

AGENDA

for GMADA Authority 35th Meeting



**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR-62, SAS NAGAR**

AGENDA FOR GMADA Authority 35th MEETING

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 35.01

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- Homi Bhabha Cancer Hospital and Research Centre ਨੂੰ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਹੋਰ ਭੇਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ।

I. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ

ਮੱਦ ਨੰ: 30.21 ਰਾਹੀਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ:-

1.0 ਪੰਜਾਬ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਲਗਦੇ ਰਾਜਾਂ ਦੇ ਵਸਨੀਕਾਂ ਨੂੰ ਬਹਿਤਰ ਸਿਹਤ ਸੇਵਾਵਾਂ ਪ੍ਰਦਾਨ ਕਰਨ ਦੇ ਉਦੇਸ਼ ਨਾਲ ਗਮਾਡਾ ਵੱਲੋਂ ਮੁਲਾਪੁਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਕਰਨ ਲਈ ਲਗਭਗ 258.675 ਏਕੜ ਭੇਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ। ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਭੇਂ ਵਿੱਚੋਂ 50.00 ਏਕੜ ਭੇਂ, ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 18-7-2012 ਨੂੰ ਹੋਈ 13ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਸਪਲੀਮੈਂਟਰੀ ਮੱਦ ਨੰ: 13.22 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ, ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ਼ ਤੇ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਦੀ ਸਥਾਪਨਾ ਲਈ ਮੁੱਢਲੇ ਵਿੱਚ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਇਸ ਸਾਈਟ ਦੇ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ, ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਫੀਸ ਆਦਿ ਵੀ ਨਾ ਚਾਰਜ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਮੱਦ ਨੰ: 13.22 ਅਥਾਰਿਟੀ ਦੇ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਸੰਯੁਕਤ ਤੌਰ ਤੇ ਅਨੁਲੇਖ-01 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

2.0 ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਨੂੰ ਜਾਰੀ ਕੀਤਾ ਗਿਆ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਅਨੁਲੇਖ-02 ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ। ਸਿਹਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਵੱਲੋਂ ਇਹ ਸਾਈਟ Department of



Atomic Energy, GOI ਨੂੰ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਮੌਜੂਦਾ ਸਮੇਂ ਟਾਟਾ ਮੈਮੋਰਿਅਲ ਹਸਪਤਾਲ ਦੀ ਸਾਂਝ ਨਾਲ ਇਸ ਸਾਈਟ ਦੇ ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਚਲ ਰਿਹਾ ਹੈ।

3.0 ਡਾਇਰੈਕਟਰ, ਹੋਮੀ ਭਾਭਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਰਿਸਰਚ ਸੈਂਟਰ, ਪੰਜਾਬ ਵੱਲੋਂ ਆਪਣੇ ਖੱਤਰ ਨੰ: 155 ਮਿਤੀ 12-03-2025(ਅਨੁਲੱਗ-03) ਰਾਹੀਂ ਮੌਜੂਦਾ ਹਸਪਤਾਲ ਦੇ ਵਾਧੇ ਲਈ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 12-14 ਏਕੜ ਤੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਢਲੇ ਵਿੱਚ ਕਰਨ ਸਬੰਧੀ ਬੇਨਤੀ ਕੀਤੀ ਹੈ। ਸੰਸਥਾ ਵੱਲੋਂ ਇਸ ਰਕਬੇ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਗਤਿਵਿਧੀਆਂ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਪੇਸ਼ ਕੀਤੀ ਹੈ:-

1.	Childhood cancer and Blood cancer block (for additional 325 beds Hospital)
2.	Pediatric patient stays home: (Approx 100 rooms for children suffering from cancer and their families).
3.	Dharamshala/sarai- 200-300 room facility for patients and their attendants
4.	Academic block: For Academic related activities.
5.	Research and Academic block : For region specific research block.
6.	Center for cancer epidemiology: to run multiple public health related studies
7.	Cyclotron facility: for in house radio pharmaceuticals for PET, CT and nuclear research.
8.	Housing Facility for 1000 employees.

4.0 ਸੰਸਥਾ ਤੋਂ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀ ਦੇ ਨਾਲ ਮੈਡੀਸਿਟੀ ਦੇ ਪਾਰਟ ਪਲੈਨ ਵਿੱਚ ਕੁੱਝ ਸਾਈਟਾਂ ਜੋ ਇਸ ਮੰਤਵ ਲਈ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ, ਦਰਸਾਈਆਂ ਹਨ:-

ਲੜੀ ਨੰ:	ਸਾਈਟ ਦਾ ਮੰਤਵ	ਰਕਬਾ (ਏਕੜ ਵਿੱਚ)
1	Public Building (PB-2)	1.58
2	Effluent Treatment Plant (ETP).	1.44
3	Hotel, Dharamshala and Sarai (HDS1)	2.76
4	Ancillary & Supporting Services (AS1) (Medical Mail)	3.45

5	Medical Research Institute (IR1)	3.449
	Total	12.679 Acres

5.0 ਸੰਸਥਾ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਦੇ ਪੱਧਰ ਤੇ ਵੀ ਘੋਖੀ ਗਈ ਹੈ ਅਤੇ ਵਿਭਾਗ ਵੱਲੋਂ Homi Bhabha Cancer Hospital and Research Centre ਵੱਲੋਂ ਮੰਗੀਆਂ ਸਾਈਟਾਂ ਸੰਸਥਾ ਨੂੰ ਅਲਾਟ ਕਰਨ ਲਈ ਲਿਖਿਆ ਹੈ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਦਾ ਦਫਤਰੀ ਨੋਟ, ਜਿਸ ਤੇ ਮਾਨਯੋਗ ਕੈਬੀਨੇਟ ਮੰਤਰੀ-ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ, ਅਨੁਲੱਗ-04 ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

6.0 ਸੰਸਥਾ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਸਾਈਟਾਂ ਦੀ ਉਪਲਬੱਧਤਾ ਸਬੰਧੀ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ, ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਮੇਡੀਸੀਨੀ ਫੇਜ਼ 1 ਦੇ ਪਲਾਨ ਵਿੱਚ Homi Bhabha Cancer Hospital and Research Centre ਦੇ ਨਾਲ ਲਗਦੀਆਂ ਸਾਈਟਾਂ ਭਾਵ ਜਿਸ ਵਿੱਚ Medical Research Institute (IR1 ਰਕਬਾ 3.449 ਏਕੜ), Ancillary & Supporting Services (AS1 ਰਕਬਾ 3.45 ਏਕੜ), Public Building (PB2 ਰਕਬਾ 1.58 ਏਕੜ) ਅਤੇ Hotel, Dharamshala and sarais (HDS1 ਰਕਬਾ 2.76 ਏਕੜ) (ਕੁੱਲ ਰਕਬਾ 11.239 ਏਕੜ - ਅਨੁਲੱਗ 5 ਤੇ ਰੱਖੇ ਪਾਰਟ ਪਲੈਨ ਅਨੁਸਾਰ) ਸ਼ਾਮਲ ਹਨ, ਹਾਲ ਦੀ ਘੜੀ ਅਲਾਟਿਡ ਨਹੀਂ ਹਨ, ਨੂੰ ਪੂਰਬੀ ਅਦਾਰੇ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸੰਨਮੁੱਖ ਅਲਾਟ ਕਰਨ ਲਈ ਵਿਚਾਰਨ ਦੀ ਸਿਫਾਰਿਸ਼ ਕੀਤੀ ਹੈ। ਮਿਲਖ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 53712 ਮਿਤੀ 05-09-2024 (ਅਨੁਲੱਗ-6) ਰਾਹੀਂ Public Building (PB2 ਰਕਬਾ 1.50 ਏਕੜ) ਅਤੇ Hotel, Dharamshala and Sarai (HDS1 ਰਕਬਾ 2.76

ਏਕਤ), Canara Bank, Sector 17, Chandigarh ਨੂੰ mortgage ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।
ਜਿਨ੍ਹਾਂ ਨੂੰ De-mortgage ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਸਿਹਤ ਵਿਭਾਗ ਨੂੰ ਰੈਂਡ ਓਵਰ ਕੀਤਾ ਜਾਵੇਗਾ।

7.0 ਪੰਜਾਬ ਦੇ ਵਸਨੀਕਾਂ ਨੂੰ ਵਧੇਰੀ ਸਿਹਤ ਸਹੂਲਤਾਂ ਪ੍ਰਦਾਨ ਕਰਨ, Homi Bhabha Cancer Hospital and Research Centre ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਮੰਗ ਅਤੇ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਵੱਲੋਂ ਕੀਤੀਆਂ ਗਈਆਂ ਸਿਫਾਰਸ਼ਾਂ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਿਧਾਂਤਕ ਫੈਸਲੇ ਲੈਣ ਹਿੱਤ ਪੇਸ਼ ਹੈ:-

- ਉ. ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੰਗ ਗਮਾਡਾ ਵੱਲੋਂ ਸੁਝਾਈਆਂ ਸਾਈਟਾਂ (ਕੁੱਲ ਰਕਬਾ 11.239 ਏਕੜ) ਦੀ ਅਲਾਟਮੈਂਟ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 18-7-2012 ਨੂੰ ਹੋਈ 13ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਸਪਲੀਮੈਂਟਰੀ ਮੱਦ ਨੰ: 13.22 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਤਰਜ਼ ਤੇ ਸਿਹਤ ਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ ਪੰਜਾਬ ਨੂੰ ਮੁੱਢ ਵਿੱਚ ਕਰਨ ਲਈ। ਸਿਹਤ ਵਿਭਾਗ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧਤ ਅਦਾਰੇ ਨੂੰ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕਰੇਗਾ।
- ਅ. ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ, ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਫੀਸ ਆਦਿ ਨਾ ਚਾਰਜ ਕਰਨ ਸਬੰਧੀ।
- ਬ. ਮੈਡਿਸਿਟੀ ਦੇ ਲੇ-ਆਊਟ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੇਧ/ਇੰਦਰਾਜ ਕਰਨ ਲਈ।
- ਸ. ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਿਹਤ ਵਿਭਾਗ ਨੂੰ ਸਾਈਟਾਂ De-Mortgage ਕਰਵਾਉਣ ਅਤੇ ਲੇ-ਆਊਟ ਵਿੱਚ ਲੋੜੀਂਦੀ ਸੇਧ ਕਰਵਾਉਣ ਉਪਰੰਤ ਕਰਨ ਬਾਰੇ।

II. ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15.04.2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ:

“ ਕਮੇਟੀ ਵੱਲੋਂ ਮੱਦ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ । ”

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਸਤਿਆਪਨ (Ratification) ਹਿੱਤ ਪੇਸ਼ ਹੈ।

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13th Meeting of Authority

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:13.22

(ਪਾਲਿਸੀ ਸਾਖਾ)

(ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ:- ਮੁਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੋਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ ।

ਮੁਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਦੀ ਸਥਾਪਨਾ ਲਈ ਲਗਭਗ 97 ਏਕੜ ਭੋਂ ਅੰਦਾਜਨ 1.7 ਕਰੋੜ ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ ਦੇ ਹਿਸਾਬ ਨਾਲ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ। ਜ਼ਿਆਦਾਤਰ ਭੋਂ ਮਾਲਕਾਂ ਨੇ ਲੈਂਡ ਪੁਲਿੰਗ ਸਕੀਮ ਦੀ ਚੋਣ ਕੀਤੀ ਹੈ, ਜਿਸ ਅਧੀਨ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਪ੍ਰਤੀ ਏਕੜ ਪਿਛੇ 1000 ਵ:ਗ: ਦਾ ਵਿਕਸਿਤ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਿਡ ਰਕਬਾ ਅਤੇ 100 ਵ:ਗ: ਵਪਾਰਕ ਵਿਕਸਤ ਰਕਬਾ ਇਕੋ ਸਿਟੀ ਵਿਖੇ ਦਿੱਤਾ ਜਾਣਾ ਹੈ।

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਨੇ ਮਾਨਯੋਗ ਪ੍ਰਧਾਨ ਮੰਤਰੀ ਜੀ ਨੂੰ ਪੰਜਾਬ ਵਿਚ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ ਤੇ ਕੈਂਸਰ ਦਾ ਹਸਪਤਾਲ ਸਥਾਪਤ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਸੀ, ਜਿਸ ਦੇ ਸਬੰਧ ਵਿਚ ਸਕੱਤਰ, ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੇ ਪੰਜਾਬ ਵਿਚ ਇਹ ਹਸਪਤਾਲ ਖੋਲਣ ਦੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ। ਸੰਯੁਕਤ ਸਕੱਤਰ, ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਅਤੇ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵਲੋਂ ਮੈਡੀਸਿਟੀ ਲਈ ਪ੍ਰਾਪਤ ਕੀਤੀ ਭੋਂ ਦਾ ਦੌਰਾ ਕੀਤਾ ਗਿਆ ਸੀ ।

13th Meeting of Authority

ਜਿਸ ਉਪਰੰਤ ਉਹਨਾਂ ਵਲੋਂ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਦਿੱਤੀ ਜਾਣ ਵਾਲੀ ਭੋਂ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ ਯੋਗ ਪਾਇਆ ਹੈ। ਉਹਨਾਂ ਵਲੋਂ ਇਸ ਮੰਤਵ ਲਈ 50 ਏਕੜ ਭੋਂ ਦੀ ਮੰਗ ਕੀਤੀ ਹੈ। ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੇ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 11-7-2012(ਅਨੁਲੱਗ-ੳ) ਨਾਲ ਉਕਤ ਅਨੁਸਾਰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੋਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਅਤੇ ਭੋਂ ਦਾ ਕਬਜ਼ਾ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਸੌਂਪਣ ਲਈ ਲਿਖਿਆ ਹੈ।

ਸਮੇਂ ਦੀ ਪਹਿਲਤਾ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਵਲੋਂ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ, ਕੇਂਦਰ ਸਰਕਾਰ ਨੂੰ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਹਸਪਤਾਲ ਦੀ ਤਰਜ਼ ਤੇ ਕੈਂਸਰ ਦਾ ਹਸਪਤਾਲ ਬਣਾਉਣ ਲਈ 50 ਏਕੜ ਭੋਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਹੈ। ਇਸ ਭੋਂ ਲਈ ਬਾਹਰੀ ਵਿਕਾਸ ਦੇ ਖਰਚੇ ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸਿੰਗ ਫੀਸ ਆਦਿ ਵੀ ਨਹੀਂ ਲਈ ਜਾਣੀ ਹੈ। ਇਹ ਭੋਂ ਸਿਹਤ ਅਤੇ ਪਰਿਵਾਰ ਭਲਾਈ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਜਾਵੇਗੀ ਜੋ ਅੱਗੋਂ ਕੇਂਦਰ ਸਰਕਾਰ ਨੂੰ ਅਲਾਟ ਕਰੇਗੀ।

ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ।

13th Meeting of Authority

ਮੁਕਤ - 6

Government of Punjab
Department of Health & Family Welfare
Room No. 426, 4th Floor, Punjab Civil Secretariat-2, Sector-9, Chandigarh
Phone No. 0172-2741711, 2741820, E-mail: pshfwpunjab@gmail.com

To

Principal Secretary to Government of Punjab
Department of Housing & Urban Development,
Chandigarh.

No. PS/PSHFW/3A/5/12-347/
Dated Chandigarh the July, 2012

Subject- Land for setting up of Cancer Hospital in Punjab

Kindly refer to D.O. No. CMO/Con/1/2012/407 dated 26/4/2012 from Hon'ble Chief Minister, Punjab to the Prime Minister and DO letter from Secretary, Department of Atomic Energy to Hon'ble Chief Minister, Punjab with regard to the proposal for a Cancer Hospital to be set up by the Department of Atomic Energy in Punjab (copies annexed). Reference is also invited to the visit of the proposed site by the team led by Joint Secretary, Department of Atomic Energy and including representative of TMC, Mumbai. The site offered by the State Government was found suitable by the Department of Atomic Energy. Vide e-mail dated 3rd July, 2012 (copy annexed) it was informed that about 50 acre of land would be required for this project.

2. The matter was discussed by Hon'ble Chief Minister, Punjab today with Secretary DAE with a view to exploring the possibility of reducing the land requirement. However, Secretary DAE emphatically reiterated that in view of the proposed future expansion of this hospital, site measuring at least 50 acre should be provided free of cost for this project to the Department of Atomic Energy. CM was also apprised that the Atomic Energy Commission has granted in principle approval for setting up of Cancer Hospital on the lines of the TMC Mumbai in Punjab near Chandigarh and the Department of Atomic Energy intends to initiate work on site immediately.

3. Against this background, it is requested that the Department of Housing & Urban Development may kindly agree to allot 50 acre of land in Medi-city near Mullanpur, District S.A.S. Nagar, Punjab, for this project. This land is to be provided for the purpose of setting up of Cancer Hospital by the Department of Atomic Energy and will therefore have to be provided free of cost and no charges on account of license fee, change of land use and the external development charges shall be levied.

4. Department of Atomic Energy may also kindly be handed over possession of this site to their designated officer.

(Vini Mahajan)
Principal Secretary to Government of Punjab
Department of Health & Family Welfare

Endst. No. PA/PSHFW/3A/5/12-347/1799

Dated 17 July, 2012

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

1. Principal Secretary to Chief Minister, Punjab.
2. Chief Administrator, Greater Mohali Area Development Authority, SAS Nagar, Mohali.

