

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2019-2020

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(GMADA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

Greater Mohali Area Development Authority (GMADA) constituted under the Punjab Regional and Town Planning and Development Act, 1995 was notified by the Government and made effective from 14.08.2006. The Authority has been constituted for the execution of plans and programmes under the Act and shall work under the directions of the Punjab Regional and Town Planning and Development Board. The Authority has been empowered to acquire, hold and dispose of property, both moveable and immovable and to contract.

GMADA has been entrusted for planned development in Sahibzada Ajit Singh Nagar (Mohali) and other areas falling under its jurisdiction. The development is carried out as per approved Master Plans of Sahibzada Ajit Singh Nagar as well as New Chandigarh. GMADA recently has developed Sectors 76-80 in Urban Estate, Mohali and other urban estates such as Aerocity, I.T. City, Ecocity Phase 1 & 2, Medicity Phase 1 & 2 and Sectors 88-89. Considering future requirements, process is going on to acquire land for Aerotropolis project to be developed in vicinity of the International Airport at S.A.S. Nagar.

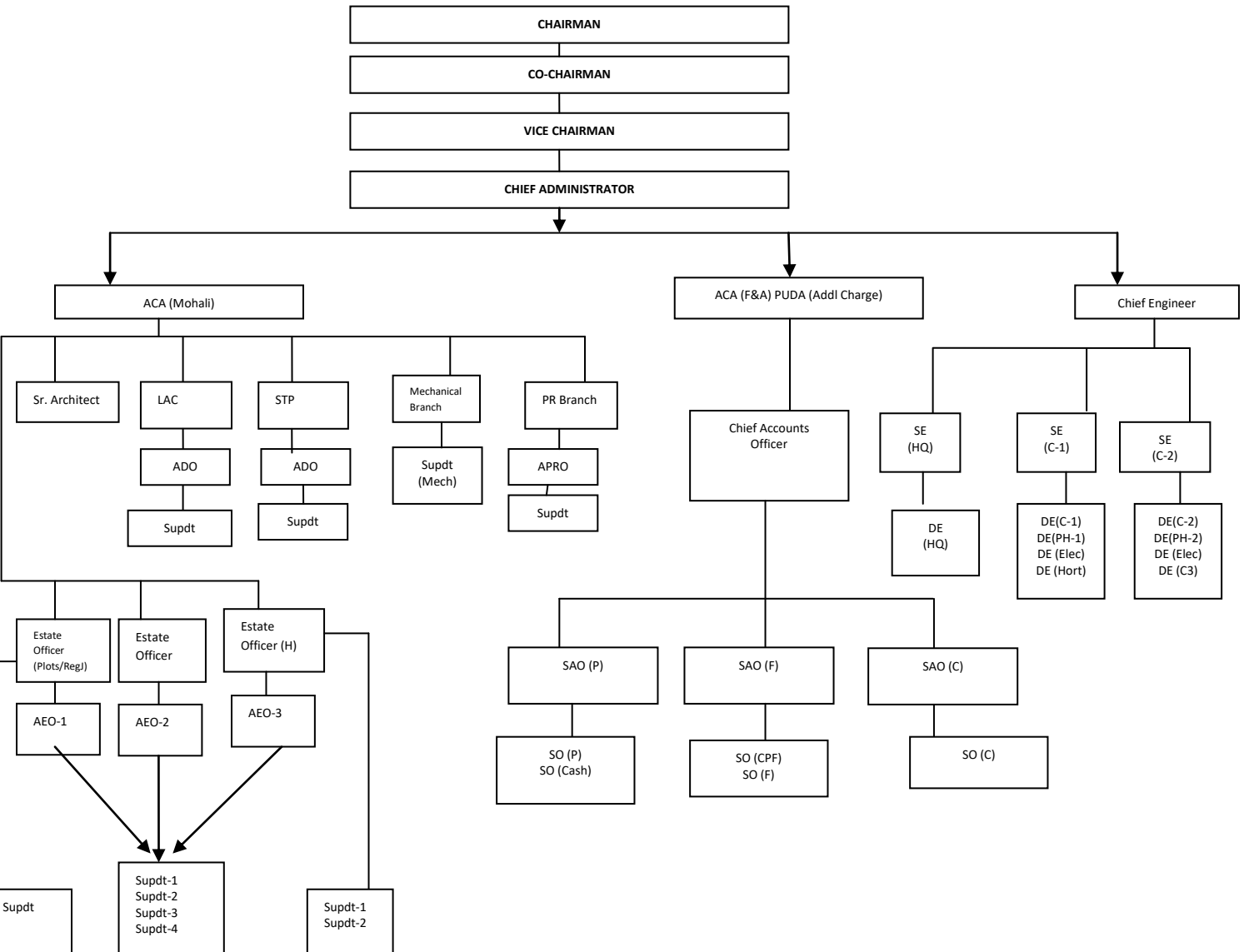
For the development of urban estates, land is acquired as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. But, as the acquisition through the Act is quite a lengthy process, GMADA is acquiring land through its land pooling policy also. Thrust has been made to make the land owners stake holder by giving them land pooling, so that less displacement may occur. From time to time changes/amendments have been made in the land pooling policy to make it more lucrative to the farmers in comparison to cash compensation. The land acquired is subsequently developed as per planning norms.

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

GMADA is also responsible for the implementation & regulation of various laws pertaining to Urban Development. These are the Punjab Regional & Town Planning & Development Act, 1995, the Punjab Apartment & Property Regulation Act 1995, and the New Capital (Periphery) Control Act, 1952.

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF GMADA



2. b) STRUCTURE AT THE SECRETARIAT LEVEL, DIRECTORATE AND DISTRICT LEVEL, BLOCK LEVEL, SUB-DIVISION LEVEL, WITH DESIGNATIONS AND IMPORTANT FUNCTIONARIES)

(The name of the incumbents of posts need not to be mentioned.)

- (i) Members of the authority and detail of category-wise posts in GMADA during the year 2019-20 can be seen at Appendix I & II.
- (ii) In GMADA all officers/officials are working on deputation from PUDA and other departments. Their promotion cases are dealt by their parent department. There is no rule of GMADA for promotion of its own.

3. VISION, MISSION & GOALS

(a) Vision:

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

(b) Mission:

- Recognizing the increasing critical and vital role of Urban Centres as:-
 - (a) Generators of employment, promoters of economics development;
 - (b) Providers of quality social, physical infrastructure and amenities; and
 - (c) Areas of increasing concentration of Punjab's future population.
- To consider every citizen of urban areas as its focus around which the entire process of urban planning, development & management would gravitate;
- To create an enabling environment within which human beings would become more productive and would have an appropriate level of quality of life;
- To encourage spatial dispersal of economics and employment opportunities, both in the urban and rural areas;
- To focus on areas of low urbanization to achieve balanced population distribution;
- To make the planning mechanism more flexible and responsive to the needs of citizens and also participatory in nature;
- To ensure total coverage of urban areas in terms of water supply, sewage, sanitation and other social amenities;
- To establish an effective land use planning mechanism for achieving total freedom from any unplanned growth and unauthorized conversion of land use;
- To introduce modern methodologies and latest technologies involving IT, I.T enabled services, G.I.S, Remote Sensing, Aerial Photography for better planning, better development and curbing encroachments and violations in urban areas;
- To use the mechanism of urban development for leveraging the growth and development of rural areas, minimizing migration from rural areas to urban centres and from smaller to large urban centres;
- To encourage private participation in creating, maintaining and operation of urban infrastructure;

(c) Goals:

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

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

ALLOTMENT POLICIES

ALLOTMENT POLICIES

1. Housing

Housing schemes in GMADA could be categorized as under :-

- i) Own Schemes
- ii) Govt. Schemes
- iii) Deposit works

Own Schemes : All social housing schemes are GMADA's own schemes. These formed a major part of the housing activity in the organization. These schemes are fully financed by GMADA and allotment of houses constructed under own schemes is done by GMADA in the light of allotment policies applicable.

Govt. Schemes: These are housing schemes entrusted to GMADA by the State Government. These schemes are prepared and processed in GMADA. After completion, houses are handed over to the Government for allotment to the beneficiaries.

