸ. ਮਹਾਨ ਲੈ ਸਕੀ ਹੈ
ਸਹਿਮਤੀ ਨਹੀਂ ਦਿੱਤੀ ਗਈ। ਖਾਤਾ ਨੰਬਰ 66-1 ਵਿਖੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਖਾਤਾ
ਸਹਿਮਤੀ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਤੋਂ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ 2 ਦਿੱਤਾ ਜਾਵੇ ਤਾਂ ਜੋ ਮਹਾਨ
ਕਲਾਟ ਕਰਨ ਸਕੇ। ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ।

ਮਨਮ ਮਹਿਤਾਬ
ਪੁਰਾ. ਸੇਵਾ ਵਿਖੇ।

ਪੰਜਾਬ ਸੁਰਿਗਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਮੁਹਾਲੀ।

ਸੇਵਾ ਵਿਖੇ

- 1) ਵਪਾਰਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਮੁਹਾਲੀ।
- 2) ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸਿਵਲ),
ਪੁੱਡਾ, ਮੁਹਾਲੀ।
- 3) ਸੀਨੀਅਰ ਟਾਊਨ ਪਲੇਨਰ,
ਪੁੱਡਾ, ਮੁਹਾਲੀ।

ਮੀਮੋ ਨੰ: ਪੁੱਡਾ-ਸੂਬੀ: 5/2000/25953-54-

ਮਿਤੀ: 24/11/2000

ਵਿਸ਼ਾ:-

ਸੈਕਟਰ-66, ਮੁਹਾਲੀ ਵਿਖੇ 452 ਐਮ.ਆਈ.ਜੀ. ਦੇ ਢਾਂਚੇ ਪੀੜਤਾ ਲਈ ਰਾਖਵੇਂ ਮਕਾਨਾਂ ਦਾ ਡਰਾਅ ਕੱਢਣ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਆਖ਼ਰੀ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ 452 ਐਮ.ਆਈ.ਜੀ. (ਭੁਪਲੇਕਸ) ਸੈਕਟਰ-66, ਮੁਹਾਲੀ ਦੇ ਮਕਾਨਾਂ ਦੇ ਢਾਂਚੇ ਪੀੜਤਾ ਲਈ ਰਾਖਵੇਂ ਮਕਾਨਾਂ ਦਾ ਡਰਾਅ ਮਿਤੀ 4.12.2000 ਨੂੰ ਸਵੇਰੇ 10:00 ਵਜੇ ਕਮੇਟੀ ਰੂਮ, ਵਪਾਰਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੁਹਾਲੀ ਜੀ ਦੇ ਦਫ਼ਤਰ ਵਿੱਚ ਕੱਢਿਆ ਜਾ ਰਿਹਾ ਹੈ।

ਇਸ ਲਈ ਆਖ਼ਰੀ ਨੂੰ ਬੇਠਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਚਰਸਾਈ ਮਿਤੀ ਨੂੰ ਡਰਾਅ ਵਿੱਚ ਸ਼ਾਮਲ ਹੋਣ ਦੀ ਕ੍ਰਿਪਾਕਰਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਮਿਲਖ ਅਹੁਸਰ,
ਪੁੱਡਾ, ਮੁਹਾਲੀ।