Principal Secretary to Government of Punjab
Department of Health & Family Welfare

Page 4 of 4



ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ,
ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ
(ਤਾਲਮੇਲ ਸਾਖਾ)

ਸਮਾਂ- ੭-੮-੨੦੧੭

ਨੰ.ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/

31885-91

ਮਿਤੀ: 7-8-2017

ਸੇਵਾ ਵਿਖੇ

- 1) ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 2) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 4) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
- 5) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
- 6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ
ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
- 7) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵਿਸ਼ਾ: - ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ ਤੋਰਵੀਂ ਮੀਟਿੰਗ ਸਬੰਧੀ।

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 18-7-2012 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ-ਚੇਅਰਮੈਨ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਗੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ। ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ.ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/

21 ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:।)
ਮਿਤੀ: 7/8/2017

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਅਥਾਰਟੀ ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਵਿਸ਼ੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ, ਜੀ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਜੀ।

21 ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:।)

ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 13.22

ਮੁੱਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿੱਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੋਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।

Har



ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ,

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

(ਤਾਲਮੇਲ ਸਾਖਾ)

ਮਾਨਯੋਗ - 3

ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/

31885-91

ਮਿਤੀ: 7-8-2012

ਸੇਵਾ ਵਿਖੇ

- 1) ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 2) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ, ਚੰਡੀਗੜ੍ਹ।
- 4) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
- 5) ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
- 6) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ
ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
- 7) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵਿਸ਼ਾ: - ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਅਥਾਰਟੀ ਦੀ ਤੇਰਵੀਂ ਮੀਟਿੰਗ ਸਬੰਧੀ।

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 18-7-2012 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ-ਕਮ-ਚੇਅਰਮੈਨ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ। ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਗਮਾਡਾ(ਤਾਲਮੇਲ/ਮੀਟਿੰਗਜ਼)ਅ-2/2012/

31885-91

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)

ਮਿਤੀ: 7/8/2012

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਅਥਾਰਟੀ ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਵਿਸ਼ੇਸ਼ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ, ਜੀ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਜੀ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਮੁ:ਦ:)

ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 13.22

ਮੁੱਲਾਂਪੁਰ ਵਿਖੇ ਮੈਡੀਸਿਟੀ ਵਿੱਚ ਕੇਂਦਰ ਸਰਕਾਰ ਦੇ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ ਨੂੰ ਕੈਂਸਰ ਦੇ ਹਸਪਤਾਲ ਲਈ 50 ਏਕੜ ਭੋਂ ਮੁਫਤ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।



File No. GMADA-PB0A.F(2)/2025-Policy -GMADA (Computer No. 280585)
840/15/2025/POLICY BR-GMADA

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(PUDA BHAWAN, SECTOR-62, AJIT GARH)

To

The Principal Secretary, Govt. of Punjab
Department of Health and Family Welfare,
Chandigarh.

Memo No.
Dated.

Subject:- Allotment of land for Cancer Hospital in Medicity near Mullanpur.

With reference to your letter no.3A/51/R-3H/1799 Dated 11-07-2012 addressed to Principal Secretary, Department of Housing and Urban Development on which decision to allot 50 acre land was taken in principle at the level of Hon'ble CM as Chairman GMADA and conveyed to your good-self on 11-07-2012 itself, allotment of 50 acre land for the purpose of setting of Cancer Hospital by Department of Atomic Energy, Government of India is hereby made, which will be subject to following conditions:

1. The land is being allotted free of cost.
2. License fee and External Development Charges have been waived off.
3. There is no charge on account of Change of Land Use for the purpose of Hospitals.
4. Land will be used only for the specified purpose.
5. The Punjab Regional and Town Planning and Development

File No. GMADA-PB0A.F(2)/2025-Policy -GMADA (Computer No. 280585)
2025/POLICY BR-GMADA

-2-

ਵਧੀਕ ਮੁੱਖ ਮੁਕਾਬਲਾ (ਸਿ. ਏ. ਆਰ. ਓ. ਓ.)
ਗਮਾਡਾ, ਐ. ਐ. ਐ. ਓ. ਓ.
ਭਾਗੀਦਾਰ ਨੰ:.....
ਮਿਤੀ:.....

20

21/7/25

Act, 1995 and Punjab Urban Planning and Development Authority (Building Rules), 1996 as amended from time to time will apply to the site.

Pr. m. t. (for)

Estate Officer
GMADA, Ajitgarh.

Endst. No. GMADA/2012/29985

Dated: 19-7-12

27/7
Sr. Asstt.
Pr.

Copy of the above is being sent to the following for information and appropriate action where necessary:-

1. Principal Secretary, Government of Punjab, Department of Housing and Urban Development Chandigarh.
2. Chief Administrator, GMADA, Ajitgarh.
3. Additional Chief Administrator (HQ.), GMADA, Ajitgarh.
4. Divisional Town Planner, Punjab, Ajitgarh.

ਪ੍ਰਮਾਣਿਤ / ਪ੍ਰਮਾਣਿਤੀ ਲਾਗੂ
ਗਮਾਡਾ, ਐ. ਐ. ਐ. ਓ. ਓ.
ਤਾਰੀਖ: 25/7/25
ਮਿਤੀ: 25/7/25

25/7
Sr. Asstt.

Estate Officer
GMADA, Ajitgarh.

File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)
HOMI BHABHA CANCER HOSPITAL & RESEARCH CENTRE, NEW CHANDIGARH
होमी भाभा कैंसर हॉस्पिटल एंड रिसर्च सेंटर, न्यू चंडीगढ़
(A unit of TATA Memorial Centre, Mumbai)
(A Grant-in-aid Institution of the Department of Atomic Energy, Government of India)
(परमाणु ऊर्जा विभाग, भारत सरकार का एक सहायता अनुदान प्राप्त संस्थान)

Dr (Prof.) Ashish Gulia, MS, MCh (Surgical Oncology)
डा. (प्रोफेसर) आशीष गुलिया, एम. एस.
Director / निदेशक

Ref. No. HBCH&RC(M)/TMC/2025/155

Dated : 12.03.2025

To,
Shri Bhagwant Mann ji,
Honorable Chief Minister,
Punjab

Subject: Request for Allocation of Land for Future Expansion of Homi Bhabha Cancer hospital and Research Centre, New Chandigarh, Mohali, Punjab.

Respected Sir,

Sat Shri Akal.

As you are aware that Tata Memorial Centre (TMC) is a premier national Comprehensive Cancer Centre and a Grant-in-Aid Institute functioning under the aegis of Department of Atomic Energy, Government of India. With its expansion to 11 exclusive cancer care institutes across 7 states of India, we offer state of art cancer services to our patients which are at par with those provided at the best cancer centers across the globe.

With the vision to provide uniform standardized cancer treatment nationwide at patient's door step, TMC has set up global standard cancer institutes across the country. **Homi Bhabha Cancer Hospital & Research Centre, Punjab** has been set up in Medicity, New Chandigarh with immense support of Punjab government. **We are indebted to the state of Punjab for providing us 50 acres of land, free of cost** for this state-of-the-art cancer hospital and research center. This noble gesture of Punjab government will be remembered as a major mile stone in the history of health care in north India.

Page 1 of 5

037985/2025/HEALTH-7 File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)

With your kind support and guidance, we envisage making this institute a landmark in cancer care, not only in this region but across the globe. This hospital is a boon to the needy patients of Punjab and northern India and shall be catering to the adjoining states of Haryana, Uttarakhand, Rajasthan, Himachal Pradesh, Uttar Pradesh and the union territories of Jammu & Kashmir, Ladakh and Chandigarh. **We have registered more than 18000 new cancer patients at this center last year.** This institute works on a "hub and spoke" model with New Chandigarh center being the hub and having multiple spokes in periphery and **its main spoke of Homi Bhabha Cancer Hospital, Sangrur.** This helps the patients at far flung places to get the same quality cancer care at their door steps. This shall create an additional annual footfall of 10,000 to 20,000 new patients in the peripheral spokes who would get treated there.

HBCHRC Punjab would be instrumental in creating trained and skilled man power in oncology which is our niche area, for which we intend to run multiple medical, para medical and technical courses in our institute. This would create a skilled and employable work force thus adding to the pool of people who can get well-paying jobs. We are already running such courses in our Sangrur facility, and have applied to National Medical Council (NMC) for various post graduate and post-doctoral courses for our New Chandigarh center. **This will be first Cancer Hospital in Public sector in Punjab to start these super specialty courses.**

HBCHRC Punjab is a research-intensive institute, and conducts high level medical, translational and collaborative research at our campus that has great impact in improving patient care and decreasing their pain. We do indigenous cancer research which is centric to the need of the local population of Punjab and neighboring states. This includes the research on Indian systems of medicine like Ayurveda, Yoga in addition to allopathy.

Cancer prevention and early diagnosis one of our most important mandates and our public health department is working tirelessly to promote cancer

Page 2 of 5

037985/2025/HEALTH-7

File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)

awareness. We are running multiple public health programs including Early Detection Program (EDP) where we intend to “nip the evil in the bud”; ISHA project (Indian Study of Healthy Aging) for detecting cancer in women where we intend to screen 2 lakh women for cancer; population-based cancer registries (PBCR) and hospital-based cancer registries (HBCR), to name a few.

We strongly believe that no patient should go out of the doors of our hospital due to lack of funds. For this purpose, **we have created multiple funding sourced which cater to the financial needs of the patients.** These funds are in addition to the government funded schemes like Mukh Mantri Cancer Rahat Kosh and Ayushmann Bharat schemes. I am very happy to share Sir that we are able to fulfill this goal and majority of the patients treated at our institute are being treated at very low cost as compared to the private sector bringing a big relief on the pockets of these needy patients.

To develop HBCHRC into a world class standard tertiary cancer care hub which will act as a beacon of hope for all needy patients, we need your kind support to provide us land to expand our hospital and patient support services. To name a few services which are a part of expansion plan:

1. **Childhood cancer and Blood cancer block** (Hematoma lymphoid oncology block): this shall add an additional 325 beds and shall double our bed capacity to approx. 650 beds. With this expansion **HBCHRC Punjab would be one of the largest public sector exclusive tertiary care cancer institutes in the country.**
2. **Pediatric patient stays home:** where the children can stay with their families while on treatment. (Approx 100 rooms for children suffering from cancer and their families.)
3. **Dharamshala / Sarai** – 200 to 300 room facility for the patients and their attendants.
4. **Academic block:** We will be starting DM and MCh courses in medical and surgical oncology which are currently not being run the state-owned medical

Page 3 of 5

4037985/2025/HEALTH-7

File No. HFW-HTH703A/19/2025-5H7 (Computer No. 280678)

colleges of Punjab. The academic block would house the departed of academic and run multiple other academic related activities.

5. **Research and academic Block:** Which will help us to conduct high impact cancer research that will assist in favorable patient outcomes and decrease disease related toxicities. We plan to run “**region specific**” cancer research for the people of Punjab and adjoining states.
6. **Center for Cancer Epidemiology:** As the food habits and environmental factors of Punjab and adjoining states are different from rest of the country, we plan to run multiple public health studies and collect epidemiological data that would help us plan the distribution of resources.
7. **Cyclotron facility:** We also plan start a in house radio pharmaceuticals for PET CT and nuclear research. As of today, such a facility is not available in the public sector in the state of Punjab.

Respected Sir, As you are aware, such a big center requires a lot of land to function properly, hence we request you to **kindly allot us 12 to 14 acres of additional land for future expansion in and around to our existing facility.** This location is ideal, as it will enable us to maintain continuity of services and minimize disruption to our operations. We are also in dire need of space to create housing facility for our approximately 1000 employees working relentlessly to this noble cause.

We believe that this Hospital services expansion will not only benefit our institution but **also contribute to the overall development of the community by creating job opportunities for local population.** Also, the ancillary services being provided by the hospital expansion **will also create sources of livelihood for the people of Punjab and neighboring states.** We are already witnessing a paradigm change in the financial condition of the people in and around our hospital due to the initiation of services of this hospital.

Sir, we are committed to providing the state of art cancer services to our patients and we seek your kind support for this noble cause. We are here to create a healing

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atmosphere for our patients and a better environment for the community as a whole and your role in fulfilling this vision is extremely vital.

Your kind gesture of supporting us would go a very long way in alleviating human sufferings from the dreaded demon of cancer for the needy patient of Punjab and entire North India.

With warm Regards!

Yours Sincerely,



Dr. (Prof.) Ashish Gulia
Director

Homi Bhabha Cancer Hospital & Research Centre, Punjab
Tata Memorial Centre – Punjab

Enclosure:

- (1) GMADA Map depicting requested additional land for expansion of the Hospital (marked in Yellow Color) and existing allotted land of HBCH&RC Punjab (marked in Blue Color)

Copy to:

1. Honorable Health Minister, Punjab
2. Secretary, Department of Health & Family Welfare
3. Secretary, Department of Housing and Urban Development

Yours Sincerely,



Dr. (Prof.) Ashish Gulia
Director

Homi Bhabha Cancer Hospital & Research Centre, Punjab
Tata Memorial Centre – Punjab

4037985/2025/HEALTH-7

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Enclosure



6

Generated from eOffice by KARAN SHARMA, Jr. Asst(KS)-policy br, JUNIOR ASSISTANT, GREATER MOHALI AREA DEVELOPMENT AUTH on 12/04/2025 02:37 pm

398-E-864831

Note # 1

Subject: Request for Allocation of Land for Future Expansion of Homi Bhabha Cancer Hospital and Research Centre, New Chandigarh, Mohali, Punjab.

ਪੰ.ਵਿ/(1-6) ਪ੍ਰਾਪਤੀ

ਵਿਅਪ Dr. (Prof.) Ashish Gulia, Director, Homi Bhabha Cancer Hospital and Research Centre, Punjab, Tata Memorial Centre, Punjab, ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ, ਮੂਲ ਰੂਪ ਵਿੱਚ ਵਾਚ ਲਿਆ ਜਾਵੇ ਜੀ।

2) ਇਸ ਪੱਤਰ ਰਾਹੀਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਟਾਟਾ ਮੈਮੋਰੀਅਲ ਸੈਂਟਰ (ਟੀ. ਐੱਮ. ਸੀ.) ਇੱਕ ਪ੍ਰਮੁੱਖ ਰਾਸ਼ਟਰੀ ਵਿਆਪਕ ਕੈਂਸਰ ਕੇਂਦਰ ਅਤੇ ਇੱਕ ਗ੍ਰਾਂਟ-ਇਨ-ਏਡ ਸੰਸਥਾਨ ਹੈ ਜੋ ਪ੍ਰਮਾਣੂ ਊਰਜਾ ਵਿਭਾਗ, ਭਾਰਤ ਸਰਕਾਰ ਦੀ ਸਰਪ੍ਰਸਤੀ ਹੇਠ ਕੰਮ ਕਰ ਰਿਹਾ ਹੈ। ਭਾਰਤ ਦੇ 7 ਰਾਜਾਂ ਵਿੱਚ 11 ਵਿਸ਼ੇਸ਼ ਕੈਂਸਰ ਦੇਖਭਾਲ ਸੰਸਥਾਵਾਂ ਵਿੱਚ ਇਸ ਦੇ ਵਿਸਤਾਰ ਦੇ ਨਾਲ, ਉਹ ਆਪਣੇ ਮਰੀਜ਼ਾਂ ਨੂੰ ਅਤਿ ਆਧੁਨਿਕ ਕੈਂਸਰ ਸੇਵਾਵਾਂ ਦੀ ਪੇਸ਼ਕਸ਼ ਕਰਦੇ ਹਨ ਜੋ ਦੁਨੀਆ ਭਰ ਦੇ ਸਰਬੋਤਮ ਕੈਂਸਰ ਕੇਂਦਰਾਂ ਵਿੱਚ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

3) ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਪੰਜਾਬ ਦੀ ਸਥਾਪਨਾ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਭਰਪੂਰ ਸਹਿਯੋਗ ਨਾਲ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਅਤਿ ਆਧੁਨਿਕ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ ਲਈ ਉਨ੍ਹਾਂ ਨੂੰ 50 ਏਕੜ ਜ਼ਮੀਨ ਮੁਫਤ ਜ਼ਮੀਨ ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਹੈ। ਪਿਛਲੇ ਸਾਲ ਇਸ ਕੇਂਦਰ ਵਿੱਚ 18,000 ਤੋਂ ਵੱਧ ਨਵੇਂ ਕੈਂਸਰ ਮਰੀਜ਼ਾਂ ਨੂੰ ਰਜਿਸਟਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਹ ਸੰਸਥਾ ਇੱਕ "ਹੱਥ ਐਂਡ ਸਪੇਕ" ਮਾਡਲ ਉੱਤੇ ਕੰਮ ਕਰਦੀ ਹੈ ਜਿਸ ਦਾ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਸੈਂਟਰ ਹੱਥ ਹੈ ਅਤੇ ਇਸ ਦੇ ਘੇਰੇ ਵਿੱਚ ਕਈ ਸਪੇਕ ਹਨ ਅਤੇ ਇਸ ਦਾ ਮੁੱਖ ਸਪੇਕ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ, ਸੰਗਰੂਰ ਹੈ। ਇੰਨੇ ਵੱਡੇ ਕੇਂਦਰ ਨੂੰ ਸਹੀ ਢੰਗ ਨਾਲ ਕੰਮ ਕਰਨ ਲਈ ਬਹੁਤ ਸਾਰੀ ਜ਼ਮੀਨ ਦੀ ਜ਼ਰੂਰਤ ਹੁੰਦੀ ਹੈ।

4) ਇਸ ਲਈ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਹਸਪਤਾਲ ਦੇ ਆਲੇ ਦੁਆਲੇ ਭਵਿੱਖ ਵਿੱਚ ਵਿਸਤਾਰ ਕਰਨ ਲਈ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜ਼ਮੀਨ ਅਲਾਟ ਕਰਨ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ।

5) ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਜ਼ਮੀਨ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਪੰਜਾਬ ਦੇ ਗਮਾਡਾ ਵਿੰਗ ਦੇ ਅਧੀਨ ਹੈ। ਇਸ ਲਈ ਜੇਕਰ ਪ੍ਰਵਾਨ ਹੋਵੇ ਤਾਂ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਵਿਅਪ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿੱਖ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਹੋਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਹਸਪਤਾਲ ਦੇ ਭਵਿੱਖੀ ਵਿਸਥਾਰ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜ਼ਮੀਨ ਅਲਾਟ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਮਿਸਲ ਪ੍ਰਵਾਨਗੀ/ਅਗਲੇਰੇ ਯੋਗ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

19/03/2025 01:20 PM
GURJINDER SINGH
SENIOR ASSISTANT

Note # 2

ਉਕਤ ਦਰਸਾਈ ਤਜਵੀਜ਼ ਦੇ ਪੈਰਾ-5 ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਮਿਸਲ ਪ੍ਰਵਾਨਗੀ/ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਪੱਧਰ

ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਸਿਹਤ ਜੀ।

19/03/2025 02:31 PM
MANJEET KAUR
SUPERINTENDENT

Note # 3

ਦਫਤਰੀ ਨੋਟ 1 ਵਾਚ ਲਿਆ ਜਾਵੇ ਜੀ।

ਕੋਸ਼ ਦਾ ਵੇਰਵਾ ਪੈਰਾ 2-5 ਵਿੱਚ ਦਰਸਾਇਆ ਗਿਆ ਹੈ। ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਜਮੀਨ / ਮਕਾਨ ਆਦਿ ਅਲਾਟ ਕਰਨ ਦਾ ਮਾਮਲਾ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਪੰਜਾਬ ਦੇ ਗਮਾਡਾ ਵਿੰਗ ਦੇ ਅਧੀਨ ਆਉਂਦਾ ਹੈ। ਇਸ ਲਈ ਦਫਤਰ ਦੀ ਤਜਵੀਜ਼ ਅਨੁਸਾਰ ਹੇਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਵਿਆਪ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਵਿਭਾਗ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਲਿੱਖ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਹੇਮੀ ਭਾਬਾ ਕੈਂਸਰ ਹਸਪਤਾਲ ਅਤੇ ਖੋਜ ਕੇਂਦਰ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ, ਮੈਡੀਸਿਟੀ ਹਸਪਤਾਲ ਦੇ ਭਵਿੱਖੀ ਵਿਸਥਾਰ ਅਤੇ ਆਪਣੇ ਲਗਭਗ 1000 ਕਰਮਚਾਰੀਆਂ ਲਈ ਰਿਹਾਇਸ਼ੀ ਸਹੂਲਤ ਬਣਾਉਣ ਲਈ 12 ਤੋਂ 14 ਏਕੜ ਵਾਧੂ ਜਮੀਨ ਅਲਾਟ ਕਰਨ ਲਈ ਵਿਚਾਰ ਲਿਆ ਜਾਵੇ ਜੀ।

ਪੱਧਰ

ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਸਿਹਤ ਜੀ।

19/03/2025 03:15 PM
RAM ISHWAR
UNDER SECRETARY

Note # 4

Note #1 may kindly be perused.