Deposit Works : Under these schemes, GMADA performs as an executing agency. For the execution of such works. GMADA claims administrative charges at a rate indicated in the agreement with client department. GMADA does not contribute any finance and client department has to deposit money with GMADA in advance to get the work done.

2. 2.1 Social Housing

Social housing in GMADA includes following categories of houses. The categorization has been based on the income criteria fixed by HUDCO on the directions of the Planning Commission, Government of India.

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

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

2.2 **HOUSE ALLOTMENT POLICY:**

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

2.3 **MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS**

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

1. 10% of the total price of the house is paid by the applicant at time of submission of application.
2. 15% of the cost less earnest money is paid within 60 days from the date of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.
3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly installments with interest.

3. **PLOT ALLOTMENT POLICY**

All residential plots in GMADA urban estates shall be allotted by draw of lots.

4. ALLOTMENT POLICIES

1. PRIORITIES (For allotment of Plots and Houses)

To meet with the need of special categories on priority basis, reservations have been made.

Reservation for different categories is as under: -

Sr.No.	Category	SC category	General Category	Total
		1	2	Column 1 +2
1	Defence and Paramilitary forces i) Serving and Retired Defence Personnel & Paramilitary Forces, Including war-widows of these Categories ii)(a) 100% Disabled soldiers of Punjab Domiciles (b) 40% & above Disabled soldiers of Punjab Domicile (In case plots/houses are left out after considering the application received from 100% Disabled soldiers).	01%	3%	04%
		01%	01%	02%
2	Gallantry Award Winners From Defence Services/Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President/Police Medals of Gallantry.	01%	01%	02%
3	Legal Heirs (including war widows) of Army/Paramilitary forces, Punjab Police, personnel Killed in action (war or on law & order duty)	01%	01%	02%
4	Riot affected and Terrorist affected families	02%	03%	05%
5	Freedom Fighters	01%	01%	02%
6	Specified Disabilities: 1. Physical disability 2. Intellectual disability 3. Mental behaviour disability 4. Disability caused due to (a) chronic neurological conditions, such as- (i) "multiple sclerosis"; (ii) "parkinson's disease. (b) Blood disorder- (i) "haemophilia" (ii) "thalassemia"		01% 01% 01% 01%	05%

	(iii) "sickle cell disease" 5. Multiple Disabilities (more than one of the above specified disabilities)		01%	
7	Sports person. (As per Notification No.5/03/2013-1Hg1/1128 dt. 11 th April,2013 issued by Government of Punjab Department of Housing and Urban Development (Housing-1 Branch)	01%	01%	02%
8	Persons settled abroad	01%	01%	02%
9	Government Employees	1%	2%	3%
10	PUDA Employees	1%	1%	2%
11	Others	19%	50	69%
	TOTAL	30%	70%	100%

To avail of the reservation under any of the above categories, the applicant will be required to satisfy the following conditions/requirements as the basic eligibility criteria:-

Sr. No.	Category	Eligible criteria / documents Required
1	Schedule Caste/Schedule Tribe	A valid certificate issued by the Competent Authority as prescribed by the Govt. of Punjab.
2	Defence and Paramilitary forces i) Serving and Retired Defence Personnel & Paramilitary Forces, including war-widows of these categories. ii) (a) 100% Disabled soldiers of Punjab Domicile (b) 40% & above Disabled soldiers of Punjab Domicile(In case plots are left out after considering the application received from 100% Disabled soldiers).	In case of Serving and Retired Defence Personnel & Paramilitary Forces, (including war-widows of these categories) and 100% disabled soldiers of Punjab domicile, A valid certificate issued by Deputy-Director , Distt. Sainik Board is required.
3	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished	(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and

	<p>themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/Police Medals for Gallantry</p>	<p>valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat from any other scheme in any other part of country.</p> <p>(b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awarded was unmarried, the mother or father in that order.</p> <p>The following order of precedence will be adopted.</p> <ul style="list-style-type: none"> (i) ParamVir Chakra (ii) MahaVir Charka (iii) Vir Chakra (iv) Ashoka Chakra (v) Kirti Chakra (vi) Shaurya Chakra (vii) President Police Medal for Gallantry (viii) Police Medal for Gallantry. (ix) Sena Medal/ NauSena Medal/ VayuSena Medal <p>The higher category awardee shall get precedence over the lower category awardees.</p>
4	<p>Legal Heirs (excluding war widows of serving and retired defense personal and paramilitary forces) of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)</p>	<p>Legal heirs (Excluding War Widows of Serving and Retired Defence Personnel & Paramilitary Forces of Army / Paramilitary Forces, Punjab Police, Personnel killed in action (War or on law and order duty):- a valid certificate issued by the Deputy Director Distt. Sainik Board is required.</p> <p>In case of Punjab police personnel, killed in action (war or law and order duty) a valid certificate issued by the D.G.P Punjab /D.C as the case may be required.</p>
5	<p>Riot affected and Terrorist affected families.</p>	<p>Riot affected means, a person who migrated to the State of Punjab from any other part of the country who has been issued a red card by any Deputy Commissioner of a District of the State of Punjab and who has not been allotted a house under the Riot effected persons category at Delhi or any other place in the country.</p> <p style="text-align: center;">And</p> <p>Terrorist affected means a person who belongs to State of Punjab holding valid certificate</p>

		<p>issued by any Deputy-Commissioner of the State of Punjab and has not availed the benefit for allotment of house/plot under this category.</p> <p>A valid certificate issued by the concerned Deputy-Commissioner regarding Riots effected/ Terrorists effected is required as per Annexure A & B.</p>
6	Freedom Fighters	<p>Only those freedom fighters who are recipient of Freedom Fighter Reward Pension or Tamra Patra issued by Punjab Govt./ Govt. of India for taking part in recognized movement shall be eligible to apply under this category.</p> <p>A valid certificate issued by the competent authority is required.</p>
7	<p>Specified Disabilities:</p> <p>1. Physical disability</p>	<p>1. Physical disability:-</p> <p>A. Locomotor disability (a person's inability to execute distinctive activities associated with movement of self and objects resulting from affliction of musculoskeletal or nervous system or both), including-</p> <p>(a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from-</p> <p>(i) Loss of sensation in hands or feet as well as loss of sensation and paresis in the eye and eye-lid but with no manifest deformity,</p> <p>(ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity;</p> <p>(iii) Extreme physical deformity as well as advanced age which prevents him/her from undertaking any gainful occupation, and the expression "leprosy cured" shall construed accordingly;</p> <p>(b) "cerebral palsy" means a Group of non-progressive neurological condition affecting body movements and muscle coordination, caused by damage to one or more specific areas of the brain, usually occurring before, during or shortly after birth;</p> <p>(c) "dwarfism" means a medical or genetic condition resulting in an adult height of 4 feet 10 inches (147 centimeters) or less;</p> <p>(d) "muscular dystrophy" means a group of hereditary genetic muscle disease that weakens the muscles that move the human body and persons with multiple dystrophy have incorrect and missing information in their genes, which prevents them from making the proteins they need for healthy muscles. It is characterized by progressive skeletal muscle weakness, defects in muscle proteins, and the death of muscle cells and tissue;</p> <p>(e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance.</p> <p>B. Visual impairment-</p> <p>(a) "blindness" means a condition where a person has any of the following conditions, after best correction-</p> <p>(i) Total absence of sight; or</p> <p>(ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with</p>