ਸੇਵਾ ਵਿਖੇ


ਐਸਟੇਟ ਅਫਸਰ,
ਪੁੱਡਾ, ਮੁਹਾਲੀ।

ਵਿਸ਼ਾ: ਸੈਕਟਰ 66 ਵਿਖੇ ਐਮ. ਆਈ. ਜੀ. ਮਕਾਨ ਦੀ ਅਠਾਟ ਮੈਟ।

ਸ੍ਰੀ ਮਾਠ ਜੀ,

ਬੇਨਤੀ ਹੈ ਕਿ ਮੈਨੂੰ ਪੁੱਡਾ ਵਲੋਂ ਐਮ. ਆਈ. ਜੀ. ਮਕਾਨ ਨੰ: 1374/9
ਫੇਜ਼-11 ਅਠਾਟ ਕੀਤਾ ਗਿਆ ਸੀ ਪਰ ਮੈਰੇ ਮਕਾਨ ਤੇ ਕੁਲਦੀਪ ਸਿੰਘ ਪੁਤਰ ਅਮਰ ਸਿੰਘ
ਦੰਗਾ ਪੀੜਭ ਨੇ ਕਬਜ਼ਾ ਕਰ ਲਿਆ ਸੀ। ਇਸ ਉਪਰੰਤ ਮੇਰੀ ਬੇਨਤੀ ਤੇ ਪੁੱਡਾ ਵਲੋਂ
ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਮੈਨੂੰ ਉਕਤ ਮਕਾਨ ਬਦਲੇ ਸੈਕਟਰ 66 ਵਿਚ ਐਮ. ਆਈ.
ਮਕਾਨ ਅਠਾਟ ਕੀਤਾ ਜਾਵੇ। ਇਸ ਲਈ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਹੈ ਕਿ ਮੈਨੂੰ ਫੇਜ਼-11
ਵਿਚ ਅਠਾਟ ਹੋਏ ਉਕਤ ਮਕਾਨ ਬਦਲੇ ਸੈਕਟਰ 66 ਵਿਚ ਮਕਾਨ ਅਠਾਟ ਕੀਤਾ ਜਾਵੇ।
ਇਹ ਮਕਾਨ ਲੈਣ ਲਈ ਆਪਣੀ ਸਹਿਮਤੀ ਦਿੰਦਾ ਹਾਂ।

ਮਿਤੀ 24-5-06


(ਬਾਬੂ ਰਾਮ ਸਿੰਘ)
(ਕਾਬੂ ਰਾਮ ਸਿੰਘ)
ਪੁਤਰ ਸ੍ਰੀ ਸੋਹਾ ਰਾਮ
ਪਿੰਡ ਕਰਨਾਣਾ (ਨਵਾਂ ਸ਼ਹਿਰ)

ਕਰੈਟਰ ਮੁਹਾਨੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਲੀਮ. ਏ. ਲੀਮ. ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ

ਸ੍ਰੀ ਬਾਬੂ ਰਾਮ ਸਹੇਤਾ ਪੁਤਰ ਸ੍ਰੀ ਜੱਸਾ ਰਾਮ
ਪਿੰਡ ਕਰਨਾਣਾ, ਤਹਿ: ਤੇ ਜਿਨਾ ਨਵਾ ਸ਼ਹਿਰ।

ਪੱਤਰ ਨੰ: 18412

ਮਿਤੀ 4-9-06

ਵਿਸ਼ਾ:

ਐਮ. ਆਈ. ਜੀ, ਮਕਾਨ ਨੰ: 2021 ਸੈਕਟਰ 66 ਮੁਹਾਨੀ
ਦੀ ਅਠਾਟੀਏ।

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ਉਪਰੋਕਤ ਵਿਖੇ ਤੇ ਆਪ ਦੇ ਪੱਤਰ ਮਿਤੀ 5.6.06

ਦੇ ਹਵਾਲੇ ਵਿਚ।

2. ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਆਪ ਨੂੰ ਵਿਸ਼ੇ ਅਪੀਲ ਮਕਾਨ ਦੀ
ਅਠਾਟੀਏ ਕੀਤੀ ਜਾਵੇ, ਕਿਉਂਕਿ ਕਰਕੇ ਆਪਣੀ ਇੰਟੀਮਿਡੇਟਿਡ ਇਸ ਦਫਤਰ
ਨੂੰ ਭੇਜੇ ਅਤੇ ਇਹ ਵੀ ਦੱਸਿਆ ਕਿ ਆਪ ਇਨ੍ਹਾਂ ਸਾਲਾਂ ਬਾਅਦ ਆਪਣੇ ਕਿਸੇ
ਦਿੱਤੀ ਹੈ ਅਤੇ ਪਹਿਲਾਂ ਇਨ੍ਹਾਂ ਸਾਲ ਕਿਥੇ ਰਹੇ।

ਮਹਾਂਦਿਕ ਮਿਲਖ ਅਫਸਰ,
ਗਮਾਡਾ, ਮੁਹਾਨੀ।



ਸੇਵਾ ਵਿਖੇ

ਐਸਟੇਟ ਅਫਸਰ, ਪੁੱਡਾ,
ਸੁਹਾਨੀ (ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਵਿਸਾ: ਮਕਾਨ ਨੰ: 2021 ਸੈਕਟਰ 66 ਸੁਹਾਨੀ
ਦੀ ਅਨਾਟਮਿਟ।