Submitted for kind approval so that it is sent to Housing Department for further necessary action.

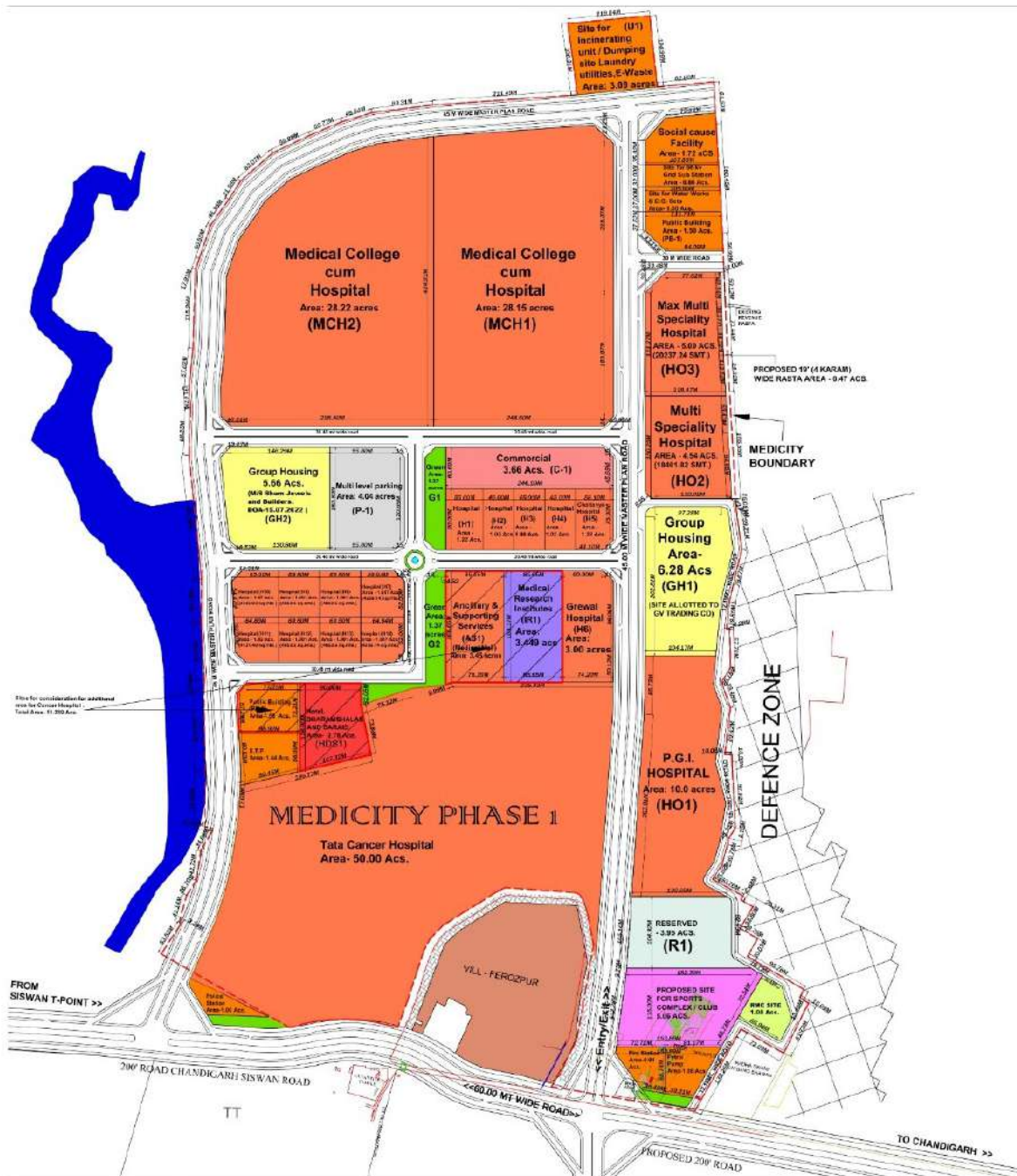
19/03/2025 03:33 PM
KUMAR RAHUL
ADMINISTRATIVE SECRETARY

Approved.

19.3.25

DR BALBIR SINGH
CABINET MINISTER-HEALTH AND FAMILY WELFARE

BSHFw



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ
PUDA Bhawan, Sector-62, S.A.S Nagar

ਵੱਲ
Manager,
Canara Bank,
Sector-17 C, Chandigarh.

ਪੱਤਰ ਨੰ.: ਗਮਾਡਾ-ਮਿ.ਅ.(ਪ)/2024/ ਮਿਤੀ:-

ਵਿਸ਼ਾ:- **Creation of Lien/Mortgage over properties against GMADA property.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਣਯੋਗ ਹੈ ਕਿ ਵਿਸ਼ੇ ਅਧੀਨ ਸਾਈਟ ਗਮਾਡਾ ਵਲੋਂ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਮੇਡੀਸਿਟੀ ਵਿੱਚ ਪੈਦੀ ਗਰੁਪ ਹਾਊਸਿੰਗ (GH-1) ਸਾਈਟ 6.28 ਏਕੜ ਅਤੇ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ (C-1) Site 3.66 Acres ਨੂੰ De-Mortgage ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਇਸ ਸਾਈਟ ਦੀ ਬਜਾਏ ਹੇਠ ਲਿਖੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਮੋਰਟਗੇਜ ਕਰਕੇ ਲੀਅਨ ਆਪ ਜੀ ਦੇ ਹੱਕ ਵਿੱਚ ਮਾਰਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

Sr No.	Site	Area	Reserve Price per sq mtr	Tentative Value of property
1	Multi-level Parking Medicity	4.04 Acre	56,886/-	93.00 Crore
2	Hotel, Dharamshala and Sarai Medicity	2.76 Acres	56,886	63.54 Crore
3	Public Building	1.50 Acres	56,886	34.53 Crore

ਮਿਲਖ ਅਫਸਰ (ਪ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਮਿਤੀ: 05/09/2024

ਪਿੱਠ ਅੰਕਣ ਨੰ.: ਗਮਾਡਾ-ਮਿ.ਅ.(ਪ)/2024/ 53712

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ:-

1. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
3. ਸੀਨੀਅਰ ਲੇਖਾ ਅਫਸਰ, ਮਿਲਖ ਦਫਤਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
4. ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਿ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਮਿਲਖ ਅਫਸਰ (ਪ),
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

579/2024
SAO(4)
5/9/24

S.A. Harwan
5/9/24

ਅਜੰਡਾ ਆਟੀਮ ਨੰ: 35.02

ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ)

ਵਿਸ਼ਾ: ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਬਾਰੇ।

ਮੈਡੀਸਿਟੀ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਹਸਪਤਾਲ, ਮਲਟੀ ਸਟੋਰੀ ਹਸਪਤਾਲ, ਮੈਡੀਕਲ ਕਾਲਜ ਨੂੰ ਜ਼ਮੀਨ/ਪਲਾਟ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਮਿਤੀ 30-09-2014 (ਅਨੁਲੱਗ-1) ਬਣਾਈ ਗਈ ਸੀ। ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਮੈਕਸ ਕੋਅਰ ਹਸਪਤਾਲ ਨੂੰ ਮਿਤੀ 21-07-2015 ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ ਪੈਦੀ 5 ਏਕੜ ਸਾਈਟ 30.60 ਕਰੋੜ ਰੁਪਏ ਕੀਮਤ ਤੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ।

ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਮਿਤੀ 27-03-2015 (ਅਨੁਲੱਗ-2) ਦੀ ਸ਼ਰਤ ਨੰ:3(i) ਅਨੁਸਾਰ ਅਲਾਟੀ (ਮੈਕਸ ਹਸਪਤਾਲ) ਇਸ ਪਲਾਟ ਦੀ ਮੁੱਢਲੀ 15% ਰਾਸ਼ੀ 4.50 ਕਰੋੜ ਰੁਪਏ ਐਲ.ਓ.ਆਈ ਜਾਰੀ ਹੋਣ ਤੋਂ 30 ਦਿਨਾਂ ਭਾਵ ਮਿਤੀ 26.04.2015 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਅਲਾਟੀ ਵਲੋਂ ਸਮੇਂ ਸਿਰ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਸੀ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਤੀ 21-07-2015 (ਅਨੁਲੱਗ-3) ਦੀ ਸ਼ਰਤ ਨੰ: 3(iv) ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਸਾਈਟ ਦਾ ਬਕਾਇਆ 85% ਰਾਸ਼ੀ 25.50 ਕਰੋੜ ਰੁਪਏ 12% ਸਲਾਨਾ ਵਿਆਜ ਸਮੇਤ ਹੇਠ ਅਨੁਸਾਰ 7 ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ:-

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount	Principal (In Rs.)	12% interest on the remaining amount	Total Amount (In Rs.)
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-

Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

ਕਿਸ਼ਤਾਂ ਦੀ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਅਲਾਟੀ ਨੂੰ ਡਿਊ ਮਿਤੀ ਤੋਂ 10 ਦਿਨਾਂ ਦਾ ਗਰੇਸ ਪੀਰੀਅਡ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਉਪਰੰਤ ਅਲਾਟੀ ਵਲੋਂ ਵਿਆਜ ਅਤੇ ਪੀਨਲ ਵਿਆਜ ਅਦਾ ਕੀਤਾ ਜਾਣਾ

ਸੀ। ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 4(i) ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਭਾਵ ਮਿਤੀ 20-08-2015 ਤੱਕ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਲਿਆ ਜਾਣਾ ਸੀ। ਅਜਿਹਾ ਨਾਂ ਹੋਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਦਿੱਤਾ ਗਿਆ ਸਮਝਿਆ ਜਾਣਾ ਸੀ।

ਅਲਾਟੀ ਵਲੋਂ ਪਲਾਟ ਦੀ 85% ਕੀਮਤ ਦੀ ਪਹਿਲੀ ਕਿਸ਼ਤ ਮਿਤੀ 20-07-2016 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਉਸ ਵਲੋਂ ਮਿਤੀ 22-07-2016 ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸੇ ਤਰ੍ਹਾਂ ਅਲਾਟੀ ਵਲੋਂ ਪਲਾਟ ਦੀ ਦੂਜੀ ਕਿਸ਼ਤ ਮਿਤੀ 20-07-2017 ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਣੀ ਸੀ, ਜੋ ਕਿ ਉਸ ਵਲੋਂ ਮਿਤੀ 20-07-2017 ਨੂੰ ਹੀ ਜਮ੍ਹਾਂ ਕਰਵਾ ਦਿੱਤੀ ਗਈ ਹੈ। ਇਸ ਤੋਂ ਬਾਅਦ ਅਲਾਟੀ ਵਲੋਂ ਅਜੇ ਤੱਕ ਕੋਈ ਕਿਸ਼ਤ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 6 ਅਨੁਸਾਰ ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਹੇਠ ਦਰਸਾਏ ਸਫ਼ਿਊਲ ਅਨੁਸਾਰ ਮੁਕੰਮਲ ਕੀਤਾ ਜਾਣਾ ਸੀ:-

Project implementation Schedule

Phase No	For approval of building plans	To commence civil works	To complete civil works & implement the project	Remarks
1	2	3	4	5
Phase - I (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.	The Allottee has not applied the building Plans till date.
Phase - II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months, if the building plans of Phase 2 are not approved along with building	54 months from the date of approval of building plans if already approved with building plans of Phase Or Within 3	60 months from the date of approval of building plan of Phase I Or 12 months from the date of approval of building plan of Phase II.	-----

	plans of Phase 1	months from the date of approval of building plans of Phase II.		
Final Phase (100%)	Within 6 months after the expiry of initial 60 months, if the building plans of final phase are not approved along with building plans of Phase I and Phase II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase I and Phase II Or Within 3 months from the date of approval of building plans of final Phase.	78 months from the date of approval of building plan of Phase I or 18 months from the date of approval of building plan of Phase II.	-----

ਅਲਾਟੀ ਵਲੋਂ ਇਸ ਸਾਈਟ ਦੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਡੀਮਡ ਪੋਜ਼ੈਸ਼ਨ ਦੀ ਮਿਤੀ ਭਾਵ ਮਿਤੀ 20-08-2015 ਤੋਂ 12 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਪ੍ਰਵਾਨ ਕਰਵਾਏ ਜਾਣੇ ਸਨ, ਜੋ ਕਿ ਉਨ੍ਹਾਂ ਵਲੋਂ ਅਜੇ ਤੱਕ ਦਫਤਰ ਪਾਸ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਨਹੀਂ ਕੀਤੇ ਗਏ।

ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3 ਅਧੀਨ ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 ਅਨੁਸਾਰ ਗਮਾਡਾ ਵਲੋਂ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਦੇਣ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ Incinerator and Effluent Treatment Plant ਨੂੰ ਲਗਾਇਆ ਜਾਣਾ ਸੀ:-

Note-2 In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are

provided. However these services are not free of cost and allottees has to pay charges for usage of these services.

ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵਲੋਂ ਅਜੇ ਤੱਕ ਮੈਡੀਸਟੀ ਸਕੀਮ ਵਿਖੇ Incinerator and Effluent Treatment Plant ਦੀ installation ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ, ਪਰੰਤੂ ਇਸ ਕੰਡੀਸ਼ਨ ਤਹਿਤ ਅਲਾਟੀ ਨੂੰ ਕੋਈ Benefits ਨਹੀਂ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਕਿਉਂਜੋ ਅਲਾਟੀ ਵਲੋਂ 42 ਮਹੀਨਿਆਂ ਤੋਂ ਪਹਿਲਾਂ ਹੀ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਬੰਦ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋਂ ਆਪਣੀ ਮਿਤੀ 20-10-2023 ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ (ਅਨੁਲੱਗ-4) ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ 2 Options ਦਿੱਤੀਆਂ ਗਈਆਂ ਸਨ:-

Option-1: MHIL requests the allocation of contiguous 5 acre rectangular plot, leaving 6-9 meters from the edge of the concrete road.

Option-2: MHIL proposes the allocation of an 8-9 acre contiguous rectangular plot, including plot no H-03, leaving 9-12 meters from the edge of the pucca road. In this case, MHIL suggests maintaining the land pricing at the same rate as for a 5 acre plot, given the perceived lack of immediate use for the extra land.