		<p>best possible correction; or</p> <ul style="list-style-type: none"> (iii) Limitation of the field of vision subtending an angle of less than 10 degree; (b) "low-vision" means a condition where a person has any of the following conditions, namely:- <ul style="list-style-type: none"> (i) Visual acuity not exceeding 6/18 or less than 20/60 upto 3/60 or upto 10/200 (Snellen) in the better eye with best possible corrections; or (ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree. <p>C. Hearing impairment-</p> <ul style="list-style-type: none"> (a) "deaf" means persons having 70 DB hearing loss in speech frequencies in both ears; (b) "hard of hearing" means person having 60 DB to 70DB hearing loss in speech frequencies in both ears; <p>D. "Speech and language disability" means a permanent disability arising out of conditions such as laryngectomy or aphasia affecting one or more components of speech and language due to organic or neurological causes.</p> <p>2. Intellectual disability</p> <p>2. Intellectual disability, a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behaviour which covers a range of every day, social and practical skills, including-</p> <ul style="list-style-type: none"> (a)"specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that may manifest itself as a difficulty to comprehend, speak, read, write, spell, or to do mathematical calculations and includes such conditions as perceptual disabilities, dyslexia, dysgraphia, dyscalculia, dyspraxia and developmental aphasia; (b) "autism spectrum disorder" means a neuro-developmental condition typically appearing in the first three years of life that significantly affects a person's ability to communicate, understand relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours.
	<p>3. Mental behaviour</p>	<p>3. Mental behaviour- "mental illness" means a substantial disorder of thinking, mood,</p>

	<p>4. Disability caused due to chronic neurological conditions, such as-</p> <p>(a)</p> <p>(i) "multiple sclerosis";</p> <p>(ii) "Parkinson's disease.</p> <p>(b) Blood disorder-</p> <p>(i) "haemophilia"</p> <p>(ii) "thalassemia"</p> <p>(iii) "sickle cell disease"</p> <p>5. Multiple Disabilities (more than one of the above specified disabilities)</p>	<p>perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.</p> <p>4. Disability caused due to-</p> <p>(a) chronic neurological conditions, such as-</p> <p>(i) "multiple sclerosis" means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;</p> <p>(ii) "Parkinson's disease" means a progressive disease of the nervous system marked by tremor, muscular rigidity, and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine.</p> <p>(b) Blood disorder-</p> <p>(i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor wound may result in fatal bleeding;</p> <p>(ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.</p> <p>(iii) "sickle cell disease" means a haemolytic disorder characterized by chronic anaemia, painful events, and various complications due to associated tissue and organ damage; "haemolytic" refers to the destruction of the cell membrane or red blood cells resulting in the release of haemoglobin.</p> <p>5. Multiple Disabilities (more than one of the above specified disabilities) including deaf blindness which means a condition in which a person may have combination of hearing and visual impairments causing severe communication, developmental, and educational problems.</p> <p>Any other category as may be notified by the Central Government.</p>
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		AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016
8	Sports person.	<p>The Allotment to sports person shall be made in the order of preference as given under :-</p> <p>(i) Medal winner of Olympic Games, World Cup and Asian Games & Mountaineers, who have scaled Mount Everest.</p> <p>(ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship.</p> <p>(iii) Participants of Olympic Games, World Cup and Asian Games.</p> <p>(iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches**</p> <p>*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.</p> <p>** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships.</p> <p>*** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches.</p> <p>**** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required.</p> <p>In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger size of plot shall have the right to opt for such smaller size of plot, whichever is left un-allotted in the Sports</p>

		<p>Category. Such option will be taken at the time of submission of application.</p> <p>The other eligibility conditions will be as under:-</p> <ol style="list-style-type: none"> 1. The applicant should be a resident of state of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and amended thereafter from time to time. 2. The applicant should not have been allotted any plot or house earlier by the Directorate of Urban Estates, Punjab Housing Development Board, PUDA or other development authorities or any improvement Trust or any other agency of the State Government or the Central Government anywhere in India, under the Sports Category. 3. The applicant should not possess any plot or house in the Urban Estates of the City, for which the plot/house is being applied for.
9	Persons settled abroad	<ol style="list-style-type: none"> i) He/She is presently settled abroad and is a citizen of any other country. ii) He/she will be required to submit documentary proof regarding his/her, his/her father/mother, his/her grandfather/mother, his/her maternal grandfather/Maternal grandmother were original residents of State of Punjab in India. This documentary proof can be his/her birth certificate or birth certificate or his/her father/mother or his/her grandfather/mother, his/her maternal grandfather/maternal grandmother to the effect that they were born in Punjab or it can be copy of their passport, driving license, Army License or any other such documents to show that they were original residents of the State of Punjab in India. Otherwise the applicant will be required to submit a certificate from the Sub-Divisional Magistrate which will be issued on the basis of agriculture property, house or plot of resident or any other ancestral property or documentary proof to this effect. iii) A person who is an Indian Passport holder but resides for 180 days or more in a year in any foreign country and is earning in that country would be eligible to apply under this category provided that the applicant submits Income tax returns filed in that country for the last three years along with a copy of his/her passport. iv) The person applying under this category will have to remit the entire price of

		<p>plot/house in foreign exchange. Only Euro, Pound sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted.</p>
10	Government Employees	<ol style="list-style-type: none"> 1. Employees of Punjab Government, Employees of Boards/ Corporations of Punjab Government, Employees of Punjab & Haryana High Court, Employees/officials of the Apex institutions working under Cooperative Deptt. Of Government of Punjab like Markfed, Milkfed, Punjab State Cooperative Bank, Housefed etc., Employees of Universities funded by Punjab Government (Except Private Universities). 2. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. 3. Persons on deputation in Punjab from Government of India or any other State will not be eligible to apply under this scheme 4. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 5. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme. 6. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the Department.
11	PUDA Employees	<ol style="list-style-type: none"> 1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/ Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 3. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme or under the employee quota or under the schemes launched by PUDA for its employees for

		<p>providing plots/houses.</p> <p>4. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the Department.</p>
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(Issued vide PUDA Policy Branch's Letter No. 20085-95 dated 15-06-2017.)

- 1.0 Applicants who have been allotted/allocated plots/houses under the reserved category, will not be entitled for allotment of plots/house in any other scheme/station under the reserved category.
- 2.0 For the applicants of all categories including reserved categories, first preference in allotment shall be given to senior citizens (possessing age of 60 years at the time of submission of the application) who do not possess any plot/house anywhere in country, then to women who do not possess any plot/house anywhere in country and only when their list will be exhausted then others will be considered for allotment against the plots.
- 3.0 The applicants applying for allotment under the reserved categories (excluding General category), should belong to the State of Punjab and they or their spouse/dependents should not possess any plot/house anywhere in the country
- 4.0 The applicant who remain successful for the allotment of plots under the preferential (Senior citizen and women) or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issuance of Allotment Letter.
- 5.0 Where sufficient number of applications are not received against SC category of other reserved Categories such as Defence, freedom fighter, riot affected and terrorist affected families etc. then available plots of these categories shall be considered in SC Category under code B above.

In case the above said plots are still available due to non-availability of applicants of such categories then these shall be considered in General Category under code A above.

II SPECIAL INCENTIVES IN CASE OF RESIDENTIAL HOUSES/PLOTS

- a) Allottees making lump sum payment would be entitled to a rebate equivalent to 10% of the principal amount outstanding at the time of making such payment. This is applicable in the allotment of houses where allotments are made on monthly installments basis. 5% discount is applicable in case of residential plots where allotments are made on annual/half yearly installment basis.
- b) 5% concession in price is applicable in case of residential plots/houses allotted to Physical handicapped category.
- c) There is a provision reserve ground floor houses for applicants who are 100% handicapped.

III. ELIGIBILITY

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

1. He/She is not less than 18 years old.
2. His/Her monthly income is within the limits prescribed in the advertisement got published by GMADA inviting applications for allotment of houses under a particular scheme.
3. He/ She or any of his/her dependent does not own a plot/house in the urban estate (except ancestral property) in which the house is being applied for.

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

1. This policy shall be applicable in cases where land is acquired for setting up of any Residential, Institutional, Industrial, or Integrated Mixed-Land Use Estate irrespective of the use of land in the Urban Estate by any Development Authority constituted under the Punjab Regional & Town Planning and Development Act, 1995. It shall also apply for land acquisitions undertaken for filling up any critical gaps to facilitate the development of any Residential, Institutional, Industrial or Integrated Mixed Land Use Estate by any private developer.
- 2.1 A landowner whose land has been acquired for the purposes mentioned in Para 1 above, shall be eligible for being allotted a residential plot, on preferential basis as per the following table subject to such conditions as may be fixed by the Authority.:-

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

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

Illustrations:-

- a) A, B & C are joint owners of 0.6 acre of land in equal shares. They can only apply jointly for an 83 sq. meters plot.
- b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.
- 2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

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

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

Explanation :

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

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

2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.