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ਸ੍ਰੀ ਮਾਠ ਜੀ,

ਆਪ ਜੀ ਵਲੋਂ ਆਪ ਜੀ ਦੇ ਪਤਰ ਮਿਤੀ 11.9.06
ਰਾਹੀਂ ਮੇਰੀ ਤਸਦੀਕ ਸੁਦਾ ਫੋਟੋ ਮੰਗੀ ਹੈ। ਆਪ ਜੀ ਦੀ ਇੱਤਾ ਅਨੁਸਾਰ
ਮੈਂ ਆਪਣੀ ਤਸਦੀਕ ਸੁਦਾ ਫੋਟੋ ਭੇਜ ਰਿਹਾ ਹਾਂ ਜੀ।

ਮੈਂ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕਰਦਾ ਹਾਂ ਕਿ ਮੈਂ ਖਿਆਰ
ਆਦਮੀ ਹਾਂ ਅਤੇ ਮੈਂ ਪੈਰਾਠਾਈਜ਼ ਹੋਇਆ ਹਾਂ। ਮੈਂ ਮੈਡੀਕਲ ਲੁਕੇ ਸਬਟੀਫਿਕੇਟ
ਦਿੱਤਾ ਹੋਇਆ ਹੈ, ਮੈਂ ਤੁਰੰਤ ਫਿਰ ਨਹੀਂ ਸਕਦਾ। ਕਿਰਪਾ ਕਰਕੇ ਮੈਂ ਮੇਰਾ
ਮਕਾਨ ਦਿੱਤਾ ਜਾਵੇ, ਤੰਗ ਨਾ ਕੀਤਾ ਜਾਵੇ। ਮੈਂ ਦਫਤਰ ਹਾਜਰ ਨਹੀਂ
ਹੋ ਸਕਦਾ। ਮੈਂ ਡਾਕਟਰ ਨੇ ਰੈਸਟ ਕਰਨ ਲਈ ਕਿਹਾ ਹੋਇਆ ਹੈ।
ਪੰਨਵਾਦ।

ਵਿਸ਼ਵਾਸ ਪਾਤਰ

(ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ)
ਪਿੰਡ ਕਰਨਾਣਾ, ਤਹਿਸੀਲ
ਤੇ ਜਿਲਾ ਨਵਾ ਸ਼ਹਿਰ।

14.9.06

457
14.9.06

ਸੇਵਾ ਵਿਖੇ

ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ,
ਪੁੱਤਾ, ਪੁਰਾਣੀ (ਐਮ. ਏ. ਐਸ. ਨਗਰ)