ਇਸ ਤੋਂ ਇਲਾਵਾ ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋਂ ਗਮਾਡਾ ਦੁਆਰਾ ਚਾਰਜ ਕੀਤੇ ਪੀਨਲ ਵਿਆਜ ਨੂੰ ਮੁਆਫ਼ ਕਰਨ ਲਈ ਵੀ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਸੀ, ਜਿਸ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ-ਕਮ-ਪ੍ਰਬੰਧਕੀ ਸਕੱਤਰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੇ ਪੱਧਰ ਤੇ ਮਿਸਲ ਦੇ ਨੋਟਿੰਗ ਪੰਨਾ/-80 ਰਾਹੀਂ ਮਿਤੀ 22-12-2023 ਨੂੰ ਰਿਜੈਕਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ।

ਅਲਾਟੀ ਵਲੋਂ ਸਾਈਟ ਦੀ ਕੀਮਤ ਦੀ ਤੀਜੀ ਤੋਂ ਸਤਵੀਂ ਕਿਸ਼ਤ ਦੀ ਰਾਸ਼ੀ ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਉਣ ਸਬੰਧੀ ਇਹ ਮੁੱਦਾ ਉਠਾਇਆ ਗਿਆ ਹੈ ਕਿ ਉਨ੍ਹਾਂ ਦੇ ਪਲਾਟ ਵਿੱਚੋਂ High Tension Wires ਲੰਘ ਰਹੀਆਂ ਹਨ ਅਤੇ ਪਲਾਟ ਵਿੱਚੋਂ ਇਕ ਰੈਵੀਨਿਊ ਰਸਤਾ ਵੀ ਲੰਘਦਾ ਹੈ, ਜਿਸ ਨੂੰ ਨੇੜੇ ਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾਂ ਵਲੋਂ ਵਰਤਿਆ ਜਾ ਰਿਹਾ ਹੈ।

ਦੱਸਣ ਯੋਗ ਹੈ ਕਿ ਇਸ ਸਾਈਟ ਉੱਤੇ ਲੰਘਦੀਆਂ ਹਾਈ ਟੈਂਸ਼ਨ/ਲੋਅ ਟੈਂਸ਼ਨ ਬਿਜਲੀ ਦੀ ਤਾਰਾਂ ਮਿਤੀ 17-07-2019 ਨੂੰ ਸ਼ਿਫਟ ਕਰਵਾਈਆਂ ਗਈਆਂ ਹਨ। ਜਿੱਥੋਂ ਤੱਕ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦਾ ਸਬੰਧ ਹੈ, ਇਹ ਰੈਵੀਨਿਊ ਰਸਤਾ ਭਾਵੇਂ ਅਵਾਰਡ 547 ਮਿਤੀ 31-12-2013 ਰਾਹੀਂ ਐਕੁਆਇਰ ਕੀਤਾ ਹੋਇਆ ਹੈ, ਪ੍ਰੰਤੂ ਮੈਡੀਸਟੀ ਦੇ ਨਾਲ ਲੱਗਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾਂ ਵਲੋਂ ਇਹ ਰਸਤਾ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾ ਰਿਹਾ ਹੈ। ਗਮਾਡਾ ਦੇ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮਿਤੀ 08-07-2024 ਨੂੰ

ਹੋਈ ਮੀਟਿੰਗ (ਅਨੁਲੱਗ-5) ਵਿੱਚ ਇਸ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੀ ਇਵਜ਼ ਵਿੱਚ ਪਿੰਡ ਵਾਸੀਆਂ ਲਈ alternate route ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਸ ਦਾ ਉਪਬੰਧ ਸਬੰਧਤ ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ ਅਤੇ ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਮੌਕੇ ਤੇ Motorable ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਸਾਈਟ ਤੇ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਦਿਕਤਾਂ ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਆਪਣੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ 30-09-2020 ਰਾਹੀਂ ਸਾਈਟ ਨੂੰ ਸਰੰਡਰ ਕਰਨ ਲਈ ਲਿਖਿਆ ਹੈ। ਦੂਸਰੇ ਪਾਸੇ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਕਿਸਤਾਂ ਦੀ ਅਦਾਇਗੀ ਨਾਂ ਕਰਨ ਕਰਕੇ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ Punjab Regional and Town Planning and Development Act, 1995 ਦੀ ਧਾਰਾ 45(1),(2),(3) ਅਤੇ 45(4) ਤਹਿਤ ਨੋਟਿਸ ਜਾਰੀ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ।

ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਮਿਤੀ 18-03-2025 ਨੂੰ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀਬੇਨਤੀ (ਅਨੁਲੱਗ-6) ਵਿੱਚ ਹੇਠ ਅਨੁਸਾਰ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ।

1. GMADA shall drop all proceedings u/s 45 and will offer vacant and peaceful possession of 05 acres land to Max Healthcare, after dismantle of the "pucca road" and removal of impediments etc.
2. Max shall pay the balance amount of installments due i.e. Rs. 27.6 Cr. Over a period of 12 months in 4 equal installments. No delayed interest will be chargeable on such installments in view of Note 2 to Clause 3 (iv) of the allotment letter except of one instalment which was due before 42 months.
3. Max shall pay interest on the instalment due on July 20, 2018 at scheme rate since this instalment fell due before expiry of 42 months from the date of allotment.
4. GMADA shall waive all the penal interest as well as other charges leviable for extension of time, as there is no default attributed to Max.
5. Since GMADA may not be in a position to build a ETP/STP/incinerator in immediate future and accordingly, it is expected that Max shall make its own arrangements for water/waste disposal and a revised understanding to that effect will be incorporated in lease deed.
6. Max will be allowed to construct the Hospital on the asid plot in next 3 years without any penalty from GMADA.
7. GMADA will execute the lease deed on payment of 1st installment of 12 (b) above.

ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਉਕਤ ਦਰਸਾਈਆਂ ਮੰਗਾਂ ਸਬੰਧੀ ਗਮਾਡਾ ਦਾ ਲੜੀਵਾਰ ਜਵਾਬ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

1. The proceedings u/s 45 shall automatically get stalled during the time period of Amnesty Scheme. GMADA has already constructed the alternative route and also dismantle the route which across under the site and as per report of building branch the site is feasible from all aspects for giving possession.
2. The reply of this point under Amnesty policy is given below:-

1. (a) The defaulter allottees shall be liable to deposit the lump sum amount of all defaulted installments along with scheme rate of interest upto the date of application as conveyed by concerned authority, within the time period stipulated under this Policy and no penalty shall be charged over this amount.
- (b) The defaulter allottees shall also be liable to deposit the Extension Fee as described below:
 - (i) 50% amount of Extension Fee (Non-Construction Fee) due upto the end of the month of submitting application under this Policy, in case of all residential and commercial plots and chunk sites.
 - (ii) Extension Fee @2.5% of the allotment price/auction price in the case of Institutional Sites/Hospital Sites/Industrial plots allotted in IT City, SAS Nagar or any other Scheme of the Development Authorities, where implementation period of Projects stands expired or is going to expire on 31.12.2025. The said allottees/auction purchasers shall be granted further period of 3 years for fulfillment of all conditions of the allotment letter. This period of 3 years shall be counted from the date of deposit of defaulted amount (if applicable) and of Extension fee.
3. Same as mentioned in point number 2.
4. No penalty shall be charged Under Amnesty Policy.
5. The ETP/STP will install by Engineering wing of GMADA and separate proceeding will be issued for the same.
6. There is no such policy to waive off the extension fee in this case. The relief given under Amnesty policy is mentioned below:-

Extension Fee @2.5% of the allotment price/auction price in the case of Institutional Sites/Hospital Sites/Industrial plots allotted in IT City, SAS Nagar or any other Scheme of the Development Authorities, where implementation period of Projects stands expired or is going to expire on 31.12.2025. The said allottees/auction purchasers shall be granted further period of 3 years for fulfillment of all conditions of the allotment letter. This period of 3 years shall be counted from the date of deposit of defaulted amount (if applicable) and of Extension fee.
7. There is no as such condition in allotment letter.

ਇਸ ਤੋਂ ਇਲਾਵਾ ਜੇਕਰ ਮੈਕਸ ਹਸਪਤਾਲ ਵਲੋਂ ਐਮਨੈਸਟੀ ਸਕੀਮ ਅਧੀਨ ਅਪਲਾਈ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਤਾਂ ਲੇਖਾ ਸਾਖਾ ਦੀ ਕੈਲਕੂਲੇਸ਼ਨ ਮੁਤਾਬਿਕ ਹੇਠ ਅਨੁਸਾਰ ਲਾਭ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ:-

Particulars	Dues under allotment	Dues under Amnesty (upto 04-04-2025)	Benefit under Amnesty
Project Extension fees	5,25,00,000.00	75,00,000.00	4,50,00,000.00
Gst @ 18%	94,50,000.00	13,50,000.00	81,00,000.00
Instalment due as per above	27,60,00,000.00	27,60,00,000.00	-
Scheme Intt +Penalty	21,17,13,436.00	14,94,44,779.00	6,22,68,657.00
Total dues	54,96,63,436.00	43,42,94,779.00	11,53,68,657.00

ਉਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਯੋਗ ਹੋਵੇਗਾ ਕਿ:-

1. ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਸੂਚਿਤ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਕਿ ਜੇਕਰ ਉਹ ਐਮਨੈਸਟੀ ਸਕੀਮ ਦਾ ਲਾਭ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹਨ ਤਾਂ ਐਮਨੈਸਟੀ ਸਕੀਮ ਅਧੀਨ ਸਮੇਂ ਸਿਰ ਅਪਲਾਈ ਕੀਤਾ ਜਾਵੇ।

ਜਾਂ

2. Max Health Care Ltd. ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਤੇ ਹੇਠ ਲਿਖੇ ਰਲੀਫ ਦੇਣ ਬਾਰੇ ਵਿਚਾਰ ਕਰ ਲਿਆ ਜਾਵੇ:-

(ੳ) ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3(iv) ਦੇ ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 ਅਨੁਸਾਰ ਗਮਾਡਾ ਵਲੋਂ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਅੰਦਰ Incinerator and Effluent Treatment Plant ਸਥਾਪਿਤ ਕੀਤਾ ਜਾਣਾ ਸੀ, ਇਸ ਲਈ 42 ਮਹੀਨਿਆਂ ਦੇ ਸਮੇਂ ਅੰਦਰ ਮੈਕਸ ਹਸਪਤਾਲ ਵੀ ਕਿਸ਼ਤਾਂ ਦੀ ਰਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਲਈ ਪਾਬੰਦ ਸੀ। ਪਰੰਤੂ ਇਸ ਸਮੇਂ ਦੌਰਾਨ ਪੈਂਦੀ ਤੀਜੀ ਕਿਸ਼ਤ ਦੀ ਰਕਮ (5.34 ਕਰੋੜ ਰੁਪਏ) ਤਿੰਨ ਸਾਲਾਂ ਤੋਂ ਵੱਧ ਦਾ ਸਮਾਂ ਬੀਤਣ ਉਪਰੰਤ ਵੀ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਜਮ੍ਹਾਂ ਨਹੀਂ ਕਰਵਾਈ ਗਈ ਹੈ। ਇਹ ਤਿੰਨ ਸਾਲਾਂ ਤੋਂ ਵੱਧ ਦੇ ਸਮੇਂ ਦੀ ਦੇਰੀ ਕੰਡੋਨ ਕਰਨ ਸਬੰਧੀ ਭਾਵੇਂ ਮੈਡੀਸਿਟੀ ਪਾਲਿਸੀ ਅਤੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਵਿੱਚ ਕੋਈ ਉਪਬੰਧ ਨਹੀਂ ਹੈ, ਪਰੰਤੂ ਪੁੱਡਾ ਦੀ ਪਾਲਿਸੀ ਮਿਤੀ 23-09-2003 (ਅਨੁਲੱਗ-7) ਤਹਿਤ ਇਸ ਕੇਸ ਨੂੰ ਵਿਚਾਰਦੇ ਹੋਏ ਸਧਾਰਨ ਵਿਆਜ (12% ਸਾਲਾਨਾ) ਅਤੇ 5% ਪੈਨਲਟੀ ਵਸੂਲਦੇ ਹੋਏ ਇਹ ਦੇਰੀ ਕੰਡੋਨ ਕਰ ਦੇਣੀ ਯੋਗ ਹੈ।

- (ਅ) ਪਲਾਟ ਦੀ ਕੀਮਤ ਦੀ ਚੌਥੀ ਤੋਂ ਸੱਤਵੀਂ ਕਿਸਤ ਦੀ ਰਕਮ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 42 ਮਹੀਨਿਆਂ ਬਾਅਦ ਅਦਾ ਯੋਗ ਸੀ, ਜਿਸ ਤੋਂ ਪਹਿਲਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਮੈਡੀਸਿਟੀ ਵਿਖੇ Incinerator and Effluent Treatment Plant ਸਥਾਪਿਤ ਕੀਤਾ ਜਾਣਾ ਸੀ, ਜੋ ਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸਮੇਂ ਵਿੱਚ ਸਥਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ 42 ਮਹੀਨਿਆਂ ਤੋਂ ਬਾਅਦ ਦੀਆਂ ਕਿਸਤਾਂ (4th to 7th) ਪੈਰਾ ਨੰਬਰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ:3 ਹੇਠ ਦਰਸਾਏ ਗਏ ਨੋਟ-2 (ਜਿਸ ਬਾਰੇ ਪੈਰਾ ਨੰ:1.6 ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਹੈ) ਅਨੁਸਾਰ Defer ਹੋ ਗਈਆਂ ਹਨ। ਇਸ ਲਈ ਇਹਨਾਂ ਕਿਸਤਾਂ ਤੇ ਵਿਆਜ ਅਤੇ ਪਨੈਲਟੀ ਚਾਰਜ ਨਹੀਂ ਹੋਣੀ। ਪਰੰਤੂ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਮੀਟਿੰਗ ਦੌਰਾਨ ਇਹਨਾਂ 4 ਕਿਸਤਾਂ (4th to 7th) ਦੀ ਰਕਮ ਯਕਮੁਸਤ ਜਮਾਂ ਕਰਵਾਉਣ ਦੀ ਜੁਬਾਨੀ ਸਹਿਮਤੀ ਦਿੱਤੀ ਹੈ, ਇਸ ਲਈ ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਇਹ ਰਕਮ ਯਕਮੁਸਤ ਜਮਾਂ ਕਰਵਾਉਣ ਵਾਸਤੇ ਪਾਬੰਦ ਕਰ ਦੇਣਾ ਬਣਦਾ ਹੈ।
- (ੲ) ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਦਰਸਾਏ alternative route ਦੀ ਮੌਕੇ ਤੇ ਉਸਾਰੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਇਸ ਲਈ ਅਲਾਟੀ ਨੂੰ 30 ਦਿਨਾਂ ਅੰਦਰ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਲੈਣ ਲਈ offer ਕਰ ਦਿੱਤੀ ਜਾਵੇ। 31ਵੇਂ ਦਿਨ ਨੂੰ ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਦੇਣ ਦੀ ਮਿਤੀ ਮੰਨਦੇ ਹੋਏ ਅਲਾਟੀ ਨੂੰ 60 ਦਿਨਾਂ ਅੰਦਰ ਇਸ ਸਾਈਟ ਦਾ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਅਤੇ ਕਬਜ਼ਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 3 ਸਾਲਾਂ ਦੇ ਅੰਦਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਮੁਕੰਮਲ ਕਰਕੇ ਹਸਪਤਾਲ ਨੂੰ Functional ਕਰਨ ਵਾਸਤੇ ਪਾਬੰਦ ਕਰਨਾਂ ਯੋਗ ਹੋਵੇਗਾ। ਜੇਕਰ ਅਲਾਟੀ ਇਸ ਤਰ੍ਹਾਂ ਨਹੀਂ ਕਰਦਾ ਤਾਂ ਉਸ ਨੂੰ ਬਿਨਾਂ ਕੋਈ ਹੋਰ ਮੌਕਾ ਦਿੱਤੇ ਸਾਈਟ ਜ਼ਬਤ ਕਰਨ ਸਬੰਧੀ ਕਾਨੂੰਨ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।
- (ਸ) ਪੁੱਛਾ ਵੱਲੋਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਮਿਤੀ 15.01.1998 (ਅਨੁਲੱਗ-8) ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਦੇ ਫੈਸਲੇ ਮਿਤੀ 22.11.2016 (ਅਨੁਲੱਗ -9) ਦੀ ਰੌਸ਼ਨੀ ਵਿੱਚ ਇਸ ਸਾਈਟ ਸਬੰਧੀ ਉਸਾਰੀ ਦਾ 3 ਸਾਲਾਂ ਦਾ ਮੈਰੋਟੇਰੀਅਮ ਪੀਰੀਅਡ ਕਬਜ਼ਾ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ ਗਿਣਿਆ ਜਾਣਾ ਹੈ ਅਤੇ ਉਦੋਂ ਤੱਕ ਇਸ ਸਾਈਟ ਉਪਰ ਨਾਨ ਉਸਾਰੀ ਫੀਸ ਚਾਰਜ ਨਹੀਂ ਹੋਵੇਗੀ।

ਜੇਕਰ ਅਥਾਰਟੀ ਵੱਲੋਂ ਲੜੀ ਨੰ 2 ਦੀ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਮੰਨਜ਼ੂਰ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਤਾਂ ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਲੇਖਾ ਸਾਖਾ ਦੀ ਕੈਲਕੂਲੇਸ਼ਨ ਮੁਤਾਬਿਕ ਹੇਠ ਅਨੁਸਾਰ ਲਾਭ ਹੋਵੇਗਾ:-

Particulars	Dues under allotment	Dues Under Proposal No.2 (upto 04-04-2025)	Benefit Under Proposal No.2
Project Extension fees	5,25,00,000.00	-	5,25,00,000.00
Gst @ 18%	94,50,000.00	-	94,50,000.00
Instalment due as per above	27,60,00,000.00	27,60,00,000.00	-
Scheme Intt +Penalty	20,95,28,120.00	6,09,09,649.00	14,86,18,471.00
Total dues	54,74,78,120.00	33,69,09,649.00	21,05,68,471.00

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 15-04-2025 ਨੂੰ ਹੋਈ 30ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੰਡਾ ਆਈਟਮ ਨੰ 30.20 ਵਿੱਚ ਕਮੇਟੀ ਵਲੋਂ ਲੜੀ ਨੰ 2 ਦੀ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਹੈ:-

ਮੈਕਸ ਹਸਪਤਾਲ ਨੂੰ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਨੰ: 29182 ਮਿਤੀ 21.7.2015 ਰਾਹੀਂ ਮੈਡੀਸਿਟੀ, ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ 5 ਏਕੜ ਦੀ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਲਾਟਮੈਂਟ ਦੀਆਂ ਸ਼ਰਤਾਂ ਵਾਚੀਆਂ ਗਈਆਂ। ਇਸ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਦੀ ਸ਼ਰਤ ਨੰ: 3 ਵਿੱਚ ਦਰਸਾਏ Note-2 ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ :-

Note-2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees has to pay charges for usage of these services.

ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਕਿ ਮੈਕੋ ਤੇ ਗਮਾਡਾ ਵੱਲੋਂ Effluent Treatment Plant ਅਜੇ ਤੱਕ ਸਥਾਪਿਤ ਨਹੀਂ ਕੀਤਾ ਗਿਆ।

ਇਸ ਸਾਈਟ ਉੱਤੇ ਲੰਘਦੀਆਂ ਹਾਈ ਟੈਂਸਨ/ਲੋਅ ਟੈਂਸਨ ਬਿਜਲੀ ਦੀਆਂ ਤਾਰਾਂ ਮਿਤੀ 17.7.2019 ਨੂੰ ਸਿਫਟ ਕਰਵਾਈਆਂ ਗਈਆਂ ਹਨ। ਜਿਥੇ ਤੱਕ ਇਸ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੇਵੀਨਿਊ ਰਸਤੇ ਦਾ ਸਬੰਧ ਹੈ, ਇਹ ਰੇਵੀਨਿਊ ਰਸਤਾ ਭਾਵੇਂ ਅਵਾਰਡ ਨੰਬਰ 547 ਮਿਤੀ 31.12.2013 ਰਾਹੀਂ ਐਕੁਆਇਰ ਕੀਤਾ ਹੋਇਆ ਹੈ ਪਰੰਤੂ ਮੈਡੀਸਿਟੀ ਦੇ ਨਾਲ ਲਗਦੇ ਪਿੰਡਾਂ ਦੇ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾ ਰਿਹਾ ਹੈ। ਗਮਾਡਾ ਦੇ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮਿਤੀ

08.7.2024 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਰੈਵੀਨਿਊ ਰਸਤੇ ਦੇ ਇਵਜ਼ ਵਿੱਚ ਪਿੰਡ ਵਾਸੀਆਂ ਲਈ ਅਲਟਰਨੇਟਿਵ ਰੂਟ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਸ ਦਾ ਉਪਬੰਧ ਸਬੰਧਤ ਲੇ- ਆਊਟ ਪਲਾਨ ਵਿੱਚ ਕਰ ਦਿੱਤਾ ਗਿਆ ਅਤੇ ਗਮਾਡਾ ਦੀ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਇਹ ਰਸਤਾ ਮੈਕੋ ਤੇ motorable ਕਰ ਦਿੱਤਾ ਗਿਆ।

ਕਮੇਟੀ ਵੱਲੋਂ ਉਕਤ ਤੱਥਾਂ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਪ੍ਰਤੀ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਅਜੰਡੇ ਦੇ ਲੜੀ ਨੰ: 2 ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਉਕਤ ਹੋਏ ਫੈਸਲੇ ਦੇ ਮੱਦੇਨਜ਼ਰ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਨ ਅਤੇ ਰੈਟੀਫਿਕੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਹੈ।

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Copy of the policy issued vide notification No. 6/12/2014-6HG1/933 dated 30-09-2014 alongwith Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015, notification No. 6/12/2014-6HG1/1053 dated 04-06-2015 and notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.

Policy

Allotment of Land / Plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City, New Chandigarh Distt: SAS Nagar (Mohali)

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GOVERNMENT OF PUNJAB

**Allotment of Land / Plots for Hospitals, Multi- Specialty Hospitals,
Medical University / Medical College cum Hospital and Medical
Research Center in Medi City , SAS Nagar – 2014**

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List of Abbreviations used

CLU	Change of Land Use
FDI	Foreign Direct Investment
GMADA	Greater Mohali Area Development Authority
PPP	Public Private Partnership
SEZ	Special Economic Zone
LOI	Letter of Intent
PGIMER	Post Graduate Institute of Medical Education and Research
ISBT	Inter State Bus Terminal

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Chapter 1 INTRODUCTION

Health is increasingly being recognized as a critical human capital component, which contributes significantly towards the development of a nation. Only a healthy and educated population can contribute to productivity, economic growth and human development. The present concern in both developed and developing countries is not only to reach the whole population with adequate health care service but also to secure an acceptable level of health for all through the application of primary healthcare programmes. India is the second most populous country in the world. Health care structure in the country is overburdened by increasing population India ranks low (115th) amongst world nations adjudged by Human Development Index (HDI). Economic deprivation in a large segment of population result in poor access to health care. Health insurance is also expensive.

There has been an improvement in health facilities in India and as a consequence there has been appreciable improvement in various health indicators. India has invested substantially in developing the health infrastructure. The public expenditure on health has not been an issue of high priority because of which a disproportionately large share of the burden of health care has to be borne by the households. India faces high burden of disease because of lack of environmental sanitation, safe drinking water, under nutrition, poor living conditions and limited access to preventive and curative health services. Growth of national income is not enough. India has 48 doctors per 1,00,000 persons.

Punjab state has also recorded an impressive performance on various health indicators. On observing the health infrastructure in Punjab it has been found that a number of medical institutions in Punjab have grown over a period of time. Government of Punjab is committed to provide preventive, promotive and curative health services to the people of the State. The agricultural capital of India is all set to promote Punjab as a medical tourism destination as this sector has a great potential to boom economy of the state. Punjab is witnessing a paradigm shift in terms of

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demand of better quality of health care and a slow transition from small nursing homes to mega corporate setups.

The State Government intends to seek involvement of private sector in providing desired healthcare facilities. In the recent past, the State Govt. has successfully operationalized Super Specialty Cancer and Trauma Hospitals at Mohali and Super Specialty Cancer and Cardiac Hospital at Bathinda with Max Healthcare under Public-Private Partnership (PPP) mode. Further, the State Govt. is setting up high-end Diagnostic Centers in all districts hospitals in the PPP mode.

The State witnessed massive response of the private sector during the Progressive Punjab meet organized in February, 2014 as Punjab has identified Healthcare and Biosciences as one of the key investment fields. During the summit, the State Government signed number of MOUs with the reputed private healthcare Medical providers for setting up of Super Specialty & Multi Specialty Hospitals and Research Center. Apollo hospitals and Fortis health care limited have been the frontrunners in chalking out aggressive growth plan in Punjab. Apollo is operating 350 bed hospital in Ludhiana and Fortis runs 225 bed and 150 bed facilities in Mohali and Amritsar respectively(also one now in Ludhiana). Others present in the state include Malaysia based Columbia Asia. SPS Apollo has laid a blueprint of having 1000 beds across Punjab within next 5 years spending Rs, 400 Crore approx. Ivy hospital at Mohali which has 180 beds and 24 specialities has ambitious plans to add 1000 beds offering primary and secondary care in tier-2 and tier-3 cities. Indus hospital Mohali has also planned to build a medical college and allied para-medical and nursing schools and hospitals in this part of the country.

The total private health care spending in Punjab is about 82 percent. This proves the fact that market is largely un-explored for a population of around 30 million, makes it good opportunity for investment. Further the availability of land acquired for the purpose, skilled manpower, connectivity by rail, road and air excellent upcoming urban infrastructure, improved power situation, world class communication

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facilities, vicinity of Post Graduate Institute of Medical Science & Research (PGIMER) and upcoming Homi Bhabha Cancer Hospital and Research Centre offer conducive environment at New Chandigarh (Mullanpur) for the development and growth of health care facilities. The policy document seeks to expand the existing health care industry in Mohali which already has 25 hospitals of 100 beds each.

Also, in view of the significance of skilled manpower for promoting health care industry in the state, Government has proposed to set up new Medical and nursing colleges. Besides existing medical colleges would be up graded by adding more seats and modernisation of infrastructure available in these colleges. The Policy offers a site for setting up a medical college at Mullanpur which is expected to produce quality medicos. This would improve the above said ratio of doctors per lac of persons in the country.

Health care being basic requirement of mankind need no further reiteration. The State Government duly recognizes its prime responsibility to provide affordable healthcare services to poor people and accordingly has already launched health insurance schemes i.e. Rashtriya Swasthya Bima Yojna for the BPL families and Bhagat Puran Singh Sehat Bima Yojna for 30 lacs Blue Card Holder families. The State is also implementing Bhai Ghanaiya Health Insurance Scheme covering about 1.50 lacs families in the cooperative sector. Another cashless health insurance scheme is about to be launched, which will cover the Punjab Govt. employees and pensioners. The State further intends to launch a scheme to provide cashless health insurance to entire population of the State. With the implementation of these schemes, the State will not only ensure the affordable services by reducing out of pocket expenditure but will also provide a viable platform for the private healthcare providers to invest in Punjab.

The policy offers land allotment and other concessions to facilitate the presence of key players of the health care industry. Their presence will not only generate revenue and employment, may also prove to be a booster for the slow moving real estate market.

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Chapter 2

OBJECTIVES, STRATEGY & COURSE OF ACTION

2.1 Objectives :

The following key objectives are sought to be achieved through this policy :

- ❖ Promote private sector investment in the State in Medical sector;
- ❖ Promote Medical Tourism in the state of Punjab.
- ❖ Establishment of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center in Medi City , SAS Nagar to provide better Medical facilities to the residents of Punjab and adjoining states.

2.2 Strategy :

The State Government proposes to achieve the objectives set out in the policy by :

- a) Incentives for attracting investment and getting Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center to set up base in the State.
- b) Adopting a clear and transparent policy for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center
- c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of Medical Sector in the State. To attract investors for Medical Facilities, Medical Education and Research following will be the course of action:

- (i) GMADA shall offer about 258 acres of land in Medi City Phase 1 and 2 which is strategically located for development for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center at New Chandigarh.
- (ii) Most of the land area is proposed to be utilized for Hospitals to provide better Medical Facilities to the residents of Punjab and adjoining states.

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- (iii) 50 acres of the total land has been allotted to Homi Bhabha Cancer Hospital and Research Centre (under the department of Atomic Energy, Govt. of India) through Department of Health and Family Welfare, Punjab.
- (iv) Incentives for Health Sector allowed by the Punjab Government vide its notification number CC/FIIP/2013/5343 dated 5-12-2013 or any subsequent notification shall also be applicable for allotment of plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center under this policy.

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Chapter 3

Types of Plots

3.1 Location:

Medi City is located in New Chandigarh on 200' wide road next to PGIMER, Chandigarh. Medi City is being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2016. Distance from the Medi City to the:

PGIMER, Chandigarh is	07.15 km
ISBT Sector 17, Chandigarh is	11.00 km
ISBT, Sector 43, Chandigarh is	14.25 km
ISBT, Mohali is	16.80 km
Mohali International Airport is	22.50 km
Railway Station, Mohali is	22.00 km
Railway Station, Chandigarh is	15.50 km
Sector 62(City Centre), Mohali is	16.70 km

3.2 Number and Sizes of Plots available:

Out of total area of 258 acres, net area of about 104.21 acres including the 50 acre land already allotted to Homi Bhabha Cancer Hospital and Research Centre, will be used for allotment of plots for Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center. The balance area will be used for Group Housing, Hotels, Commercial, Conventional Centre, parks, green belts, road network, parking and utilities etc. The Sites available for allotment for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center along with the area are as below:

Sr. No.	Nature of site	No. of sites	Total Area (in acres)
1.	Multi Specialty Hospitals	2	20.00
2.	Medical University/ Medical College Cum Hospital	1	28.21
3.	Medical Research Center	1	6.00

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4.	Smaller Hospital Sites (1 acre each).These plots can be clubbed for allotment of bigger size of plots.	5-10 (Subject to availability)	10
	Total	4	64.21

Note 1 Area and Number are indicative and can be clubbed, divided or changed as per requirement and feasibility of the area. The layout will be prepared and finalized by GMADA.

Note 2 The Medical University/Medical College may be affiliated with Baba Farid Medical University of Health Sciences or it can also function as independent university/body registered with the competent Authority.

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Chapter 4

Eligibility Criteria for Allotment of plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

- (i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

- (ii) A firm, Society, Trust, or limited Company which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MULTI SPECIALTY HOSPITALS.

(Para Medical courses are also allowed along with primary use of Land.)

- (i) Punjab Government, Central Government and Autonomous bodies of Punjab Government, Central Government related to this field.

OR

- (ii) A firm, Society, Trust, subsidiary or limited Company registered in India, Foreign institutions/hospitals, joint venture by the Indian applicant with foreign institutions/hospitals, which has owned and managed at least 300 hospital beds in the last 3 years including a Super-specialty or Multi -specialty Hospital of minimum 100 beds shall be eligible for allotment of site for Hospital/Multi Specialty Hospital. Total annual revenue from hospital business should be more than 100 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

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Additional conditions :-

(a) For Foreign Institutions

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: *In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the issue of letter of intent.*

(b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as well as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or subsidiary company(s) of applicant and parent company will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

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The applicant company shall have to submit the following additional documents alongwith application:

- (i) *The shareholding pattern of the holding company,*
- (ii) *The list of the Board of Directors of the holding company,*
- (iii) *The shareholding pattern of the subsidiary company,*
- (iv) *The composition of the Board of Directors of the subsidiary company,*
- (v) *The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.*

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company means holding of more than 50% equity.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

**4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL.
(Para Medical and Pharmacy courses are also allowed along with primary use of Land.)**

The site will be allotted to any of these Categories/Group of Companies:-

- (i) A State Government/Union territory.
- (ii) University
- (iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.
- (iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.
- (v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).
- (vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of their Indian Group Companies.

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Note1: Group Company means two or more enterprises which, directly or indirectly, are in a position to:

- i) exercise twenty six per cent, or more of voting rights in other enterprises; or
- ii) Appoint more than fifty per cent, of members of board of directors in the other enterprise.

Note2: An Indian Company is defined as one which is registered under "The Indian Companies Act 1956"

Above all categories should fulfill the following criteria :

- (a) Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.
- (b) The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITES FOR MEDICAL UNIVERSITY / MEDICAL COLLEGE CUM HOSPITAL. (Para Medical and Pharmacy courses are also allowed along with primary use of Land.)

The site will be allotted to any of these Categories/Group of Companies:-

- (i) A State Government/Union territory.
- (ii) University
- (iii) An autonomous body promoted by Central and State Government by or under a statute for the purpose of Medical Education.
- (iv) A society registered under the Societies Registration Act, 1860(2 of 1860) or corresponding Acts in States.
- (v) A public, religious or charitable trust registered under the Trust Act, 1882(2 of 1882) or the WAKFS Act, 1954(29 of 1954).
- (vi) Companies registered under Company Act. For eligibility, Applicant Company can club the facilities of subsidiary Company(s) of applicant and parent company.

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(vii) *Foreign Institution, Joint venture and subsidiary companies.*

(a) For Foreign Institutions

A Foreign institution/hospital can apply provided that the Foreign institution/hospital will setup a 100% subsidiary in India within 45 days from the issue of letter of intent. The facilities, technical and financial credentials of foreign institution/hospital shall be considered to determine the eligibility and other parameters. The entire equity of the foreign promoter(s) shall be subject to a minimum lock in period of 10 years.

Note: *In this case Allotment letter shall be issued only in the name of 100% subsidiary company. However a letter of intent will be issued in the applicant's name i.e. foreign institution/hospital subject to the condition that 100% on subsidiary company will be setup within 45 days from the date of issue of letter of intent.*

(b) For Joint Venture

An Indian applicant can apply by entering into a joint venture with foreign partner provided that the application will be submitted by the SPV by creating an Indian Limited liability company for the purpose of institution/hospital business. For this project, applicant company shall have to use the brand name of foreign joint venture partner. The facilities, technical & Financial credentials of both Indian joint venture partner as well as foreign Joint Venture partner shall be considered to determine the eligibility and other parameters. Minimum equity participation of the foreign partner shall be 26% in the SPV. Equity brought in by foreign partner shall be subject to a lock in period of 10 years.

(c) For subsidiary Companies

An Indian company can also apply through its subsidiary company. The facilities, technical & financial credentials of its parent company or its subsidiary company(s) will be considered to determine the eligibility criteria and other parameters. However the parent company will not be permitted to sell the equity of applicant company for a minimum period of 10 years.

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The applicant company shall have to submit the following additional documents alongwith application:

- (i) *The shareholding pattern of the holding company,*
- (ii) *The list of the Board of Directors of the holding company,*
- (iii) *The shareholding pattern of the subsidiary company,*
- (iv) *The composition of the Board of Directors of the subsidiary company,*
- (v) *The undertaking from the holding company for non disposal of the promoters holding in the subsidiary company (being applicant) for a minimum period of ten years.*

Note :

- *An Indian Company is defined as one which is registered under "The Indian Companies Act 1956 or Companies Act 2013"*
- *Definition of Subsidiary Company shall mean holding of more than 50% equity.*

Above all categories should fulfill the following criteria :

- (a) *Medical Education should be one of the objectives of the applicant in case the applicant is an autonomous body, registered society, charitable trust & companies registered under Company Act.*
- (b) *The applicant must have, for the last 3 years, owned and managed at least 1000 hospital beds, including a hospital of not less than 300 beds. Total annual revenue from hospital business should be more than 150 crores for the last two financial years ending 31st March. In case of allotment to the Central/State Governments or its autonomous bodies the condition of annual revenue will not be applicable.*

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL HOSPITAL SITES (1 ACRE).

The applicant should fall under one of these categories:

1. An individual shall be a qualified Doctor possessing a MBBS as well as Post Graduate degree and having at least three years experience in the medical profession. He/She will have to give solvency Certificate for Rs. 5 Crore from any bank at the time of allotment of Site. He/She should have a hospital with minimum 40 beds and running for the last two years to be eligible for allotment of site. However in case of super specialty hospitals the condition of bed will not be applicable.

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- 2 A firm shall have as its major partner(s), holding at least 50% share of the firm, qualified doctor(s) holding a MBBS degree and having at least three years experience in the medical profession or have engaged qualified doctors with specialization in relevant field and having experience of minimum three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.
- 3 A society or Trust shall be non profit, charitable organization whose income is exempted from tax under the Income Tax Act. It shall either have as its major contribution with over 50% contribution qualified doctor(s) possessing a MBBS degree and having at least three years experience in the medical profession or it shall have on its rolls (with an employment contract of at least three years duration) at least one qualified doctor with a MBBS degree and possessing at least three years experience in the medical profession. Such society or trust shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.
- 4 A limited company shall either have at least one full time working Director as a qualified doctor with an MBBS degree and having at least three years experience in the medical profession, or it shall have on its rolls, with an employment contract of at least three years duration, at least one qualified doctor with a MBBS degree and having at least three years experience in the medical profession. Such company shall have experience of running a hospital for at least three years. Total annual revenue from hospital business should be more than 5 crores for the last two financial years ending 31st March.

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SITE FOR MEDICAL RESEARCH CENTER

- (i) A State Government/Union territory.
- (ii) An autonomous body promoted by Central and State Government.
- (iii) A Private research and innovation centre of standing and eminence, set up as a non-profit trust/society.

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Chapter 5

Price of Plots for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

5.1 Introduction:

Medi City is being developed for development of Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center. The developed plots are being offered on reasonable rates after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

The price of the plots shall be fixed as below (Rs in Crore Per Acre):

Sr. No.	Category	Land Rate
1.	Hospitals / Multi- Specialty Hospitals	6.00
2.	Medical University/ Medical College cum Hospital	5.50
3.	Medical Research Center	5.00

Note:

- These rates are inclusive of CLU and EDC charges.
- An additional 1% of the value of plots will be charged as CADA cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction treatment Infrastructure fund separately.
- An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 FAR

- FAR for Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is 1:1.5. However FAR can be purchased upto 1:2.25 after making the payment in proportion to the 35% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR.