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

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

- 3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.
- 3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.
- 3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.
- 4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.
- 4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.
- 4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.
- 4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.
5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.
6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.
7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.
9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-05-2011.
11. As regards the oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.
12. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.
13. In view of the changes in existing policy for Ousteas of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.
14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

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

6.1 ALLOTMENT OF LAND TO INSTITUTIONS

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

- a)** It directly serves the interest of the residents of the area in which the site or the building is situated;
- b)** It is generally conducive to the planned development of the area;
- c)** It is a society registered under the Societies Registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being in force;
- d)** It is in possession of sufficient funds to meet with the cost of land and construction of building;

Provided, the total area allotted to such institutions in each case shall be subject to the land use restrictions and zoning plans.

6.2 ELIGIBILITY

For allotment of institutional land by way of auction, the Trust and Societies Registered under the Societies Registration Act 1860 and the Trust's Act 1882 respectively shall only be eligible for allotment and shall be permitted to participate in the auction through their duly authorized representatives. The entities of the Trust or Memorandum of Association or the Rules and Regulations as the case may be, must provide the main objective for which the site is to be taken. Individuals, Hindu undivided Families (HUF), Association of Persons and Companies, whether public limited or private limited shall not be eligible.

However, in the case of allotment by way of selection, the Authority shall consider the case of each institution on its merits and shall have regard to the following principles in making the selection;

- (a) The objectives and activities of the institution and the public cause served by it since its establishment;
- (b) The financial position of the institution; (Statement of Bank account for the preceding three years);
- (c) The present location of the institution;
- (d) The benefit likely to accrue to the general public of the locality by allotment of the institutional site;
- (e) The bonafide and genuineness of the institution as made out in the annual reports, audit report etc;
- (f) The need of the institutional site by the institution for providing the necessary service in question;
- (g) Complete layout plan of the area required for allotment indicating all components including further sub components;
- (h) Constitution of the society/trust/ association and list of executive members and their interrelationship among them, qualification and experience if any.

6.3 CONSTITUTION OF SCRUTINY COMMITTEE

For the purpose of selection for marking allotment of institutional land, the Authority may constitute a committee to be called Scrutiny Committee consisting of at least five senior officers at the headquarter as follows:--

- i)** Chief Administrator, PUDA
- ii)** Addl. Chief Administrator (F&A), PUDA
- iii)** Addl. Chief Administrator, Mohali
- iv)** Chief Town Planner, PUDA
- v)** Addl. Chief Administrator (Policy), Member Secretary.

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

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

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

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

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

6.5 Price of land

As determined by GMADA from time to time.

6.6 Letter of Intent:

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

6.7 Mode of payment

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

a) The participant shall require to deposit participation fee equal to 5% of the total reserve price (Refundable / Adjustable).

b) 15% of the highest bid amount (after adjusting the participation fee) shall be deposited at the time of fall of hammer or within one additional calendar day as the Presiding Officer, may permit.

c) 10% of the highest bid amount shall be deposited within 30 days from the date of auction. This period shall be extendable upto 3 months(only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest @ 18% per annum for the delayed period, as per policy for condonation of delay).

d) The balance 75% payment amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments with 12% per annum interest. In case of chunks sites, if the consideration amount exceeds Rs. 200 crore, the balance 75% amount can also be paid in 6 yearly installments at the same rate of interest. First installment will be due at one year from the date of auction.

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

(a) 10% of the total reserve price shall be deposited as earnest money (refundable/adjustable).

(b) 15% of the total reserve price shall be deposited within 90 days from the date of issue of Letter of Intent. However, this period shall be extendable upto 3 months(only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest at the rate of 18% per annum for the delayed period as per policy for condonation of delay).

(c) Balance 75% payment shall be deposited in four yearly equal installment with interest at the rate of 12% per annum or as determined by the Authority. The first installment shall fall due after one year from the date of issue of allotment letter.

6.8 Eligibility for allotment of land of Hospital/Super Specialty Hospitals /Nursing Home Sites to be sold by auction.

i) Hospitals/ Super Specialty Hospitals

A Firm, Society or Trust, a limited company which is running a Super Specialty hospital of minimum 100 beds for the last 1 year shall be eligible to participate in the auction for the allotment of site for super Specialty hospital.

ii) Nursing Home Sites

1. An individual shall be a qualified Doctor possessing an MBBS degree and having at least three years experience in the medical profession.

2. A firm shall have as its major partner(s), holding at least 50% share of the firm, qualified doctor(s) holding an MBBS degree and having at least three years experience in the medical profession.

3. A society or trust shall be a non profit, charitable organization whose income is exempted from tax under the Income Tax Act. It shall either have as its major contributors worth over 50% contribution qualified doctor(s) possessing an MBBS degree and having at least three years experience in the medical profession or it shall have on rolls (with an employment contract of at least three years duration) at least one qualified doctor with an MBBS degree and having at least three years experience in the medical profession. Such society or trust shall have experience of running a dispensary, hospital or nursing home for at least three years.

6.9 Hotel sites.

Hotel sites are to be sold by way of auction.

6.10 Multiplex sites.

Multiplex sites are to be sold by way of auction.

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

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

6.12 Petrol Pump (Policy regarding disposal of Retail Outlets)

1. Applicability :

This Policy shall be applicable to disposal of retail outlet sites leasehold basis for a period of fifteen years with sole option of the Authority (GMADA) with regard to further extension beyond 15 years.

2. Eligibility :

Government owned Oil Marketing Companies, Government Departments/Departments of State Government and Private Companies who have license issued by Indian Government for selling petrol, diesel and LPG/CNG would be eligible to bid under this policy subject to the condition that the intending bidder or its authorised retail outlet dealer, as the case may be, has cleared all its previous outstanding dues to the Authority (GMADA) before the designated date which shall be before the last date of receiving bids.

Government owned OMC's will be three companies namely Indian oil Corporation Ltd., Bharat Petroleum Corporation Ltd. and Hindustan Petroleum Corporation Ltd.

Apart from the Government owned OMC's, Departments of Central/state Govt. or private companies who have been issued license from the Central Government for the sale of petrol/diesel/CNG/LPG are also eligible for allotment of sites meant for Retail Outlets/CNG/LPG.

(Directions issued vide letter No. GMADA/POLICY/A1/2016/667-672 dated 05.01.2016.)

3. Mode of Disposal :

- (i) As and when the Authority intends to dispose off such retail outlet sites, a communication will be made to all the Government owned Oil Marketing Companies seeking bids over and above the reserve price of Rs 55/- per sq yard per month. The dimensions of the site would be annexed to such invitation to offer alongwith a layout plan of each site.
- (ii) While submitting the bid, the intending bidder will be required to deposit an amount equivalent to 5% of the reserved price as Earnest Money (refundable / adjustable) through a Demand Draft favouring Greater Mohali Area Development Authority payable at SAS Nagar.
- (iii) There shall be a condition precedent for clearance of all outstanding dues for any intending bidder OMC to be eligible for bidding. In case, any amount stands payable by any OMC or its authorised retail outlet dealer, to the Authority as on the last date of receiving bids, the bid of such OMC shall not be opened for evaluation.
- (iv) After the last date of receipt of bids, all valid bids shall be opened except any bid falling under clause (iii) and the said retail outlet site shall be allotted on lease to the highest bidder

6.13 ALLOTMENT OF LAND FOR CHARITABLE INSTITUTIONS:

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

b. Rates are as follows :-

CHARITABLE INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc .	Allotment	Free of cost
Others	for other purpose	Allotment	Allotment on Lease Hold basis with Lease Premium @ Rs. 1000

Government Aided or Private			per sq yds and Annual Ground rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on ground floor and 5% on first floor. Lease period for 30 years only.
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6.14 ALLOTMENT OF LAND FOR CULTURAL AND LITERARY ACTIVITIES:

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

CULTURAL AND LITERARY ACTIVITIES	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Cultural and literary activities	Allotment	Free of cost
Others Government Aided or Private	for above purpose	Allotment	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate / Sector / Scheme. (Amended vide letter no. 510-21 dated 07.01.2019) [Rest of the terms and conditions for allotment of site shall be same as circulated by CAO, PUDA vide letter no. 9349-74 dated 27.10.2006 and as amended from time to time.