ਸ਼੍ਰੀਮਾਨ ਜੀ,

ਏਨਤੀ ਹੈ ਕਿ ਮੈਨੂੰ ਫੇਜ਼-11 ਵਿਚ ਐਮ. ਐਸ. ਨਗਰ ਵਿਖੇ ਮੇਰੇ
ਆਪ ਜੀ ਵਲੋਂ ਅਨਾਟ ਹੋਇਆ ਸੀ, ਜੋ ਕਿਸੇ ਢੰਗ ਪੀੜਤ ਨੇ ਆਪਣੇ ਕਬਜ਼ੇ ਹੇਠ
ਕਰ ਲਿਆ। ਇਸ ਲਈ ਪੁੱਤਾ ਨੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਹੈ ਕਿ ਮੈਨੂੰ ਪੁੱਤਾ ਦੇ
ਮਕਾਨ ਦੇ ਬਲਕੋ ਸੈਕਟਰ 66 ਵਿਚ ਨਵਾਂ ਮਕਾਨ (ਐਮ. ਐਸ. ਨਗਰ) ਅਨਾਟ
ਕੀਤਾ ਜਾਣਾ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਮੈਨੂੰ ਸੈਕਟਰ 66 ਵਿਚ ਪੁੱਤਾ ਦੇ ਮਕਾਨ ਦੇ
ਨਵੇਂ ਮਕਾਨ ਦਿੱਤਾ ਜਾਵੇ ਮੈਂ ਆਪਣੀ ਏਨਤੀ ਪਹਿਨਾਂ ਇਸ ਕਰਕੇ ਨਹੀਂ ਭੇਜ
ਸਕਿਆ ਕਿਉਂਕਿ ਮੈਂ ਪੁੱਤਾ ਦਾ ਫੈਸਲਾ ਉਤੀਕਦਾ ਰਿਹਾ। ਹੁਣ ਇਹ ਦਿਨ
ਨਿਜੀ ਪੱਧਰ ਤੇ ਪਤਾ ਚੱਲਿਆ ਹੈ ਕਿ ਪੁੱਤਾ ਦਾ ਫੈਸਲਾ ਹੋ ਚੁੱਕਾ ਹੈ। ਪੁੱਤਾ
ਨੇ ਮੈਨੂੰ ਨੋਟਿਸ ਭੀ ਭੇਜਿਆ ਸੀ ਪਰ ਮੈਨੂੰ ਕੋਈ ਨੋਟਿਸ ਨਹੀਂ ਮਿਲਿਆ, ਇਸ
ਲਈ ਮੈਂ ਇੰਨੀ ਦੇਰ ਮਕਾਨ ਲੈਣ ਤੋਂ ਰਹਿ ਗਿਆ। ਨੋਟਿਸ ਨਾ ਮਿਲਣ ਦਾ ਕਾਰਨ
ਇਹ ਹੈ ਕਿ ਮੈਂ ਪਿੰਡ ਵਿਚ ਰਹਿੰਦਾ ਹਾਂ ਜਦ ਕਿ ਨੋਟਿਸ ਮੈਨੂੰ ਮੇਰੇ ਪੁਰਾਣੇ ਘਰ
ਤੇ ਪੁਰਾਣੀ ਵਿਚ ਭੇਜਿਆ ਗਿਆ ਸੀ, ਜਿਥੇ ਮੈਂ ਨਹੀਂ ਰਹਿੰਦਾ। ਇਸ ਲਈ
ਕਰਕੇ ਮੇਰੇ ਨਾਲ ਹੋਣ ਲਿਖੇ ਪਤੇ ਤੇ ਪਤਾ ਵਿਹਾਰ ਕੀਤਾ ਜਾਵੇ।

ਸ਼ੁਰੂਤ ਵਜੋਂ ਮੈਂ ਆਪਣੇ ਰਾਗਨ ਕਾਗਜ਼ ਦੀ ਤਸਦੀਕ ਹੁਦਾ ਕਾਪੀ
ਅਤੇ ਆਪਣੀ ਫੋਟੋ ਭੇਜ ਰਿਹਾ ਹਾਂ। ਮੈਂ ਇਕ ਬਹੁਤ ਬਹੁਰਗ ਆਗੀ ਹਾਂ, ਜੋ
ਬਹੁਤਾ ਹੁਰ ਫਿਰ ਨਹੀਂ ਸਕਦਾ। ਪੰਨਵਾਦ।

ਆਪ ਜੀ ਦਾ ਵਿਸ਼ਵਾਸ ਪਾਤਸ਼ਾਹ

ਮਿਤੀ 5-9-06

LTI
Bebu Ram
Sahota

(ਬਾਬੂ ਰਾਮ ਸਹੋਤਾ ਪੁੱਤਰ ਸ਼੍ਰੀ ਜੋਗ
ਰਾਮ, ਪਿੰਡ ਕਲਾਣਾ, ਤਹਿ: ਭੀ
ਜਿਲਾ ਨਵਾਂ ਸ਼ਹਿਰ)

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GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Agenda Item No. 2.05
(Finance & Accounts Committee)

Sub:- Allotment of land measuring 1 acre for construction of Water Resources Bhawan at SAS Nagar.

A request was received from Director, Water Resources & Env, Dte., Pb. for allotment of land for construction of Water Resources Bhawan at SAS Nagar. LOI for allotment of 1 acre land in sector-68, SAS Nagar was issued vide this office letter No.476 dated 7.12.06 (Annexure-1). As per condition No.2 of the LOI, 50% price of the land amounting to Rs. 1,41,71,500/- was to be deposited within 90 days from the date of issue of LOI. However, Water Resources & Env, Dte., Pb. made the payment of this amount to this office on 15.3.07 and there is delay of 8 days for making this payment.

As per policy dated 20.8.2002, Chief Administrator is competent to condone the delay in respect of institutional sites up to 1 month subject to payment of 1.5% on the amount due and interest @ 18% per annum of delayed payment (Annexure-1). In view of this policy, Executive Engineer, Water Resources Investigation Division, Chandigarh was intimated to deposit the surcharge and interest on the delayed payment which comes to Rs. 8,97,463/-.