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5.4 Allotment of Sites/Plots:-

Initially plots will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. The applicants should complete the building construction as given in chapter 8 under head Construction period, Extension time, Transfer of Ownership and Other General conditions. Then only after the expiry of lease period and receipt of full cost of the plot as lease money as well as the fulfillment of norms, the plots can be converted into free hold after making the processing fee fixed by GMADA at the time of conversion of plot. The procedure for allotment of sites shall be as following:

(The First Line of this para is modified as under)

Initially plots for Hospitals, Multi- Specialty Hospitals and Medical Research Center will be allotted on lease cum free hold sale basis for a period of 7 years as given in chapter 7 under head Mode of Payment. However in the case of Medical University / Medical College cum Hospital the lease period shall be 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

1. On receipt of application, it will be scrutinized by the committee constituted for this purpose. On the recommendations of this committee LOI for allotment of sites shall be issued.
2. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.
3. On receipt of lease money for the first year as given in para 2 above allotment letter for allotment of site on lease cum free hold sale basis shall be issued and lease agreement shall be executed between the GMADA and lessee within 15 days of issuance of allotment letter.
4. After the execution of agreement, lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

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Chapter 6

Procedure for Allotment of Plots

- 6.1** The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	Processing fee
Hospitals / Multi- Specialty Hospitals	Rs. 1,00,000 /-
Medical University/ Medical College cum Hospital	Rs. 1,00,000 /-
Medical Research Center	Rs. 50,000 /-

The Processing fee shall be payable in the form of a bank demand draft in the name of Estate Officer, GMADA, payable at Mohali.

6.2 Procedure for inviting applications

The plots will be allotted after inviting applications through advertisement in the leading newspapers of the region. Applicants may apply for allotment of plots after checking on the web-site of GMADA, Mohali i.e., <http://www.gmada.gov.in>.

6.3 Procedure for Allotment

- (i) The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending lessee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, project report and other relevant documents alongwith processing Fee. Thereafter, the Estate Officer will scrutinize such applications, for placing them before the Scrutiny Committee, which shall comprise of the following members:

i.	Chief Secretary, Govt. of Punjab.	Chairman
ii.	Principal Secretary to CM, Govt. of Punjab	Member
iii.	Principal Secretary (Finance) Govt. of Punjab.	Member
iv.	Principal Secretary, Health and Family Welfare, Govt. of Punjab.	Member
v.	Chief Executive Officer, Punjab Bureau of Investment Promotion	Member
vi.	Secretary, Housing and Urban Development	Member
vii.	Secretary, Science and Technology	Member
viii.	Secretary, Medical Education and Research (For allotment of plots for Medical University/ Medical College cum Hospital)	Member

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ix.	Director, Post Graduate Institute of Medical Education and Research(PGIMER)	Member
x.	Chief Administrator, GMADA	Member Secretary

Note:Chairman of the Committee can associate any Officer/Person in the meeting who is expert in the Medical/Medical Education field.

- (ii) The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-
 - a) Viability of the project.
 - b) Qualification and experience
 - c) Performance of the ongoing Hospitals of the applicant.
 - d) Financial position of the applicant.
 - e) Foreign Direct Investment
- (iii) The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.
- (iv) If the Committee selects more applicants eligible for allotment than the available plots, then sealed bids will be invited from the eligible applicants and the reserve price/lease of the plot will remain same as is fixed for allotment of respective plot.
- (v) Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

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Chapter 7

Mode of Payment

These sites shall be allotted on lease cum free hold sale basis, for which payment shall be made as under:

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.
2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years.

For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of Medical University / Medical College cum Hospital the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-05-2015.)

- 2(i). *In case of sites for Medical University/Medical College cum Hospital moratorium Period of three years for payment of principal amount shall be allowed before payment of first installments i.e. Principal Plus Interest. However interest on the principal amount shall be payable half*

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yearly during the moratorium period. The lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from **the fourth year of date of issuance of allotment letter for the next 9 years.**

- 2(ii) Sites measuring below 10 acres, lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years. However in the case of sites measuring 10 or above 10 acres, **but other than 2(i) above**, the lease money equivalent to the 8% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 9 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter.

For Hospitals, Multi- Specialty Hospitals and Medical Research Center lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of Medical University / Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.

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(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

3. *Sites measuring below 10 acres, lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter. However in the case of sites measuring 10 or above 10 acres, lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 10th year from the date of issuance of allotment letter.*

In case of sites for Medical University/Medical College cum Hospital lease money equivalent to the balance 13% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 13th year from the date of issuance of allotment letter.

(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

4. If the lessee makes the lump sum payment of entire 85% of the lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.
5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 3% for the first year, @4% for the Second Year and @ 5% for the third year alongwith 12% normal rate of interest. However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.
6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply alongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

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7. In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years.

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7 years for Hospitals, Multi- Specialty Hospitals and Medical Research Center and in the case of Medical University / Medical College cum Hospital lease money equivalent to 1% of the cost of the plot shall be payable beyond 10 years.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% of the cost of the plot shall be payable beyond 7/10 years as the case may be.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

In case the lessee does not get the site converted into free hold basis, lease money equivalent to 1% cost of the plot shall be payable beyond 7/10/13 years as the case may be.

(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

8. **Payment Schedule for balance 85% amount**

Due date for payment of balance amount alongwith interest	Due Amount
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount

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Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

Note:

Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount for Hospitals, Multi-Specialty Hospitals and Medical Research Center sites	Due Amount for Medical University / Medical College cum Hospital
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount

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Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

Note 1: Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount for sites below 10 acres	Due Amount for sites measuring 10 or above 10 acres.
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount

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Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount

Note 1: Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next instalment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

8. Payment Schedule for balance 85% amount

Due date for payment of balance amount alongwith interest	Due Amount for sites below 10 acres	Due Amount for sites measuring 10 or above 10 acres.	Due Amount for Medical University/Medical College cum Hospital
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount	Only interest @ 12% on the 85% amount shall be payable half yearly.
Before the completion	Equivalent to 10%	Equivalent to 8%	Only interest @ 12%

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of three years from the date of issue of allotment letter	of the cost of the plot + 12% interest on the remaining 65 % amount	of the cost of the plot + 12% interest on the remaining 69 % amount	on the 85% amount shall be payable half yearly.
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 77 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 69 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 61 % amount
Before the completion of eight years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 53 % amount
Before the completion of nine years from the date of issue of allotment letter	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of ten years from the date of issue of allotment letter	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 37 % amount
Before the completion of Eleven years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 29% amount
Before the completion of twelve years from the date of issue of allotment letter	---	---	Equivalent to 8% of the cost of the plot + 12% interest on the remaining 21 % amount

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Before the completion of thirteen years from the date of issue of allotment letter	---	---	Equivalent to 13% of the cost of the plot + 12% interest on the remaining 13% amount
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Note 1: Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession, the payment of next installment of lease money will be deferred till the time these services are provided. However these services are not free of cost and allottees have to pay charges for usage of these services.

(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

9. Example for payment considering the cost of plot as Rs. 100 Crore is as under:

Installment Schedule

Total saleable price in crores				100.00
No. of Installments -7				
15% lease/rental money i.e. Rs. 15.00 Crore shall be deposited with in 30 days from the issuance of LOI				
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter.				
Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.00 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter.				
Rate of interest				12%
Periodicity of lease/rental amount from the date of issuance of allotment letter	% of cost of the plot	Principal (in cr.)	Interest (in cr.)	Total amount (in cr.)
Before 1 year	10	10.00	10.20	20.20
Before 2 year	10	10.00	9.00	19.00
Before 3 year	10	10.00	7.80	17.80
Before 4 year	10	10.00	6.60	16.60
Before 5 year	10	10.00	5.40	15.40
Before 6 year	10	10.00	4.20	14.20
Before 7 year	25	25.00	3.00	28.00
	85	85.00	46.20	131.20

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10. After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

After the completion of 7 years and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals and Medical Research Center is Functional and after completion of 10 years and full payment of the plot is made and Medical University / Medical College cum Hospital is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

After the completion of 7/10 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi- Specialty Hospitals Medical University / Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted Into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

After the completion of 7/10/13 years as the case may be, and full payment of the plot is made and Medical Hospitals, Multi-Specialty Hospitals Medical University/ Medical College cum Hospital and Medical Research Centre is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs.5 Per Sq Yd. shall be charged for all size of plots.

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Note: *The expenses on stamp duty, registration fee, taxes etc shall be born by the lessee.*

(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

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Chapter 8
Construction period, Extension time, Project
Implementation, Transfer of Ownership and other
General Conditions

8.1 Construction period

- i. Lessee shall have to take possession of the site within 30 days of the issuance of allotment letter. In case the lessee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.
- ii. The lessee shall be required to bring the Medical Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional within 1 year from the date of completion of Construction in three phases as given in the Schedule under para 8.2(a).

a) Extension in Time & Fee

The period for implementation of the project shall be extendable for one year, **i.e. after 4 years from the date of issue of allotment letter**, on payment of **extension fee calculated @ 7.5% of the allotment price of plot.**

The period for implementation of the project shall be extendable for one year, i.e. after 4 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

- (b) Second extension** of implementation period for additional one year for implementation of the project **i.e. after 5 years from the date of issue of allotment letter** shall be allowable on payment of **extension fee calculated @ 10% of the allotment price of the plot.**

Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot.

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(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

- c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period. The developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the lessee for extension of implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the lessee as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 8.2(a)

8.2 Project Implementation:

- (a) Lessee will complete the project as per schedule given below :

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
1	2	3	4
Phase – I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 36 months from the date of approval of building plan. There after project should be made functional within 12 months.
Phase – II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of of approval of building plan.
Final Phase (100%)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of approval of building plan.

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Lessee will complete the project as per schedule given below :

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
1	2	3	4
Phase – I (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.
Phase – II (Minimum area of 50% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months if the building plans of Phase II are not approved alongwith building plans of Phase I.	54 months from the date of approval of building plans if already approved alongwith building plans of phase I or within 3 months from the date of approval of building plans of Phase II.	60 months from the date of approval of building plan of phase I or 12 months from the date of approval of building plan of phase II.
Final Phase (100%)	Within 6 months after the expiry of initial 60 months if the building plans of Final Phase are not approved alongwith building plans of Phase I and Phase II.	72 months from the date of approval of building plans if already approved alongwith building plans of phase I and Phase II or Within 3 months from the date of approval of building plans of Final Phase.	78 months from the date of approval of building plan of phase I or 18 months from the date of approval of building plan of phase II.

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

- (b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for taking effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

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- (c) In the event of the lessee failing to take effective steps within stipulated/extended period, the allotment shall automatically stand cancelled, consequent upon which the money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.
- d In the event of failure of the lessee to achieve functionality of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center within the period as given in column 4 of the table given under para 8.2 (a) , the allotment shall automatically stand cancelled/withdrawn and the amount deposited by the lessee towards the price of plot as lease money would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 30% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

8.3 Transfer of Allotment/Ownership

- (a) i) Allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.
- (a) i) *For Hospitals, Multi- Specialty Hospitals and Medical Research Center allotment/Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of Medical University / Medical College cum Hospital site change of ownership is allowed to a new legal entity as long as it is wholly owned / controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.*

(Amendment issued vide notification No. 6/12/2014-6HG1/434087/1 dated 11-3-2015.)

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ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof

ii) In cases other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center is functional by the original lessee and submission of valid proof thereof or 10 years from the date of allotment, whichever is more.

(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Note1: A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center.

Note2: Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in para 8.2 (a)(ii) above, without the prior permission of GMADA.

(b) Transfer Fee

Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/land fixed by the GMADA at the time of transfer.

(c) Transfer of Allotment without payment of transfer fee

(i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lessee/partner/share holder;

(iii) Transfer made in favour of Indian group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary,

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Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

- (iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.
- (d) **Consequences of unauthorized transfers.**

In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement s:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3.	Commercial such as Canteen / Bank/ ATM/ Laundry / Telephone Booth.	2 shops per acre. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)

Note:

- Above facilities are subject to the fulfillment of norms of the zoning of the site.
- Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
- Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
- No change of land use shall be permitted.

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8.4 Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3.	In the case of Hospitals/ Multi Specialty hospitals Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)
4.	In case of Medical University/ College cum Hospital. Commercial area.	Upto 10% of the allotted area. The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

Note:

- Above facilities are subject to the fulfillment of norms of the zoning of the site.
 - Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
 - Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
 - No change of land use shall be permitted
 - In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital :-
- (i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after payment of 35 % of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for Commercial in favour of the allottee to enable him to sell this area to the prospective buyers.

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- (ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
(Amendment issued vide notification No. 6/12/2014-6HG1/1053 dated 04-06-2015.)

Use of Sites:

The sites and the buildings along with structures thereon shall be used by the lessee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreements:-

Sr No	Purpose	Upto Extent of FAR used
1	Hospitals, Multi - Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Centre	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc.	Maximum upto 15%
3	In the case of Hospitals/ Multi Specialty hospitals Commercial area such as Canteen / Bank/ ATM/ Laundry / Telephone Booth	2 shops per Acre (should not be more than 15'X40" per shop) It will be single storey shop and basement is permissible. These services shall have maximum FAR 1 : 0.1. (These facilities shall be part of the main campus within the permissible FAR.)
4	In case of Medical University/ College cum Hospital, Commercial area and Group Housing.	Upto 25% of the allotted area, Subject to fulfilment of norms fixed by Medical Council of India(MCI) for Medical University/ College cum Hospital The FAR for these services shall be as given in Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

Note:

1. Above facilities are subject to the fulfilment of norms of the zoning of the site.
2. Other Building norms shall be as per the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.

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4. No change of land use shall be permitted.
5. In addition to above conditions the following conditions shall also be applicable in case of Medical University/ College cum Hospital:-
 - (i). Sites for uses mentioned at Sr no 4 shall be developed and sold by the allottee itself to the Public, however these sites can be sold only after **payment of 50 %** of the price of the site to GMADA and 50% civil/construction work of Phase-1 of the Medical University/College cum Hospital is completed. After fulfilling the conditions as above, conveyance deed will be executed for the area meant for **Commercial/Group Housing** in favour of the allottee to enable him to sell this area to the prospective buyers.
 - (ii). After Allotment of Sites mentioned at Sr. No. 4, it will be the sole responsibility of the allottee for maintenance and upkeep of services/facilities such as parks, roads, water supply, storm water, sewerage, etc. provided within the allotted area. However these services shall be provided upto the boundary of Site allotted by GMADA.
(Amendment issued vide notification No. 6/12/2014-6HG1/701170/1 dated 01-03-2016.)

OTHER TERMS & CONDITIONS

- I. **Completion of project**
The lessee shall produce the proof of having made the Hospitals, Multi-Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the allotted plot.
- II. **Cancellation of LOI and Resumption of site/plot**
 - (a) No extension in implementation period for functioning of the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center beyond the initial period of three years or as given in the allotment letter /lease agreement plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to make the Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center functional on the plot within this period,
 - (b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter/lease agreement shall automatically stand cancelled / withdrawn.
 - (c) In the event of allotment letter/lease agreement being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was

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handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

- (d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile lessee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile lessee.

III. ALLOTMENT OF PLOTS TO GOVERNMENT AND ITS FULLY-OWNED UNDERTAKINGS

Notwithstanding anything contained in this scheme, the allotment of plots to Government Departments and its fully-owned Boards, Corporations, Companies, Societies, Agencies etc. shall be made at the reserve price fixed by the GMADA, with the approval of the allotment committee.

IV. REVIEW OF RESERVE PRICE

The GMADA reserve the right to review the reserve price/lease of plots at any time.

V. INTERPRETATION AND APPEALS

For the interpretation of the Policy, The Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. Any person aggrieved by the orders passed by the Estate Officer or an officer below Estate officer in rank may file an appeal against that order within 30 days to the Chief Administrator, GMADA whose orders shall be final.

Chandigarh
Dated:

A.Venu Prasad
Secretary to the Govt. of Pb,
Department of Housing
and Urban Development.

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Annexure A
Greater Mohali Area Development Authority, Sahibzada Ajit Singh Nagar
Application Proforma for Allotment of Plots/Land for Hospitals, Multi- Specialty
Hospitals, Medical University / Medical College cum Hospital and Medical
Research Center

1. Name of the Applicant Company/ Society/Trust :
2. Full name of the applicant(s) and Status (Prop./Partner/Authorised Signatory) :
3. Permanent address :
4. Correspondence address :
5. Telephone No. (M) : (LL) :
6. Email address :
7. Plot applied for (Hospitals, Multi- Specialty Hospitals, Medical University / Medical College cum Hospital and Medical Research Center) :
8. Processing Fee
 - a. Amount :
 - b. Bank Draft No. :
 - c. Draw on :
9. Constitution of the Company

<ol style="list-style-type: none"> a. Proprietor-ship : b. Partnership : c. Ltd. Company : d. Cooperative associates : e. Other (If any) : 	Please attach copies of Partnership deed(Regd.) Memorandum and Articles of Association (Bye Laws)
---	--
10. Means of Finance with documentary evidence :
11. Project report consisting of documents to prove the following parameters alongwith any other document deemed fit by the applicant:
 - a) Viability of the project.
 - b) Qualification and experience
 - c) Foreign Direct Investment
 - d) Performance of the ongoing Hospitals of the applicant.
 - e) Financial position of the applicant.
12. Audited Financial Statement for the last three years i.e. from 1st.April to the 31st. March of the next year.

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

- (1) Incomplete applications are liable to be rejected.
- (2) Applications are to be submitted in Eight sets to the Estate Officer, GMADA, Mohali.

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Endst. No. 6/33/2013-6HG1/

Dated, Chd, the;

A copy of the above along with the one spare copy of the above is forwarded to the Controller, Printing & Stationary Punjab, SAS Nagar for information and necessary action.

2. He is requested to Punjab this notification in the Punjab Government Extra Ordinary Gazette and sent 80 copies of notification to the Secretary, Housing and Urban Development Department (Housing-1 Branch), Punjab Civil Secretariat-2, Sector-9, Chandigarh after its public action.