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUTIONS:

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

RELIGIOUS INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Religious purpose (The maximum area to be give for religious purpose not to exceed 1000 sq yds. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area upto a maximum of 2000 sq. yds. as per agenda item No. 25.05/ 25-10-2000)	Allotment	Allotment on Free hold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and the balance can be deposited either in lumpsum or 4 equal annual installments along with prevailing rate of interest.

6.16 ALLOTMENT OF LAND TO SERVICE DEPARTMENTS:

SERVICE DEPARTMENTS	PURPOSE	MODE OF DISPOSAL	RATE
Essential Services- Police, Fire and Similar Services	Police Station/Fire Station and other similar services	Allotment	free of cost

6.17 PROCESSING FEE

Processing fee of Rs. 5000/- shall be deducted from the applicants who applied for allotment of institutional land under the scheme for inviting applications through advertisements.

6.18 REBATE ON FULL PAYMENT

Rebate of 5% shall be allowed if the balance payment is made in lumpsum without any interest within 60 days from the date of issue of allotment letter by the Institutions, Govt. Departments/Public Sector undertakings and institutions owned and managed by the Central or State Govt. respectively.

6.19 ISSUE OF ALLOTMENT LETTER

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

6.20 POSSESSION

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

6.21 OWNERSHIP

- i) The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to mortgage, hypothecate the land to a financial Institution/Bank for the principle amount and interest to be accrued thereon to the extent the payment of the cost of land is made to the Authority for the purposes of raising loan for execution of construction of building.
- ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trust and Societies registered under the relevant Acts subject to the payment of a transfer fee equivalent to 9% (nine percent) of the total value of the site to GMADA.
- iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/Board members are being changed.

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

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

6.23 CANCELLATION OF ALLOTMENT

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

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

The allottee shall have to complete the building within a period of three years and no extensions shall be allowed beyond this period except in exceptional cases for another two years for reasons to be recorded in writing, on payment of extension fee subject to such terms and conditions as may be determined by the Govt./Authority from time to time. In case of non-completion of the project in time, the allotment shall be liable for cancellation and the entire amount deposited shall be forfeited in favour of GMADA. However, no extension fee is chargeable from the Punjab Government Departments.

6.25 REGULATIONS OF CONSTRUCTION

- a) All development and construction will be done as per the regulations, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.
- b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the execution of the project, the Authority will issue all required approvals promptly.

6.26 INSPECTION BY AUTHORITY OFFICIALS

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

6.27 ARBITRATION

Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to an Independent Arbitrator directly or indirectly related to this office who shall be appointed by the Chief Administrator, GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

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

7. POLICY FOR ALLOTMENT OF COMMERCIAL PLOTS

7.1 All commercial plots i.e. booths, SCOs, SCFs special shops etc. are allotted by way of open auction after wide publicity through print Media.

7.2 Payment Schedule for Commercial Plots

- a) The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement which shall be paid by an account payees demand draft drawn in favour of Greater Mohali Area Development Authority payable or in cash, before the commencement of auction.
- b) 10% of the bid amount is required to be paid at the fall of hammer.
- c) 15% of the bid amount is required to be paid within 30 days from the date of auction.
75% of the bid amount is required to be paid within 60 days without interest or in four equated yearly installments with interest @12% P.A.

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

Sr. No.	Programme/ Project	Current Year (FY) 2019-20		Previous year (FY-1) 2018-19		2nd Previous year (FY-2) 2017-18	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Development of IT City, SAS Nagar (Area 1672.71) acre	-	-	100% completion	90% completed except for work in the areas of project under litigation or which are yet to be acquired by LAC, GMADA.	-	-

2.	Development of new blocks (D,G,F & H) of IT City, S.A.S Nagar	100% completion	The area was low lying due to which the project got delayed.	10% completion	Work allotted on 04.03.2019	-	-
3.	Providing and planting of trees with 5 years maintenance on road side of IT City at SAS Nagar	100% completion	Development works 100% complete & maintenance is under progress	10% completion	Work allotted on 04.03.2019	-	-
4.	Development of remaining internal roads of Sector-79, SAS Nagar	80% completion	Delay in progress due to COVID-19 pandemic nationwide lockdown	-	-	-	-
5.	Construction of 150' wide sector dividing road Sector 81-84, SAS Nagar	100% completion	Work under progress	10% completion	Work allotted on 01.03.2019	-	-
6.	Development of Ecocity, Phase-1, New Chandigarh	-	-	-	-	100% completion	95% completion of project up to 31.03.2018
7.	Development of Medicity, New Chandigarh	-	-	-	-	100% completion	83% completion of project up to 31.03.2018
8.	Construction of 1620 no. Purab Premium Apartments, Sector-88, SAS Nagar	-	-	-	-	100% completion	92% completion of project up to 31.03.2018
9.	Construction of 200' wide road from junction of Aerocity/Airport road to Kharar Banur road (PR-9), SAS Nagar	-	-	-	-	100% completion	98% completion of project up to 31.03.2018
10.	Augmentation of Water supply line Phase-5&6 from Kajauli head works to water works, SAS Nagar	-	-	-	-	100% completion	95% completion of project up to 31.03.2018

4. **ORGANISATIONAL SWOT ANALYSIS**

- Strength: (steps taken by Organization to leverage its strengths)
PUDA has recruited and deputed staff in GMADA in various technical & non-technical cadres to improve and expedite the working of the Authority.
Well qualified, competent, diligent and expert staff in related fields exists.
 - Weakness: (Steps taken to remove its weaknesses)
 - . Shortage of Staff.

Recruitment process is going on to fill various technical and non-technical posts.
 - . Shortage of Infrastructure.
 - Opportunity: (Steps taken to leverage new Opportunity)
 - (i) **E-auction:-** Authority is conducting e-auctions for disposal of properties. The process of e-auctions has proved beneficial, as Authority has generated handsome revenue by conducting e-auctions during the year, under report.
 - (ii) **Public Friendly Steps:-** In a people friendly initiative, the Authority decided to hold public meetings to redress the grievances of the general public as well as dispose of the pending cases. Public meetings were organized on the first working day of every month. Attempts were made to resolve the issues at the earliest raised by the residents/ RWAs during the meetings. Authority also made available a mobile number and a mail id to enable the residents to report complaints or pendency of cases in various branches. These steps were taken to redress the problems of the general public and other stakeholders.
- Threats: (Steps taken to mitigate threats to Organization).

-Nil-

Provide a summary of the outcomes from surveys, benchmarks for action, and other assessment metrics for schemes and programmes of the Organization. Include data pertinent to the operations of the Organization:-

1.1 **Urban Estates**

Largest Urban Estate of the State has been developed at SAS Nagar. The Sectoral grid of the Urban Estate has been extended to 127 sectors by Planning and developing new sectors. Cumulative position of land in the Urban Estate is as under:-

a) Land acquired upto 31-03-2020 11445.22372 Acre

Land acquired during the year 2019-20 may be seen at Appendix III.