A reference has been received from the Chief Engineer, Water Resources & Env, Dte., Pb. in which he has requested to remit the surcharge and interest on the delayed payment on the ground that funds were to be got released from the Finance Department, Punjab and due to un-avoidable circumstances, payment could not be paid causing a delay of only 8 days.

Request of the Water Resources & Env, Dte., Pb. is placed before the Finance & Accounts Committee for consideration and appropriate decision.

16 H.M.R. 42-11
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**GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)
PUDA BHAWAN SECTOR 62 SAS NAGAR**

(ADMINISTRATION/POLICY BRANCH)

To

The Director,
Water Resources & Env., Dte, Punjab,
SCO No. 32-34, Sector 17-C,
Chandigarh.

No. GMADA(Admn./Policy)/A1/2006/476
Dated: 2.12.06

Subject: Allotment of land measuring 1.00 acre for construction of Water Resources Bhawan at SAS Nagar.

Ref.:- Your office letter No. 2490-92 dated 8.8.2006 on the subject cited above.

Upon consideration of your request, the Greater Mohali Area Development Authority is contemplating to allot you a site measuring 1.00 acre in Sector 68, SAS Nagar out of the pocket of 7.80 acres earmarked for Corporate Offices for construction of office building at the rate, terms and conditions given as under:-

1. The tentative price of the site under consideration is Rs. 2,90,40,000/- (Rs. Two crores ninety lacs forty thousand only) @ 6000/- per sq. yd.
2. You shall have to pay 50% of the tentative price of the site i.e. Rs. 1,45,20,000/- (-) (Rs. 3,48,500/- already deposited as token money)=1,41,71,500/- within 90 days of issue of this letter. However, this period can be extended upto 1 month by the Chief Administrator and upto 3 months (only in respect of hardship cases) by the Chairman subject to the condition that the request for extension is made within 90 days from the date of issue of this letter. In that case, payment of surcharge @ 1.5% on the amount due and interest @ 18% per annum for the delayed period shall be charged. However, the extension can not be claimed as a matter of right.
3. The remaining 50% of the actual price shall be payable in four equated annual instalments alongwith 12% interest per annum or in lumpsum without any interest within 60 days from the date of issue of allotment letter. In case the lumpsum payment is made within 60 days from the issue of allotment letter, 5% rebate on the balance price will be given. The first Instalment shall fall due after one year from the date of issue of allotment letter.
4. The allotment shall be made under the provisions of the Punjab Regional Town Planning & Development Act, 1995 and the rules and regulations made thereunder. The organization shall be bound to obey the terms and conditions of allotment.
5. Details of the site can be checked from the Additional Chief Administrator, GMADA, Mohali or Senior Town Planner, Punjab. This site is being offered as per consent given vide letter under reference.

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- 67
6. Allotment letter containing detailed terms and conditions shall be issued after earmarking the exact site.
 7. You will be offered possession of the site after issue of letter of allotment on "as is where is" basis.

In case you are interested for the allotment of site, you may deposit the amount of Rs. 1,41,71,500/- (Rs. One crores forty one lacs seventy one thousand and five hundred only) within 90 days from the date of issue of this letter or extended period by way of crossed Bank Draft or pay order in favour of Chief Administrator, GMADA, payable at Mohali.

In case you are not interested for the allotment of site, you may send your refusal within 90 days from the date of issue of this letter or extended period to the undersigned, in that case, your application shall be filed once for ever and amount shall be refunded after deducting 10% processing charges of the amount deposited. In case the consent is not received within the prescribed/extended period, the whole amount deposited shall be forfeited.

(3) **CHIEF ADMINISTRATOR**

Endst. No. GMADA(Admn./Policy)/A/2006/477-79 Dated: 7.12.06

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

1. Additional Chief Administrator, GMADA, Mohali.
2. Accounts Officer, GMADA, Mohali.
3. Senior Town Planner, Punjab, Mohali.

(2) **CHIEF ADMINISTRATOR**

Endst. No. GMADA(Admn./Policy)/A/2006/480 Dated: 7.12.06

A copy of the above is forwarded to Estate Officer, GMADA, Mohali for information and necessary action. The site measuring one acre is being offered to the Department out of the pocket measuring 7.80 acres in Sector 68, SAS Nagar earmarked for Corporate Offices. The feasibility of this site may be got checked and send report to this office.