SPECIAL SECRETARY
DEPTT. OF HOUSING & URBAN DEVELOPMENT

Endst. No. 6/33/2013-6HG1/

Dated, Chd, the;

A copy is forwarded to the Chairman & Members of the committee for information and necessary action:-

- | | |
|---|---------------------|
| 1. Hon'ble Chief Secretary, Govt. of Punjab. | Chairman |
| 2. Principal Secretary to CM, Govt. of Punjab. | Member |
| 3. Principal Secretary, Finance, Punjab. | Member |
| 4. Principal Secretary, Health and Family Welfare, Punjab. | Member |
| 5. Chief Executive Officer, Punjab Bureau of Investment Promotion. | Member |
| 6. Secretary, Housing and Urban Development. | Member |
| 7. Secretary, Science and Technology, Punjab. | Member |
| 8. Secretary, Medical Education and Research
(For allotment of plots for Medical University/Medical College cum Hospital). | Member |
| 9. Chief Administrator, GMADA, SAS Nagar. | Member
Secretary |

Special Secretary

Endst. No. 6/33/2013-6HG1/

Dated, Chd, the;

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

1. Principal Secretary to Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab-cum-Minister Housing and Urban Development Department.
2. Principal Secretary, Information and Technology, Punjab.
3. Director, Information and Technology, Punjab.
4. Chief Administrator PUDA, SAS Nagar.
5. Chief Administrator, GMADA, SAS Nagar.
6. Chief Administrator, GLADA, Ludhiana.
7. Chief Administrator, JDA, Jalandhar.
8. Chief Administrator, ADA, Amritsar.
9. Chief Administrator, PDA, Patiala.
10. Chief Administrator, BDA, Bathinda.
11. Director, Town and Country Planning, Punjab, PUDA Bhawan, SAS Nagar.
12. Chief Town Planner, PUDA Bhawan, SAS Nagar.
13. Managing Director, Punjab Infotech, Chandigarh.
14. Incharge, IWDMS, Chandigarh.
15. Superintendent, Cabinet Affairs Branch, Main Sectt, Chandigarh.
16. Administrative Officer (Policy), GMADA, SAS Nagar.

Special Secretary

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
679861/2024/EO BR-GMADA



GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.

Web Site: www.gmada.gov.in

To

MAX Health Care Ltd.
Dr. Jha Marg, Max House, Phase 3,
Okhla, New Delhi - 110020

No. GMADA-EO/2015/
Dated

10551-52
27.3.15

Sub:- Issue of Letter of Intent for the allotment of **Multi Specialty Hospital Site** measuring 5 Acres in Medi City, New Chandigarh for **Medical Facilities** on Lease cum Free hold sale basis.

Date of issue of LOI	
Total basic -cost of the plot	Rs. 30,00,00,000/- Crores
Cancer Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Cultural Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Total Amount	Rs. 30,60,00,000/- (Rs. Thirty Crores and Sixty Lacs only)

Ref: Your application dated 03-12-2014 for the subject cited above.

1. We are pleased to inform you that after considering your application for allotment of site in Medi City for **Medical Facilities**, GMADA intends to allot a plot of the above mentioned size to you on Lease cum Free hold sale basis for the total basic cost of **Rs 30.00 Crore**. These sites shall be used for the purposes of **Multi Specialty Hospital Site** and not for any other purposes. After the allotment, change of purpose or deviation of purpose shall not be permitted.

2. The allotment shall be subject to the provisions of Punjab Regional and Town Planning and Development Act 1995, Rules, regulations and Policies framed there-under, as well as the terms and conditions of the policy notified or amended from time to time for allotment of Plots.

3. Payment of cost of plot and other charges

(i) Installment equivalent to 15 % of the cost of plot for the first year amounting to **Rs. 4,50,00,000/-** shall be payable within 30 days from the date of issuance of LOI.

(ii) (a) Allotment Letter shall be issued after the payment of 15% cost of the plot. Lease agreement shall be executed between GMADA & Lessee within 15 days of issuance of allotment letter.

[Signature]

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679861/2024/EO BR-GMADA



GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.

Web Site: www.gmada.gov.in

- (b) The allottee shall pay all general local & others taxes /cess imposed by Central /State Govt. at any time. The allottee shall pay immediately the dues of such taxes/cess after the issue of demand notice.
- (iii) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cancer Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction Treatment & Infrastructure fund separately.
- (iv) An additional 1% of the value of plot i.e. **Rs 30,00,000/-** will be payable as Cultural Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cultural fund separately.
- (v) Cost of plot along with interest @ 12% per annum of the balance 85% amount shall be payable yearly from the date of issuance of allotment letter for the next 7 years as under :-

For Hospitals, Multi-specialty Hospital & Medical Research Centre sites:

Due date for payment of balance amount alongwith interest	% of Cost of Plot	Principal (In Rs.)	12% interest on the remaining amount	Total amount (in Rs.)
Before the completion of one year from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 85% amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-
Before the completion of two years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 75% amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 65% amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 55% amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-

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Before the completion of five years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 45% amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-
Before the completion of six years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot+12% interest on the remaining 35% amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of Allotment Letter	Equivalent to <u>25%</u> of the cost of the plot+12% interest on the remaining 25% amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

Note 1: Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period, interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession. The payment of next installments of lease money will be deferred till the time the services are provided. However, these service are not free of cost and allottee has to pay charges for usage of these services.

(vi) If the allottee makes the lump sum payment of entire cost of the plot within 60 days from the date of issuance of allotment letter, a rebate of 5% on the balance 85 % cost of plot shall be given.

(vii) If the allottee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged as under.

S.No	Period	Rate of Interest
1.	If the delay is upto One year	Normal applicable rate of interest i.e. 12% + 3% P.A. for the delayed period of the amount
2.	If the delay is upto Two years	Normal applicable rate of interest i.e. 12% + 4% P.A. for the delayed period of amount

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3.	If the delay is upto Three years	Normal applicable rate of interest i.e. 12% + 5% P.A. for the delayed period of amount
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However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

(viii) In case of enhancement of price due to enhancement of land compensations , the increased price shall be added to the balance payment payable to GMADA.

(ix) In case of fully paid plot, the enhancement of price due to any or all the above reasons, shall be paid within 60 days without payment of any interest of such demand or in 3 equal six monthly installments along with an interest @ 12 % per annum.

(x) In case of reduction in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis within a period of 60 days.

(xi) In case of increase in area, additional amount in proportion to the cost of plot shall be recovered along with installments. However, in case of fully paid plot, additional amount is payable within 60 days of issuance of demand letter, falling which interest @ 12 % P.A. shall be charged for the delayed period. ..

(xii) **Supply of documents :** Allottee will supply the solvency certificate of the bank or any other document listed below within 30 days from the date of issue of LOI (if required)

Possession of site shall be given only after receipt of above site documents.

4. POSSESSION:

(i) After the execution of agreement, allottee shall have to take physical possession of the site within 30 days of the issuance of allotment letter. In case the allottee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

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Aminder Kumar

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(ii) Plot is being offered on "as is where is basis".

(iii) The allottee shall be required to bring the Multi- Specialty Hospital functional within 1 year from the date of completion of construction in three phases as given in the schedule under para 6 below.

5. Conversion to free hold basis

(i) After the completion of 7 years and full payment of the plot is made and Multi- Specialty Hospitals is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be borne by the allottee.

(ii) In case the allottee does not get the site converted into free hold basis, amount equivalent to 1% of the cost of the plot shall be payable beyond after the lease period shall be payable after the period of payment of the lease is over as given in the para 3(v) of the LOI or as ammended from time to time.

(iii) No lease money shall be charged for the year in which allottee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of installment/ due amount of previous year.

6. Project Implementation Schedule

(a) Allottee will complete the project as per schedule given below:

Phase No	For approval of building Plans	To commence Civil Works	To complete civil works & implement the project
1	2	3	4
Phase-1 (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.

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Phase-II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months if the building plans of Phase -II are not approved alongwith building plans of Phase -I	54 months from the date of approval of building plans if already approved alongwith building plans of Phase -1 or within 3 months from the date of approval of building Plans of Phase -II	60 months from the date of approval of building plan of Phase-I or 12 months from the date of approval of building plan of Phase -II
Final Phase (100%)	Within 6 months after the expiry of initial 60 months if the building plans of final phase are not approved alongwith building plan of phase -I and phase -II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase-I and phase -II or within 3 months from the date of approval of building plan of final phase.	78 months from the date of approval of building plan of Phase-I or 18 months from the date of approval of phase-II

(b) The concerned developing agency shall however in cases where the allottee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.

C) In the event of the applicant failing to take effective steps within stipulated/extended period, the allotment shall automatically stand cancelled, consequent upon which the amount equivalent to the 10% of the price of the plot deposited by the allottee shall be forfeited. The balance amount paid by the allottee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

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Extension in Time & Fee:

- (i) The period for implementation of the project shall be extendable for one year, i.e. after 4 years and 6 months from the date of issue of allotment letter or as given in the allotment letter /lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.
- (ii) Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years and 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be liable on payment of extension fee calculated @ 10% of the allotment price of the plot.
- (iii) The allottee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the allottee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In case no application/request is received in time from the allottee for extension for implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the allottee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/sale agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 6(i)

7. Transfer of Ownership/Allotment

- (a)(i) For Multi- Specialty Hospital and allotment Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of Multi Specialty Hospital site change of ownership is allowed to new legal entity as long as it is wholly owned/controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by

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the provisions of this policy and the transferee will only step into the shoes of original lessee.

- ii) In case other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Multi-Specialty Hospital is functional by the original lessee and submission of valid proof thereof.

Note:1. A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Multi-Specialty Hospital.

Note:2 Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in para 7 (a)(ii) above, without the prior permission of GMADA.

- (b) Transfer Fee: Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/ land fixed by the GMADA at the time of transfer.

- (c) Transfer of Allotment without payment of transfer fee:

- (i) Transfer by way of inheritance or change in constitution within family or through a Will testating the property within the family members of the lessee covering father, mother, wife husband, son, brother, sister, daughter, grandson and granddaughter.

- (ii) Succession due to death of owner/lease/partner/share holder.

- (iii) Transfer made in favour of Indian group companies as defined in the Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

- (iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

- (d) Consequences of unauthorized transfers: In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.

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8 Use of Site:

(a) The sites and the buildings along with structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Multi- Specialty Hospital	100 % (if facilities/services given at Sr. No. 2 and 3 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc	Maximum upto 15%
3.	Commercial such as canteen/Bank/ATM/Laundry /Telephone Booth	2 shops per acre. These services shall have maximum FAR 1:0.1 (These facilities shall be part of the main campus within the permissible FAR.)

- Note: 1. Above facilities are subject to the fulfillment of norms of the zoning of the site.
2. Building norms shall be applicable as per the Building Bye laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.

9 OTHER TERMS & CONDITIONS:

- 1 (a) **Completion of Project** : The lessee shall produce the proof of having made of Multi- Specialty Hospital Functional on the allotted plots.
- (b) In the event of failure of the lessee to achieve functionality of Multi-Specialty Hospital within the period as given in column 4 of the table given under Para 6 of the LOI, the allotment shall automatically stand cancelled/withdrawn and the amount deposited lessee towards price of plot as lease money would be refunded (without interest) by the developing agency after deduction/forfeiting the amount equivalent to 30% of the price of plot. The extension Fee paid /payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

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II. Cancellation of LOI and Resumption of site/plot

- (a) No extension in implementation period for functioning of the Multi- Specialty Hospital beyond the initial period of three years and 6 months plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the allottee has failed to make Multi- Specialty Hospital functional on the plot within this period,
- (b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter shall automatically stand cancelled / withdrawn.
- (c) In the event of allotment letter being cancelled /withdrawn, the allottee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, allottee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the allottee.
- (d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile allottee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile allottee.

III REVIEW OF RESERVE PRICE:

The GMADA reserve the right to review the reserve price/lease of plots at any time.

10. Change of Address

Any change in address must be notified by registered A.D. letter to the Estate Officer, GMADA, SAS Nagar.

11. DISPUTE RESOLUTION:

For the interpretation of the Policy, the Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. All disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Sole Arbitrator, Chief Administrator, Greater Mohali Area Development Authority (GMADA) or any person appointed/nominated

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by him in this behalf. The award of such Arbitrator shall be final and binding on the parties. Arbitration shall be governed by the Arbitration and conciliation Act, 1996, as amended from time to time.


Estate Officer,
GMADA, SAS Nagar.

Endst. No. GMADA-EO/2015/

Dated:

A copy of the above is forwarded to the District Town Planner, SAS Nagar for information and necessary action.


Estate Officer,
GMADA, SAS Nagar. 28/03/15

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PUDA BHAWAN, SECTOR 62, SAS NAGAR, PUNJAB.

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Other Relevant Information

Correspondence Address	Estate Officer(Plots), Room No. 126, First Floor, PUDA Bhawan, Sector 62, SAS Nagar, Punjab-160062
Email Id Estate Officer	eo@gmada.gov.in
Email Id Accounts Officer (Recovery)	aor@gmada.gov.in
Telephone No. Estate Officer(Plots)	0172-2213535
Telephone No. Accounts Officer(Recovery)	0172-2212014
Fax Estate Officer(Plots)	0172-5097622
GMADA PAN No.	AAALG0872G
GMADA Estate Office TAN No.	PTLG14535D
For making payment through RTGS towards cost of the plot Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003891669 UTIB00000085
For making payment through RTGS towards Cancer Cess Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003893759 UTIB00000085
For making payment through RTGS towards Cultural Cess Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003892976 UTIB00000085



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To

MAX Health Care Ltd.
Dr. Jha Marg, Max House, Phase 3,
Okhla, New Delhi - 110020

No. GMADA-EO/2015/

Dated

29/8/2015
21.7.15

Sub:- Issue of Allotment letter of Plot No HO3 for **Multi Specialty Hospital** measuring 5 Acres in Medi City, New Chandigarh for Medical Facilities on Lease cum Free hold sale basis.

Ref: Your application dated 28-11-2014 for the subject cited above.

1. We are pleased to inform you that after considering your application for allotment of site in Medi City for Medical Facilities, GMADA intends to allot a plot of the above mentioned size to you on Lease cum Free hold sale basis with the following details :

Date of issue of LOI	
Total basic -cost of the plot	Rs. 30,00,00,000/-
Cancer Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Cultural Cess @1% of the basic value of the Plot	Rs. 30,00,000/- Lacs
Total Amount	Rs. 30,60,00,000/- (Rs. Thirty Crores and Sixty Lacs only)

[Signature]

The terms and conditions for allotment shall be as under:-

The site shall be used for the purposes of **Multi Specialty Hospital Site** and not for any other purposes. After the allotment, change of purpose or deviation of purpose shall not be permitted.

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2. The allotment shall be subject to the provisions of Punjab Regional and Town Planning and Development Act 1995, Rules, regulations and Policies framed thereunder, as well as the terms and conditions of the policy notified or amended from time to time for allotment of Plots.

3. Payment of cost of plot and other charges

- (i) a) The payment amounting to Rs. 4,50,00,000/- (Rs. Four Crores Fifty Lacs only) already made by you has been adjusted towards initial deposit as 15% of the cost of plot.
- b) The allottee shall pay all general local & others taxes /cess imposed by Central /State Govt. at any time. The allottee shall pay immediately the dues of such taxes/cess after the issue of demand notice.
- (ii) An additional 1% of the value of plot i.e. Rs 30,00,000/- will be payable as Cancer Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cancer and Drug Addiction Treatment & Infrastructure fund separately.
- (iii) An additional 1% of the value of plot i.e. Rs 30,00,000/- will be payable as Cultural Cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s Cultural fund separately.
- (iv) Cost of plot along with interest @ 12% per annum of the balance 85% amounting to Rs.25,50,00,000/- (Twenty Five Crores Fifty Lacs only) shall be payable yearly from the date of issuance of allotment letter for the next 7 years as under :-

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For Multi-specialty Hospital site:

Due date for payment of balance amount alongwith interest	% of Cost of Plot	Principal (In Rs.)	12% interest on the remaining amount	Total amount (in Rs.)
Before the completion of one year from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85% amount	3,00,00,000/-	3,06,00,000/-	6,06,00,000/-
Before the completion of two years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75% amount	3,00,00,000/-	2,70,00,000/-	5,70,00,000/-
Before the completion of three years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65% amount	3,00,00,000/-	2,34,00,000/-	5,34,00,000/-
Before the completion of four years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55% amount	3,00,00,000/-	1,98,00,000/-	4,98,00,000/-
Before the completion of five years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45% amount	3,00,00,000/-	1,62,00,000/-	4,62,00,000/-

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Before the completion of six years from the date of issue of Allotment Letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35% amount	3,00,00,000/-	1,26,00,000/-	4,26,00,000/-
Before the completion of seven years from the date of issue of Allotment Letter	Equivalent to <u>25%</u> of the cost of the plot + 12% interest on the remaining 25% amount	7,50,00,000/-	90,00,000/-	8,40,00,000/-

Note 1: Grace period of 10 days from due date is given for making payment of due amount. However if the due amount is not paid within the grace period, interest for the whole month shall be charged.

Note 2: In case GMADA fails to commission incinerator and effluent treatment plant within 42 months from the date of possession. The payment of next instaliments of lease money will be deferred till the time the services are provided. However, these service are not free of cost and allottee has to pay charges for usage of these services.

(v) If the allottee makes the lump sum payment of entire cost of the plot within 60 days from the date of issuance of allotment letter, a rebate of 5% on the balance 85 % cost of plot shall be given.

(vi) If the allottee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged as under.

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S.No	Period	Rate of Interest
1.	If the delay is upto One year	Normal applicable rate of interest i.e. 12% + 3% P.A. for the delayed period of the amount
2.	If the delay is upto Two years	Normal applicable rate of interest i.e. 12% + 4% P.A. for the delayed period of amount
3.	If the delay is upto Three years	Normal applicable rate of interest i.e. 12% + 5% P.A. for the delayed period of amount

However Estate Officer can initiate the resumption proceedings at any time at its discretion under rules, if lessee fails to deposit the due amount alongwith interest within given time in the allotment letter without any valid reasons.

(vii) In case of enhancement of price due to enhancement of land compensations , the increased price shall be added to the balance payment payable to GMADA.

(viii) In case of fully paid plot, the enhancement of price due to any or all the above reasons, shall be paid within 60 days without payment of any interest of such demand or in 3 equal six monthly installments along with an interest @ 12 % per annum.

(ix) In case of reduction in area, the excess amount shall be refunded/adjusted, as the case may be, on pro-rata basis within a period of 60 days.



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(x) In case of increase in area, additional amount in proportion to the cost of plot shall be recovered along with installments. However, in case of fully paid plot, additional amount is payable within 60 days of issuance of demand letter, falling which interest @ 12 % P.A. shall be charged for the delayed period. ..