1.2 Position of Plots upto 2019-20

Name of the Urban Estate	Total Plots Carved Out					Plots Allotted				
	Residential	Commercial	Institutional	Industrial	Group Housing	Residential	Commercial	Institutional	Industrial	Group Housing
SAS Nagar	33854	4517	215	308	07	30693	2725	215	251	06

1.3 Housing

Position of houses constructed and allotted upto 31-03-2020

Site and Service		EWS		LIG		MIG		HIG
Constructed	Allotted	Constructed	Allotted	Constructed	Allotted	Constructed	Allotted	Allotted
40	40	1736	1736	5236	5121	4182	4182	1176

Position of Vacant Houses as on 31-03-2020

EWS		LIG		MIG		HIG	
Sector	Un-authorized occupied by Riot victims/ Sikh migrants	Sector	Un-authorized occupied by Riot victims/ Sikh migrants	Sector	Un-authorized occupied by Riot victims/ Sikh migrants	Sector	Un-authorized occupied by Riot victims/ Sikh migrants
55	1	55	1	70	6	63	1
		55	7	64	4	48	2
		57	7	66	1		
		70	1	63	4		
		66	3	64	1		
		64	35	65	1		

Position of houses constructed and allotted (Purab Premium Apartments Project) upto 31.03.2020

Name of the Urban Estate	Total Constructed			Total Allotted		
	Residential	Commercial	Institutional	Residential	Commercial	Institutional
S.A.S Nagar	1620	52 Built up Booth	-	Type 1=175 Type 2=405 Type 3=507 Total=1087	10 Built up Booth	-

Position of Booths Constructed and allotted & handed over up to 31.03.2019 (Purab Premium Apartments Project)

Name of Urban Estate	Constructed	Allotted	Possession
S.A.S Nagar	14	10	10

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

1	Computerization of citizen delivery services: - For the ease of Allottee's/Citizens online Portal has been launched i.e. http://eservices.gmadaipms.in:801/ . Allottee's can apply for the various RTS services online easily.
2	Hardware procurement:- For the efficient working new latest hardware is being procured from GeM portal by IT Section.
3	Implementation of E-office:- E-office has been successfully implemented in GMADA. Electronically approvals are obtained by all the branches (Admin, Accounts, IT, Project, Architect, Engineering, STP, Policy, Coordination) in PUDA through e-office.
4	Scanning of record:- M/s Stock holding Document Management services Ltd., Mumbai has been allotted work of scanning files in GMADA. Current Status:- Already approx. 90 lacs images of estate office property files have been scanned by the company out of which 40 lacs images have been submitted to Estate office, Admin Branch, Accounts branch, IT Branch etc.
5	Networking in office of GMADA:- For successful implementation of e-office in GMADA, networking is being installed in every section.
6	Payment Gateway and SMS Gateway:- For the Allottee's online payment Gateway and SMS Gateway facility has been provided for their ease.
7	Internet Lease Line:- Total 2 nos. of link of 16 Mbps is installed. To smoothen the online work flow & proper distribution of heavy load on internet Lease line IT section is upgrading existing lease line with capacity of 64 MBPS link each.
8	Website:- GMADA's website re-development, Upgradation, redesigning are being made accessible to all including persons with disabilities as per GIGW & WCAG 2.0 guidelines under Accessible India Campaign (AIC). Website daily content management, domain, hosting renewal, SSL certificate and hosting patches management etc. Policy section and telephone directory of GMADA on website has been redeveloped and updated. Updation of property orders like cancellation and refund to applicants of GMADA estate office branch
9	HRMS System:- Online centralized H.R.M.S (Human Resource Management System): This is online centralized salary, CPF/GPF, TDS challans processing system which also keeps service data records of all the employees. Updatation of office order of all the employees. This can also be checked by officer/official by using user ID & Password provided to them.

10	R.T.I System:- Public can check his RTI application status by the online application with the help of ref. id or application no.
11	Single Window System:- Public can check his application status by the online application with the help of ref. id or application no.
12	Grievance Redressal and Management System:- It provides a facility to general public to lodge own grievance related to any office matter online on the Grievance Redressal and Management system and can check status of his/her rederssal.
13	Scheme Management:- Online Launching of Scheme for applicants with a facility to apply online. Online payment gateway and sms alerts linked to it. Recently Eco City 2 Scheme has been launched online for general public.

1.5 PUBLIC RELATIONS

- 1** Information pertaining to Hon'ble Governor/Chief Minister/Finance Minister's address in Vidhan Sabha, activities & achievements of Authority was collected from various Authorities/Branches of GMADA and after compilation was supplied.
- 2** After approval of Competent Authority Press Release were issued to promote and propagate various policies, initiatives, actions taken by the Authority. Efforts were made to ensure maximum coverage in leading newspapers.
- 3** Advertisements those to the nature of announcement of auctions, launch of schemes for allotment of plots, awareness about important initiatives/policies were got designed and published. Besides print media professional handling of PR activities in other media lead to success of auctions & schemes, resulting in generation of huge revenue. Other than above, public notices, land notifications, tender notices, court notices etc. were got published in different newspapers.
- 4** Apart from the print media, publicity of schemes & auctions was carried out on other publicity platforms viz. radio, outdoor, social media. The job included copy writing of radio script, designing, printing, fixation of banners at different locations etc.
- 5** News & advertisements which appeared in different media were monitored & submitted to higher officers for information. Necessary follow up/action was taken on published matter whenever orders were received.

- 6 Got designed brochures, banners, annual reports, balance sheets, single window forms besides printing of D.O. Pads, visiting cards, vouchers & other printing material required by various branches.
- 7 Supply of newspapers & magazines was ensured to the offices/residences of officers besides making purchase of Acts, Laws, Books desired by various offices.
- 8 Advertisements and bills pertaining to jobs of printing, purchase of books etc. were processed & sanctions were issued for payment by DDO concerned after receiving financial approval from the Competent Authority.
- 9 Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.
- 10 Stationery such as government diaries, calendars were procured from government printing press and made available to various branches at HQ. & to other Authorities.
- 11 Passes of higher offices for entry to Secretariat were got prepared/issued after coordinating with branches concerned in Secretariat.
- 12 Necessary travel arrangements for tours of officers were made. This included booking of air, train tickets, arrangement of cabs etc.

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

1.a) Regulation and Implementation of Acts

TOWN PLANNING

During the year 2019-20, 5 licenses were issued under the PAPRA 1995 to the following promoters for setting up colonies/projects in jurisdiction of GMADA:-

Sr. No.	Name of Promoters	Licence No.	Name of Colony/ Project	Area of the colony/project (in acres)
1.	M/s KLV Divya Builders Pvt. Ltd.	31/2019 dt. 06.05.2019 to 05.05.2024	Village- Nogiari, District- SAS Nagar	24.578
2	M/s Gurpreet Developers and Builders Pvt. Ltd.	32/2019 dt. 19.06.2019 to 18.06.2024	Village- Daun Majra and Radiala	7.435

3	M/s Veera Developers Pvt. Ltd.	33/2019 dt. 20.06.2019 to 19.06.2024	Village- Baliali, Sector 74-A	25
4	M/s Omaxe Ltd.	34/2019 dt. 15.07.2019 to 31.12.2022	Village- Jharmari	Supplymentary License. (0.917 Acres)
5	M/s Nature Health Farms Pvt. Ltd., SCO No. 487-488, Sector 35-C, Chandigarh.	35/2019 dt. 15.10.2019 to 14.10.2024	Village- Manakpur Shariff, Tehsil and District- SAS Nagar	48.28125

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

Sr. No.	Name of Colony	Date of issue of Completion /Partial Certificate	Status
01	ATS "Casa Espana" group Housing, Tower 8 & 9, Sector-121, SAS Nagar	Issued vide letter No. 1273 dated 01.05.2019	Partial Completion Certificate
02	Globus Projects Pvt. Ltd. Shopping mall & multiplex for partial 3 rd and partial 5 th floor	Issued vide letter No. 1878 dated 28.06.2019	Partial Completion Certificate
03	Emaar MGF. group, Housing Tower L, Sector 105	Issued vide letter No. 2194 dated 27.07.2019	Partial Completion Certificate
04	Emaar MGF. group, Housing Tower F, H and Club Building, Sector 105	Issued vide letter No. 3422 dated 20.11.2019	Partial Completion Certificate
05	Group Housing Project "The Taj Tower", Group Housing Site No. 2, Sector 104, Pearl City, SAS Nagar	Issued vide letter No. 3595 dated 03.12.2019	Partial Completion Certificate
06	Towers T1 to T4 including club in Group Housing (GH-10) project-"Eden Court" being developed by M/s Acme Builders Pvt. Ltd. at Sector 91, SAS Nagar	Issued vide letter No. 3125 dated 25.10.2019	Partial Completion Certificate
07	Group Housing-2 (Tower B,C,G,H and community centre 01) at Wave Estate Sector 85, SAS Nagar	Issued vide letter No. 2827 dated 04.10.2019	Partial Completion Certificate
08	Residential Township Project, Country Colonisers, Wave	Issued vide letter No. 3483 dated 26.11.2019	Partial Completion