(1) **CHIEF ADMINISTRATOR**

18
Annexure - II
!

PUNJAB URBAN PLANNING & DEV. AUTHORITY CHANDIGARH.

To

All Addl. Chief Administrator,
PUDA, Ludhiana/Patiala/Jalandhar/Bhatinda/Mohali.

All Estate Officers,
PUDA, Mohali, Ludhiana, Jalandhar, Bhatinda, Amritsar,
Ferozepur, Patiala.

No PUDA-Policy-02/ 6/41-52

Dated:- 20.8.02

Sub:- Policy for condonation delay in respect of residential plots, commercial/Residential plots allotted through auction and institutional sites.

Please refer to the subject cited and this is to inform that under the existing policy guidelines, the initial 15% amount towards the price of the residential/commercial plots is required to be paid within 30 days from the date of issue of allotment letter and in the case of institutional sites within 90 days from the date of issue of letter of intent.

It is felt that in some genuine cases, allottees could not make the payment of 15% initial amount within the stipulated period under circumstances beyond their control. Keeping in view the genuine difficulties of the allottees, the matter was placed before the Finance and Accounts Committee in its 32nd meeting held on 9.8.02 vide agenda item no. 32.18 with the proposal that some extra period beyond the stipulated period may be allowed on payment of surcharge. The Finance & Accounts Committee have approved the proposal as under:-

1. 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 from the expiry of prescribed period in allotment letter. | Addl. Chief Administrator | 2% of the amount due |
| 3. | Upto 90 days from the expiry of prescribed period in allotment letter. | Chief Administrator | 2.5% of the amount due |
| 4. | Upto 6 months from the expiry of prescribed period in allotment letter. | Chairman | 3% of the amount due |

2. 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 |
| 2. | Upto 60 days from the expiry of prescribed period in allotment letter | Addl. chief Administrator | 2% of the amount due |
| 3. | Upto 90 days | | |

| | | | |
|----|--|----------|-----------------------|
| | period in allotment letter | | |
| 4. | Upto 6 months from the expiry of prescribed period in allotment letter | Chairman | 3% of the amount due. |

NOTE:-

- Besides surcharge, the allottee 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.
- 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.

3. 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 interest @ 18% P.A. of delayed payment. |
| 2. | Upto 3 months (only in respect of hardship cases) | Chairman | As above. |

You are, therefore, requested to take further necessary action in the matter accordingly. These instructions may also be brought to the notice of all concerned for strict compliance.

Sunil Ch
Administrative Officer (Policy)

For Chief Administrator.

Endst.no.PUDA-Policy-02/6/53-54

Dated:- 20.8.02

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

- Addl.Chief Administrator(F&A),PUDA, Chandigarh.
- Addl.Chief Administrator (Project),PUDA, Chandigarh.

Sunil Ch
Administrative Office (Policy)
For Chief Administrator.

v Annexure II

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, MOHALI

Proceedings of the 2nd meeting of the Finance and Accounts Committee of GMADA held under the Chairmanship of Secretary to Govt. of Punjab, Department of Housing and Urban Development on 16.1.07 at 11.30 A.M. in his office room, PUDA Bhawan, SAS Nagar.

The followings were present:

- | | |
|--|---|
| 1. Sh. Arun Goel, IAS, Secretary to Govt. of Punjab, Deptt. of Housing and Urban Development, Chandigarh. | Chairman |
| 2. Sh. Krishan Kumar, IAS, Chief Administrator, Greater Mohali Area Development Authority, Mohali. | Member |
| 3. Smt. Usha Sehgal, Under Secretary, Finance Department. | Representative of Principal Secretary (Finance) |

Agenda Items were considered and the following decisions were taken.

Item No.2.01

Confirmation of minutes decision taken in the 1st Finance and Accounts Committee meeting held on 29.1.2007.

Minutes were confirmed.

Item No.2.02

To consider to take note of the follow up action taken by GMADA on the decisions taken in the 1st meeting of the Finance and Accounts Committee held on 29.1.07.

Noted.

Item No.2.03

Allotment of LIG houses in bulk material market in Phase-XI, Mohali.

Committee felt that issues raised in the agenda does not fall under the purview of this committee.

