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

No. GMADA-A-5-2007/257-263

Dated: 17-1-07

To

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

Subject: Proceedings of the 1st Meeting of Executive Committee of Greater Mohali Area Development Authority (GMADA) held under the Chairmanship of Shri K. R. Lakhnpal, IAS, Chief Secretary to Government of Punjab on 10-1-2007 at 11.00 A.M. in his office room.

Sir,

I am directed to forward herewith a copy of the minutes of the 1st Meeting of Executive Committee of Greater Mohali Area Development Authority (GMADA) held on 10-1-2007, at 11.00 A.M. under the Chairmanship of Shri K. R. Lakhnpal, IAS, Chief Secretary to Government of Punjab in his office room for information and necessary action.

Encl./As above

Assoc. Chief Administrator (HO/Policy)
for Chief Administrator

cc:

Secretary to Chief Secretary, Punjab for the kind information of worthy Chief Secretary.

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. Kaiha, 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 ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੇ ਰੂਲਜ਼, ਰੇਗੂਲੇਸ਼ਨ ਅਤੇ ਹੋਰ ਪ੍ਰੋਕਟਿਸ਼ਜ਼ 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 ਸ਼ਰਤ 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 ਆਫ਼ ਆਟਾਰਨੀ ਦਾਤਪਤ ਕਰਨ ਬਾਰੇ ।

Approved.

Item No. 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.

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 ਥਦਲੇ ਸੀ ਰਤਨ ਸਿਘ ਪੁੱਤਰ ਸੀ 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.**

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 DWO 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.