	Estate, for 16.52 acres in Sector 85, SAS Nagar		Certificate
09	Building F-7, SP Infocity, IT Campus, Located at Sector 75, SAS Nagar	Issued vide letter No. 2887 dated 04.10.2019	Partial Completion Certificate
10	Group Housing-2 (Tower D,E,F and 1BHK) at Wave Estate Sector 85, SAS Nagar	Issued vide letter No. 583 dated 09.03.2020	Partial Completion Certificate
11	Issuance of Partial Completion for 18.176 acres of Integrated Residential Township developed by M/s Omaxe Chandigarh Extension at New Chandigarh, SAS Nagar	Issued vide letter No. 289 dated 28.01.2020	Partial Completion Certificate

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

A.	Show Cause Notices issued	189
B.	Demolition orders issued after hearing	55
F.	Issued NOC's to un-authorized plots.	221

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

A.	Registration of Estate Agents	30
B.	Registration Certificate of Promoters	44
C.	NOC of plots in unauthorised colonies under regularisation policy.	01

1.d) ARCHITECT WING

A) Architectural Design

1. Preparation of drawings of Community Centre, Sector-78, SAS Nagar.
2. Preparation of architectural control design of SCOs and booths at Sector-96 (Pocket A & B), Sector-95 (A & B), Sector-89 (Pocket C), Sector-88 (Pocket C) in hand.
3. Preparation of staircase detail drawings of booths at Phase-5, Mohali.
4. Preparation of drawings of workstation and compactors in Hall No. 312 at PUDA Bhawan, Mohali.
5. Preparation of architectural control of shops (Booths) (12'-0"x45'-0") in Sector-78, SAS Nagar (In-Hand).

B) Issue of building plans:-

1. Buildings plans were issued to 334 allottees for addition alteration of houses constructed by GMADA.
2. Architectural designs related to houses/buildings were issued to different field offices.

5. 4-Year STRATEGIC ACTION PLAN (2019-23)/ANNUAL ACTION PLAN (2019-20) and actions thereunder

(A) Sustainable Development Goals, Progress of achievement of Goals, Targets and Indicators.														
S. No.	Sustainable Development Goals	Target	Indicator	Indicator unit	Baseline		Targets (Approx.)				Achievements			
					Year	Value	2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22	2022-23
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport	To undertake planned Development of roads at SAS Nagar according to the approved Master Plan of GMADA and amendment from time to time	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	2017	325	70	77	85	93	85.4	-	-	-
2	Clean water and Sanitation Goal	To improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, reducing the proportion of untreated wastewater and substantially increasing recycling and safe reuse.	Construction of Sewage Treatment Plant: Quantity of Sewage to be treated per day	MLD (Million litre per day)	2018	160	40	40	40	40	1	-	-	-
3	Clean water and Sanitation Goal	To achieve equitable access to safe and affordable drinking water to cater to the requirement of residents of SAS Nagar.	Construction of Water Treatment Plant : Quantity of water to be treated per day	MLD	2017	160	40	40	40	40	-	-	-	-

4	To improve city life by providing opportunities for aesthetic enjoyment and recreational as well as several other benefits.	To achieve the desired level of green spaces/buffer zone as approved by the Town Planning Office	Per Capita Availability of Green Spaces	Sq. Yd.	2016	1600000	4,00,000	4,00,000	4,00,000	4,00,000	392302	-	-	-
5	Affordable Housing to Economically Weaker Section	Ensure access for Houseless SC/BC families to adequate, safe and affordable housing and basic services. Free Houses to houseless SC/BC families with annual income upto Rs. 3.00 Lakh	Construction of EWS Houses	Nos.	2015	15000	3000	3500	4000	4500	-	-	-	-

B) Schemes, Projects and Interventions with Indicators

S. No.	Schemes/Project /Intervention	Expected Expenditure (Funding Sources)	Indicator	Unit	Baseline		Indicator Targets				Achievements		
					Year	Value	2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Construction of various Grid road, major Horizontal and vertical roads under the jurisdiction of GMADA	Funding to be provided by GMADA	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	2017	325	70	77	85	93	85.4	-	-
2	Construction of STPs for various projects of GMADA at SAS Nagar.	Funding to be provided by GMADA	Construction of Sewage Treatment Plant	MLD	2018	160	40	40	40	40	-	-	-
3	Construction of 20 MGD Water treatment Plant at Village Sinhpur, SAS Nagar.	Rs. 11580 lacs. Funding to be provided by GMADA	Construction of Water Treatment Plant	MLD	2017	160	40	40	40	40	-	-	-
4	To Provide Horticulture works at various projects of GMADA and road falling under the jurisdiction of GMADA	Funding to be provided by GMADA	Per Capita Availability of Green Spaces	Sq. Yd.	2016	1600000	4,00,000	4,00,000	4,00,000	4,00,000	392302	-	-
5	Affordable Housing to Economically Weaker Section	Funding to be provided by GMADA	Construction of EWS Houses	Nos.	2015	15000	3000	3500	4000	4500	-	-	-

C) Financial Performance

Sr.No.	Scheme/ Project/ Intervention	2018-19		Financial Requirements					Actual Expenditure			
		Budget Estimates	Expenditure	2019-20	2020-21	2021-22	2022-23	Total	2019-20	2020-21	2021-22	2022-23
1	2	3	4	5	6	7	8	9	10	11	12	13
Detailed Financial Report of GMADA as below:-												

FINANCE

Sources of Finance

- i) Loans
- ii) Internal Receipts
- iii) Receipts from the promoters of mega projects on account of EDC and License Fees etc.

i) Loans :-

It is laid down in section 51(2) of the PUDA Act adopted by GMADA that the authority may from time to time borrow money by way of loans, debentures or bond or from other financial institutions other than the State Govt and on such terms and conditions as determined from time to time. GMADA has raised loans amounting to Rs. 659.3 Crores during 2019-20 from various banks for the acquisition of land & development of works.

GMADA has not been provided with any share capital by the State Government on its formation and the authority is solely depends upon internal resources as well as receipts from the promoters of mega projects on account of EDC and license Fee. The Funds utilized for the Land acquisitions Schemes, Land Development Schemes and other urban estates development works are met from the internal resources as well as by taking loan from various banks.

ii) Internal Receipts :-

Monthly installments received from allottees on account of sale of residential plots/houses, commercial & institutional sites constitute a major part of internal receipts. The work pertaining to recovery of monthly installments from allottees is watched by the Estate Officer, GMADA who in these matters works under the overall control of Additional Chief Administrator (Mohali). During the year 2019-20, a sum of Rs. 649.00 Crores was received on account of principal as well as revenue receipt.

iii) Receipts from promoters of mega projects :-

A sum of Rs.58.02 Crores has been received from the promoters of mega project on account of EDC and license fee during the year 2019-20 as per details given below:-

(Figures in Rs/Crores)

Sr.No.	Particulars	Amount
1.	EDC	48.43
2.	License Fee	9.59
	Total	58.02

iv) **Expenditure:-**

The expenditure on Development Works, land Acquisition, Administrative expenses and other expenses during the year 2019-20 is given below:-

(Figures in Rs/Crores)

Year of Expenditure	Exp on development of urban estate/housing including acquisition of land	Expenditure on works executed out of EDC/ license Fee	Administration & other expenditure including interest on loan/overdraft and maintenance of urban estate	Total Exp.
2019-20	1055.00	116.82	247.29	1419.11

v) **FINANCIAL RESULTS**

The financial results of GMADA for the FY 2018-19 and 2019-20 are as below:
(Figures in Rs/Crores)

Sr. No.	Financial Year	Profit/(Loss)
1	2018-19	88.11
2	2019-20	62.28

vi) **Budget for the year 2019-20 and 2020-21**

The details of the revised Budget Proposal for the year 2019-20 and budget Proposal for the year 2020-21 are as under:-

(Figures in Rs/Crores)