Item No.2.04

House No. 2021, Sector-66, Mohali-(Estate Office, Mohali)

After consideration it was decided to ask the Estate Officer to decide the case at his own level as per instructions/policy on the subject.

Special item with the approval of Chairman

Item No. 2.05

Allotment of land measuring 1 acre for construction of Water Resources Bhawan at SAS Nagar.

Since the land is allotted to Government Deptt. the delay was condoned and surcharge and interest payable on account of delayed period was also remitted. It was also decided not to charge surcharge and interest on account of slightly delayed period from the Punjab Government Departments which shall not include Public Sector undertakings of the state Government.

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

Sd/-

Chairman-cum-Secretary,
Govt. of Punjab Deptt. of
Housing and Urban Dev.

Agenda Item No. 02.07
(Executive Committee Meeting)

Subject:- End-use and Parking of Habitat Centre, Sector 64, SAS Nagar

1. HABITAT CENTRE building Sector- 64, S.A.S Nagar, now near completion has been constructed primarily to fill the gap of social infrastructure in this city. This can be viewed as a multifarious functional module which can invent itself to fulfill all roles defined by CA GMADA broadly as under:

1. For holding social, Cultural, religious and other family functions for SAS Nagar Residents,
2. Multi-facility Guest House by itself,
3. Further, leasing out the premises to a private party through open competition which can maintain the balance portion under GMADA's control.

2. This Habitat Centre is the property of GMADA, which is an Authority set up under PRTD Act, more for regulatory & developmental purposes rather than operation & maintenance of such facilities . Same is the case for the Community Centers constructed & being run by GMADA. A better mode of operation , & maintenance needs to be worked out where role of each agency should be defined for best utilization of created infrastructure for public benefit as well as official utilisation.

3. In subject case too the cost of land as well construction has been be borne by PUDA/ GMADA. A model needs to be evolved whereby selected private player can carry out operation & maintenance of this building on the behalf of GMADA, which could be broadly under conditions enclosed at **Annexure - A**.

i. Thereafter fixing these conditions, Model for bidding can be as under :

- a. **Lease money** is bid variable where **rentals** are prefixed or
- b. **Rentals** are bid variable & **lease money** is prefixed.

4. The civil/ construction works of the building is almost complete. Furnishing, interior, electrical works like as A/C etc. is pending awaiting fixation of **end use**. Some other small completion provisions are also in the pipeline.

5. If the above model meets with the approval then , as GMADA does not have the field staff to carry out market research the case can either be further referred to Consultant hired by GMADA to fill in data for fixing rates for Hall, rooms, library & food items etc. Where after an advertisement can be given in the print media to invite Expression of Interest.

6. It is further mentioned that GMADA has some Community Centres also in various Sectors of Mohali Town and same are lying under utilized. On discussing the matter with consultants, it has come out that these Community Centres as well as our building in Sector 64 may be given to the private parties to be exploited commercially. The report of consultants is placed below at **Annexure - B**.

As far as parking requirements are concerned the site can only cater to day to day parking or at the best for functions. However the congregation hall of 5160 sft. area can accommodate 525 no. of guests generating approx. 100 Nos. Parking requirements. The building is located in a fully developed Sector so such rush of vehicles at the time of function will cause nuisance to the public by causing traffic jams. A vacant site is existing parallel to Habitat Centre. The decision of Creating parking space of about 90 cars approximately is required. This would require to earmark 0.45 acre site of size 102'-0" x 132'-0" from the adjoining site. Since the adjoining site is a site for school, this parking can also take care of school's requirement.

8.. The matter is placed before the Committee for the following decisions:-

(i) to give the building of Habitat Centres and Community Centres to the private parties so that we can earn some revenue while maintaining the infrastructure in a proper way after inviting the Expression of Interest.

(ii) to give approval for providing additional parking as suggested.

Parameters of model whereby selected private player can carry out operation & maintenance of this building on the behalf of GMADA.

Broadly under following conditions:-

- i. Furniture & interior of the building/premises could be undertaken by Private Player/Contractor as per his requirement,
- ii. The furnishing and other luxuries like EPBX, TV, mattresses & other consumable could also be undertaken by the Private Player as per his requirement taking into consideration the categories of rooms etc,
- iii. Since air conditioner is high value & permanent investment the provision of the A/C could be borne by GMADA,
- iv. The Kitchen & dining facility could be furnished & run by the same Private Player or outsourced to a franchisee. In this regard standards could be fixed by GMADA, The Library could also be run by the same Private Player or outsourced to a second party. In this regard rates for hiring books/CD could be fixed by GMADA,
- vi. The rate of hall and rooms could be fixed by GMADA keeping into consideration the categories of rooms & usage of HVAC & going market rates in the city based on market research,
- vii. Some fixed number of rooms will be reserved for GMADA use, will also be maintained by the private Player. These rooms would be made available to officers, consultants or of use for official purposes at normal circuit house rate, but allotted by GMADA officials on it's own parameters,
- viii. For official purposes the some fixed food items made available thro dining facilities could also be at normal circuit house rates,
- ix. Remaining rooms can be made available to public by the private player for which competitive to market rates would be allowed to be charged, since investment in land & building was made by PUDA/GMADA,
- x. Community Hall will be allowed to be rented out by the private person for which rates competitive to market rates would be allowed to be charged,
- xi. If GMADA needs this hall for official purposes then it shall book the hall 7 days in advance for which it shall not pay rental, however the electricity bill & other charges etc shall be borne by it.
- xii. For this the player shall pay a fixed amount to GMADA as he will earn from rooming , banqueting & dining facility. This will recoup the expenditure on account of land and construction of building incurred by the Authority,
- xiii. All expenses like electricity, maintenance, water charges would be borne by Private Player,
- xiv. Marketing would be in the TOR of Private Player,
- xv. After the expiry of contract the furniture shall transfer to GMADA i.e it would be a

19th May 2007

Mr Krishan Kumar, IAS
Chief Administrator
GMADA
Mohali

Subject: Development of Habitat Centre, Sector- 64, SAS Nagar

Dear Sir,

With reference to the captioned subject, we understand that the project site is located in Sector 64, Mohali with an area of 1.6 acre. The complex includes a Guesthouse with 23 rooms with a built-up area of 20924.52 sq ft area on all floors. The complex also includes an independent Multi Purpose Hall having 6626.43 sq ft area. The building works are under completion stage.

We identify with the fact that GMADA aims to privatize the project and bring in private sector player for Development and Operation & Maintenance of the project on PPP model.

After study of the site, the built structure, design and location, we recommend that the Project may be developed as a Budget Hotel or any other similar commercial complex on Public-Private Partnership (PPP) basis, whereby the site can be provided to the private player through a long-term lease along with operation & maintenance of the complex/facility. For which project has to be properly structured by including suitable financial and other terms & conditions.

The Project site shall be provided on 'as is where is' basis and it shall be the responsibility of the private player to perform the necessary obligations with respect to the completion of the building in terms of providing furniture, fixture and other mandatory facilities/infrastructure including any requisite additional building components.

The Hotel shall as practicable provide Guest Rooms, Lobby, Reception, Multipurpose Hall for conferencing and banqueting arrangements, Dining Room and other necessary facilities.

With respect to the above the private player shall complete the entire building and provide the necessary facilities/infrastructure within the building/site, including installation of HVAC, furniture, interiors, any other component with prior approval of GMADA etc. As far as vehicular parking is concerned, we understand that GMADA will provide an additional parking area adjacent to the site due to paucity of space in existing complex.

MINUTE REPORT

Received
Thru 2 email

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20/5/07

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GMADA may have the right of limited reservation in the Project in the sense that to say for a minimum of 30 days spread over the whole year (during peak as well as lean seasons), GMADA shall be entitled to reserve the specific number of rooms as mutually decided and the Multipurpose Hall for its own arrangements for specified number of days in a year. The private player shall be provided a notice of such booking in advance and availability of the area to be reserved shall be checked with prior in time.

The Project shall be subject to inspection and supervision by Maintenance Board /Steering Group constituted by GMADA for the purpose at all times during the concession/lease period so as to ensure that the private player adheres to the prescribed standards, norms, service levels, rules etc. as may be laid down and structured in the lease deed or any other legal document (say Concession Agreement) to be entered into with the private sector player.

In addition, as discussed today the above captioned project shall be clubbed alongwith 3-4 community centres located in various sectors of Mohali so as to elicit response from private sector player. An Expression of Interest in this regard will be submitted shortly pursuant to our site visit tomorrow along with GMADA.

Thanking you and assuring our best services at all times.

For Feedback Ventures Pvt. Ltd.

Anil Gandhi
Vice President