Sr.no	Name of Scheme	Revised Budget provisions for the year 2019-20	Budget provisions for the year 2020-21
AUTHORITY'S OWN SCHEMES			
i	Acquisition of land for urban Estates, Grid Road, enhanced compensation of old sectors	42.13	227.00
ii	Construction of Social Houses	2.93	20.61
iii	Development of urban estate at Aerocity, Ecocity, Medicity and	137.46	224.15

	maintenance of old sectors, airport road, Mullanpur Road, Grid Roads and other infrastructure roads.		
iv	Works being executed out of EDC/ License fees	38.94	110.71

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

- Taking into account the recession in the real estate sector and to bring uniformity in dealing with different categories of Real Estate Projects, a policy was notified allowing the promoters to clear their outstanding dues as on 31-12-2019 in 6 half yearly installments alongwith applicable interest in the shape of post dated cheques. The first installment of the outstanding payment was scheduled on 31-03-2020. To avail the benefit of the policy the developers were required to submit all the cheques by 31-12-2019. The policy was formulated to give a chance to those developers who were keen to regularize their dues.
- Contract has been awarded for setting up a Water Treatment Plant (WTP) in village Sinhpur to augment supply of treated canal water from Bhakhra Main Line. Construction of WTP would lead to supply of treated drinking water to the Mohali residents.
- For setting up a university in IT City, SAS nagar 40.44 acres has been allotted to Ritnand Balved Education Foundation (Amity) for allotment. Presence of a premier university in the region is expected to generate considerable amount of revenue, employment and manpower specialized in the field of Technology, Innovation and Research enhancing economic growth of the state.
- Working in the direction of providing public utilities, Authority allotted a petrol pump site in Aero City by way of e-auction. Facility of petrol pump, would be of great relief to not only the residents of Aero City, but also to those of surrounding areas, as they would not be required to travel long distance to get fuel, once the pump becomes operational. With more flights getting scheduled from the international airport, the pump would also cater to commercial establishments such as hotels, malls etc. which are coming up in vicinity.

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

Sr. No.	Key Functionary /Key Performance Parameter	KPP unit	Targets				Achievements			Remarks
			2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22	
1	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	70	77	85	93				
	GMADA			142.26	96.8		85.4			
2	Construction of Sewage Treatment Plant	MLD	40	40	40	40				10 MLD- Aerocity & 68 MLD- Sector-83. The works will be allotted in 2020-21, but the work will

										complete in 2021-22
					86		1			4 MLD each Ecocity-I & II
3	Construction of Water Treatment Plant	MLD	40	40	40	40				Work under Progress & shall be completed by 31-03-2021
					90		0			
4	Per Capita Availability of Green Spaces	Sq. Yd.	4,00,000	4,00,000	4,00,000	4,00,000				
				491807	385000		392302			
5	Construction of EWS Houses	Nos.	3000	3500	4000	4500				No Scheme in GMADA till date

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

Initially Pending (as on 01.04.2019)	Received (during F.Y. 2019-20)	Disposed (during F.Y. 2019-20)	Pending at the end of the Year
1	2	3	4
29	10	12	27

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

PART- II
APPENDICES

Appendix- I

(Para2 b (i))

Section – 29 (i) of the Punjab Regional & Town Planning & Development Act, 1995 provides for establishment and constitution of special Urban Planning and Development Authority for any area or group of areas together with such adjacent area as may be considered necessary will be best served by entrusting the work of development or redevelopment thereof to a Special Authority, instead to the Punjab Urban Planning and Development Authority. The Authority established under sub-section (i) may consist of the following members to be appointed by the State Government namely:-

- i) Chairman
- ii) Chief Administrator who shall be appointed from amongst the officers of the Government of Punjab having such qualifications and experience as may be prescribed , and
- iii) Other members not exceeding ten to be appointed by the State Government.

“Provided that out of the aforesaid members, the State Government may appoint a Co-Chairman and a Vice –Chairman:

Provided further that out of the said members, at least three members will be members of the local authority or authorities functioning in the area of jurisdiction of the Special Urban Planning and Development Authority.”

The Punjab Government vide notification bearing No. 13/52/2006-1HG2/7443, dated 14-08-06 has constituted the GMADA Authority under Section 29 of the Punjab Regional and Town Planning and Development Act, 1995 (Punjab Act No. 11 of 1995) and nominated its official members namely:-

1.	Chief Minister, Punjab	Chairman
2.	Housing and Urban Development Minister	Member
3.	Chief Secretary	Member
4.	Principal Secretary to Chief Minister	Member
5.	Principal Secretary, Finance	Member
6.	Secretary, Housing and Urban Development	Member
7.	Secretary, Local Government	Member
8.	Chief Town Planner, Punjab	Member
9.	Chief Administrator, GMADA	Member

Government of Punjab vide their notification issued under Endst. No. 13/76/06-1HGII/12700 dated 19-12-2006 have appointed Principal Secretary, Housing and Urban Development Department, Punjab as Vice Chairman of GMADA Authority.

Apart from above, Government of Punjab vide their Notification issued under Endst. No. 13/76/06-IHGII/P.F.II/3170 dated 20-07-2012 have appointed Minister Incharge, Housing and Urban Development Department as Co-Chairman of Special Authorities.

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2019 to 31.03.2020)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Capt. Amarinder Singh	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	01.04.2019	31.03.2020
2.	Tripat Rajinder Singh Bajwa	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman GMADA.	01.04.2019	06.06.2019
3.	Sukhbinder Singh Sarkaria	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman GMADA.	13.06.2019	31.03.2020
4.	Karan Avtar Singh, IAS	Chief Secretary, Govt. of Punjab	01.04.2019	31.03.2020
5.	Tejveer Singh, IAS	Principal Secretary to CM, Punjab	01.04.2019	31.03.2020
6.	Anirudh Tiwari, IAS	Addl. Chief Secretary, Finance	01.04.2019	31.03.2020
7.	Venu Parsad, IAS	Principal Secretary, Department of Local Govt., Punjab	01.04.2019	23.12.2019
8.	Sanjay Kumar, IAS	Secretary, Department of Local Govt., Punjab	23.12.2019	31.03.2020
9.	Vini Mahajan, IAS	Addl. Chief Secretary Department of Housing & Urban Deptt.. Punjab-Cum-Vice Chairperson, GMADA	01.04.2019	09.08.2019
10.	Ravneet Kaur, IAS	Addl. Chief Secretary Department of Housing & Urban Deptt.. Punjab -Cum-Vice Chairperson, GMADA	09.08.2019	23.09.2019
11.	Sarvjit Singh, IAS	Principal Secretary, Department of Housing & Urban Deptt.. Punjab -Cum-Vice Chairman, GMADA	23.09.2019	31.03.2020
12.	Gurneet Tej, IAS	Chief Administrator, GMADA	01.04.2019	30.04.2019
13.	Dharam Pal Gupta, IAS	Chief Administrator, GMADA/PUDA	01.05.2019	22.05.2019
14.	Ajoy Sharma, IAS	Chief Administrator, GMADA	22.05.2019	27.06.2019
15.	Kavita Singh, IAS	Chief Administrator, GMADA	28.06.2019	13.03.2020
16.	Girish Dayalan, IAS	Chief Administrator, GMADA	18.03.2020	31.03.2020
17.	Gurpreet Singh	Chief Town Planner, Town & Country Planning Department, Government of Punjab	01.04.2019	06.11.2019
18.	Harinder Singh Bajwa	Chief Town Planner, Town & Country Planning Department, Government of Punjab	07.11.2019	31.03.2020

Appendix-II
(Para2 b (i))

Category-wise detail of Posts during the year 2019-20 is as under:

Class of Employment	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work Charge
Class –A	14	28	-
Class – B	56	52	-
Class – C	72	-	-
Class – D	19	-	-

Appendix-III

Para 4 (1.1)

DETAIL OF LAND ACQUIRED DURING THE YEAR 2019-20

Sr. No.	Award No. and Date	Scheme Name	Village Name	Area (in acre)
1	572, dt. 11.07.2019	200 ft. wide P.R. 07 road in S.A.S. Nagar	Thaska and Hussainpur	23.825