(xi) Supply of documents : Allottee will supply the solvency certificate of the bank or any other document listed below within 30 days from the date of issue of LOI(if required)

Possession of site shall be given only after receipt of above site documents.

4. POSSESSION:

(i) After the execution of agreement, allottee shall have to take physical possession of the site within 30 days of the issuance of allotment letter. In case the allottee fails to take possession, it shall be deemed to be given within 30 days of the issuance of the allotment letter.

(ii) Plot is being offered on "as is where is basis".

(iii) The allottee shall be required to bring the Hospital Site functional within 1 year from the date of completion of construction in three phases as given in the schedule under para 6 below.

File No. GMADA-EOAL0ECO(1)/2/2024-EO-GMADA (Computer No. 231075)
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5. Conversion to free hold basis

(i) After the completion of 7 years and full payment of the plot is made and Multi- Specialty Hospitals is Functional, the site can be converted into free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

Note: The expenses on stamp duty, registration fee, taxes etc shall be borne by the allottee.

(ii) In case the allottee does not get the site converted into free hold basis, amount equivalent to 1% of the cost of the plot shall be payable beyond after the lease period shall be payable after the period of payment of the lease is over as given in the para 3(v) of the LOI or as ammended from time to time.

(iii) No lease money shall be charged for the year in which allottee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of installment/ due amount of previous year.

6. Project Implementation Schedule

(a) Allottee will complete the project as per schedule given below:

Phase No	For approval of building Plans	To commence Civil Works	To complete civil works & implement the project
1	2	3	4
Phase-1 (Minimum area of 30% of the total permissible FAR)	12 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Civil/Construction works are to be completed within 42 months from the date of approval of building plan. There after project should be made functional within 12 months.

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Phase-II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 42 months if the building plans of Phase -II are not approved alongwith building plans of Phase -I	54 months from the date of approval of building plans if already approved alongwith building plans of Phase -1 or within 3 months from the date of approval of building Plans of Phase -II	60 months from the date of approval of building plan of Phase-I or 12 months from the date of approval of building plan of Phase -II
Final Phase (100%)	Within 6 months after the expiry of initial 60 months if the building plans of final phase are not approved alongwith building plan of phase -I and phase -II	72 months from the date of approval of building plans if already approved alongwith building plans of Phase-I and phase -II or within 3 months from the date of approval of building plan of final phase.	78 months from the date of approval of building plan of Phase-I or 18 months from the date of approval of phase-II

(b) The concerned developing agency shall however in cases where the allottee having taken partial effective steps to achieve the milestones mentioned in column 2 and 3 of the above table and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for



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another six months. No further extension shall be allowed under any circumstances.

- C) In the event of the applicant failing to take effective steps within stipulated/extended period, the allotment shall automatically stand cancelled, consequent upon which the amount equivalent to the 10% of the price of the plot deposited by the allottee shall be forfeited. The balance amount paid by the allottee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

✓ Extension in Time & Fee:

- (i) The period for implementation of the project shall be extendable for one year, i.e. after 4 years and 6 months from the date of issue of allotment letter or as given in the allotment letter /lease agreement, on payment of extension fee calculated @ 7.5% of the allotment price of plot.
- (ii) Second extension of implementation period for additional one year for implementation of the project i.e. after 5 years and 6 months from the date of issue of allotment letter or as given in the allotment letter/lease agreement shall be liable on payment of extension fee calculated @ 10% of the allotment price of the plot.
- (iii) The allottee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the allottee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In



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case no application/request is received in time from the allottee for extension for implementation of the project, allotment of plot shall automatically stand cancelled /withdrawn. The payment deposited by the allottee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/sale agreement.

Note: No Extension fee will be charged after completion of phase-1 as given in table under para 6(i)

7. Transfer of Ownership/Allotment

(a)(i) For **Hospital Site** and allotment Lease shall not be transferable except in cases of death of an lessee duly declared provided the transferee is the legal heir of the lessee and fulfills the conditions of allotment laid down in the policy. However in case of **Hospital site** change of ownership is allowed to new legal entity as long as it is wholly owned/controlled by the original company who has been allotted the site. This transfer is not deemed as a regular transfer for charging transfer fee. Transfer of allotment/lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.

ii) In case other than mentioned in para (a)(i) above, transfer of allotment/lease shall be permissible only after execution of conveyance deed and the Multi-Specialty Hospital is functional by the original lessee and submission of valid proof thereof.

Note:1. A certificate issued by the Principal Secretary, Health and Family Welfare or its Authorized Officer shall be valid proof to ascertain the functioning of Multi- Specialty Hospital.



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Note:2 Societies, Trusts and Companies cannot remove, include or alter the members, trustees, directors respectively before the fulfillment of the conditions as given in para 7 (a)(ii) above, without the prior permission of GMADA.

(b) Transfer Fee: Transfer of plot shall be allowed only by the GMADA by charging transfer fee @ 5% of the current reserve price of the plot/ land fixed by the GMADA at the time of transfer.

(c) Transfer of Allotment without payment of transfer fee:

(i) Transfer by way of inheritance or change in constitution within family or through a Will testating the property within the family members of the lessee covering father, mother, wife husband, son, brother, sister, daughter, grandson and granddaughter.

(ii) Succession due to death of owner/lease/partner/share holder.

(iii) Transfer made in favour of Indian group companies as defined in the Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.

(iv) Transfer in favour of a subsidiary company in which original lessee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(d) Consequences of unauthorized transfers: In case of any unauthorized transfer, the allotment/lease shall stand automatically cancelled / withdrawn and the developing agency shall take recourse to resumption proceedings.



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8 Use of Site:

(a) The sites and the buildings along with structures thereon shall be used by the allottee, occupiers, tenants or any other users specifically and only for the purposes described in allotment letter. In brief land can be used for the following purposes subject to the condition of allotment letter/lease agreement:-

Sr. No	Purpose	Upto Extent of FAR used
1.	Hospital Site	100 % (if facilities/services given at Sr. No. 2 and 3 are not availed).
2.	Staff Residential, Student Hostel and Guest House, Service apartments for patients undergoing long term treatment etc	Maximum upto 15%
3.	Commercial such as canteen/Bank/ATM/Laundry /Telephone Booth	2 shops per acre. These services shall have maximum FAR 1:0.1 (These facilities shall be part of the main campus within the permissible FAR.)

Note: 1. Above facilities are subject to the fulfillment of norms of the zoning of the site.

2. Building norms shall be applicable as per the Building Bye laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.
3. Building plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.
4. No change of land use shall be permitted.



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9 OTHER TERMS & CONDITIONS:

1 (a) **Completion of Project** : The leasee shall produce the proof of having made of **Hospital Site** Functional on the allotted plots.

(b) In the event of failure of the lessee to achieve functionality of Hospital Site within the period as given in column 4 of the table given under Para 6 of the LOI, the allotment shall automatically stand cancelled/withdrawn and the amount deposited lessee towards price of plot as lease money would be refunded (without interest) by the developing agency after deduction/forfeiting the amount equivalent to 30% of the price of plot. The extension Fee paid /payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

II. Cancellation of LOI and Resumption of site/plot

(a) No extension in implementation period for functioning of the Multi- Specialty Hospital beyond the initial period of three years and 6 months plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the allottee has failed to make Multi- Specialty Hospital functional on the plot within this period,

(b) In cases, as mentioned at (a) above or unauthorized transfers or use, the allotment letter shall automatically stand cancelled / withdrawn.

(c) In the event of allotment letter being cancelled /withdrawn, the allottee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take



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possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, allottee shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the allottee.

(d) The GMADA shall get the cost of construction of building assessed from approved Valuer / Chartered Engineer and pay the amount thus arrived to the erstwhile allottee. In such cases, the re-allotment price of the plot will be determined inclusive of the amount so paid by the allotting agency to the erstwhile allottee.

III REVIEW OF RESERVE PRICE:

The GMADA reserve the right to review the reserve price/lease of plots at any time.

10. Change of Address

Any change in address must be notified by registered A.D. letter to the Estate Officer, GMADA, SAS Nagar.

11. DISPUTE RESOLUTION:

For the interpretation of the Policy, the Secretary, Health and Family Welfare, Punjab will be the appropriate Authority, whose decision thereon shall be final. All disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Sole Arbitrator, Chief Administrator, Greater Mohali Area Development Authority (GMADA) or any person appointed/nominated by him in this behalf. The award of such Arbitrator shall be final and binding on the




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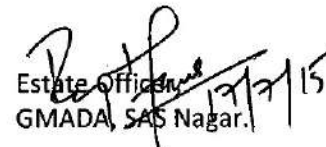
parties. Arbitration shall be governed by the Arbitration and conciliation Act, 996,
as amended from time to time..


Estate Officer,
GMADA, SAS Nagar.

Endst. No. GMADA-EO/2015/

Dated:

A copy of the above is forwarded to the District Town Planner, SAS Nagar
for information and necessary action.


Estate Officer,
GMADA, SAS Nagar. 17/7/15



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Other Relevant Information

Correspondence Address	Estate Officer(Plots), Room No. 126, First Floor, PUDA Bhawan, Sector 62, SAS Nagar, Punjab-160062
Email Id Estate Officer	eo@gmada.gov.in
Email Id Accounts Officer (Recovery)	aor@gmada.gov.in
Telephone No. Estate Officer(Plots)	0172-2213535
Telephone No. Accounts Officer(Recovery)	0172-2212014
Fax Estate Officer(Plots)	0172-5097622
GMADA PAN No.	AAALG0872G
GMADA Estate Office TAN No.	PTLG14535D
For making payment through RTGS towards cost of the plot Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003891669 UTIB0000085
For making payment through RTGS towards Cancer Cess Bank Name and Branch Bank A/C No. IFSC Code	Axis Bank, Phase 7 , SAS Nagar, Punjab 914020003893759 UTIB0000085
For making payment through RTGS towards Cultural Cess	



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Bank Name and Branch	Axis Bank, Phase 7 , SAS Nagar,
Bank A/C No.	Punjab
IFSC Code	914020003892976
	UTIB0000085



Mr DPS Kharbanda (IAS)
CEO Invest Punjab,
Punjab Bureau of Investment Promotion
Department of Industry & Commerce
Udyog Bhawan
Sector -17
Chandigarh

October 20, 2023

Re: Allotment of land parcel of 5 acres at Medicity Mullanpur vide allotment No. EO/2015/10551 dated 27.03.2015 for setting up hospital on lease cum free hold basis

Ref: CS's directive regarding 5 Acres of Land Allotted to Max Healthcare Institute Limited ("MHIL")

Dear Sir,

At the outset, we sincerely thank you for your initiative in resolving the ongoing issue with respect to grant of peaceful possession of 5 acres of land allotted to us at Medicity, Mullanpur in 2015.

You are aware that pursuant to our letter of 22nd Sep 23 instant and directives of Chief Secretary, an on-the-spot joint inspection of the allotted plot was carried out on Oct 11, 2023, wherein your good self, besides other senior functionaries from Invest Punjab, GMADA, DTP and other relevant departments were present. Our representative Mr Rakesh Dumir was also present at the site.

In the course of said inspection, it was evident that a pucca road (at the time of allotment this was a kaccha road) is passing through the plot allotted to Max, which has been a matter of concern for us for last 7-8 years. The pucca road connects the village periphery and is frequently used by villagers. We did witness medium to heavy traffic on the road during joint inspection.

In the course of discussions at site, it was evident that it may not be feasible to close the access to villagers and thus an amicable solution need be found. We did hear some suggestions at site from DTP- GMADA (Mr Attwal) and also got the layout plans from GMADA/Invest Punjab. Also it is evident that GMADA is unlikely to set up a Effluent Treatment Plant (ETP) for use by MHIL and other Hospitals.

Our submissions and proposal

In pursuance to our discussions with GMADA officials and internal deliberation, we propose the following two options:

- a) Option 1: MHIL is handed over 5 acres of contiguous rectangle piece of land leaving 5-9 metres from the edge of the pucca road. This is feasible since plot H-03 is available

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with GMADA and not allotted to anyone (see area marked in yellow color in the attached land layout of the plots & placed as Annexure -1). We are also talking to our team to see if we can construct original level of hospital in 4 acres & this is under evaluation. However, knowing that we would need to allocate space for effluent treatment too, we would, to start with, request for 5 acre land per above accordingly.

- b) Option 2: MHIL is allotted and handed over 8 - 9 acre of contiguous rectangle plot including plot no. H-03 leaving 9-12 metre from edge of the "pucca" road (see area marked in yellow color in the attached land layout of the plots & placed as Annexure -2)

We shall also request that in case of Option 2, the pricing of land is kept at the same old rate as for 5 acre plot, since the extra land may not have any immediate use for MHIL.

Quantum of Proposed Investment:

We shall take this opportunity to reiterate that state of the art tertiary care hospital that we plan to set up on the said plot will entail an investment of ~700-800 Cr and will generate direct and indirect employment for 7000 families. Once fully operation, the Hospital shall provide care to 6-700000 patients every year and educate atleast 25-30 post-graduate medical students.

In addition, the high end tertiary care hospital will attract patients from outside state and the country, giving fillip to domestic and international travel, hotels, local transportation & other related sectors.

Other Matters

A. Penal Interest for delay in payment of instalment

- i) As per the terms and conditions of the said allotment letter dated 27.04.2015, Max has deposited an amount of INR 16,86,0000 (Rupees Sixteen Crores and Eighty Six Lakhs) so far despite admitted failure of GMADA to provide vacant and peaceful possession of the plot of land. From the very first day, we had raised issues formally through a no. of communications with respect to hutments, tubewell, high-tension lines, cultivation of land and "katcha (now pucca) road" etc. and none of our letters have evoked any formal response from GMADA so far. As you are aware, one of the main issue of "pucca road" through the plot still persists.
- ii) As per Note 2 to Clause 3 (iv) of the allotment letter, delay in installation of incinerator and effluent treatment plant within 42 months from the date of possession (the possession is deemed to be given after end of 30 days from the date of allotment as per clause 4 (i)), MHIL has the right to defer the payment of further instalments. Thus, strictly speaking, GMADA is contract bound not to charge any penal interest after expiry 42 months, since there is no incinerator and effluent treatment plant installed so far.

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We shall thus request that penal interest wrongly charged by GMADA is waived off fully, since the underlying reason for MHIL's delay in payments of instalment is squarely due to admitted failure of GMADA to handover vacant and peaceful possession of the allotted land.

B. Payment of pending instalments :

MHIL is ready to pay the delayed instalments including any additional costs towards the extra land allotted to it (if any) within 45 days of revised letter of allotment etc.

C. Installation of incinerator and effluent treatment plant :

MHIL is ready to accept modification in term of allotment to say that it shall install its own effluent treatment plant and it is for this purpose that we are also expecting that GMADA shall accede to our request per Option -2

We take this opportunity to stress that we already run and operate two hospitals (in Mohali and Bathinda) under PPP arrangement with the Government of Punjab since 2011 and would like to cement this relationship with the State by investing further in the medical infrastructure to serve the communities in and outside of the State.

We once again thank you for your efforts in resolving this long standing matter, which will pave way for significant investment in the State.

With Regards,
For Max Healthcare Institute Limited


Yogesh Sareen
(Sr. Director & Chief Financial Officer)

Copy to : 1. Mr Rajiv Gupta (IAS)
Chief Administrator GMADA
Mohali

2. Mr Ajoy Kumar Sinha (IAS)
Principal Secretary
Finance – Govt of Punjab Cum
Punjab Secretariat, Chandigarh

3. Mr Ajoy Kumar Sharma
Principal Secretary
Health & Family Welfare
Parivar Kalyan Bhawan
Sector 34 Chandigarh



ਵਿਸ਼ਾ: -

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 29-08-2024 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3.00 ਵਜੇ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ (RPD) ਦੀ 81ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮਿਤੀ 29-08-2024 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3.00 ਵਜੇ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ (RPD) ਦੀ 81ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ: -

- 1) ਸ੍ਰੀ ਗੁਰਦੇਵ ਸਿੰਘ ਅਟਵਾਲ, (ਕਨਵੀਨਰ ਮੈਂਬਰ)
ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ,
ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 2) ਸ੍ਰੀ ਹਰਬੰਸ ਸਿੰਘ, ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 3) ਸ੍ਰੀ ਨਵਤੇਜ ਸਿੰਘ ਪਨੌਆ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 4) ਸ੍ਰੀ ਅਵਦੀਪ ਸਿੰਘ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 5) ਸ੍ਰੀ ਪੰਕਜ ਮਹਿਸੀ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-3),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 6) ਸ੍ਰੀ ਰਣਜੀਤ ਮਨਕਟਾਲਾ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 7) ਸ੍ਰੀ ਵਰੁਣ ਗਰਗ,
ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-2),
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 8) ਸ਼੍ਰੀਮਤੀ ਸਮੀਨਾ, ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਨੁਮਾਇੰਦਾ, ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਅਜਿਡੇ ਦੀਆਂ ਮੱਦਾਂ ਨੂੰ ਲੜੀਵਾਰ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲਏ ਗਏ: -

ਮੱਦ ਨੰ: 81.01 ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ 80ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਇਸ ਮੱਦ ਅਧੀਨ ਆਰ ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ 80ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਮੱਦ ਨੰ: 81.02 ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ: -

ਮੱਦ ਨੰ:	ਮਿਤੀ 24-11-2023 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਅਤੇ ਇਸ ਤੋਂ ਪਿਛਲੀਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ।	ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ
72.08	ਐਰੋਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਬਲਾਕ-ਈ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਦੇ ਸਾਹਮਣੇ ਪੈਂਦੇ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਪੈਂਦੀ ਸਮਾਧ ਦੀ ਬਾਊਂਡਰੀ ਨੂੰ ਰੇਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਸਬੰਧੀ:-	ਇਸ ਮੱਦ ਸਬੰਧੀ ਐਲ. ਏ. ਜੀ. ਦਫਤਰ ਤੋਂ ਕੋਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਨਾਲ ਤਾਲਮੇਲ ਕਰਨ ਤੇ ਉਨ੍ਹਾਂ

	<p>ਉਪਰੋਕਤ ਮੱਦ ਸਬੰਧੀ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੱਚ, ਗਮਾਡਾ ਵੱਲੋਂ ਸਮੂਹ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਨੂੰ ਐਗ੍ਰੇਸਿਵੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਬਲਾਕ-ਈ ਵਿੱਚ ਪੈਂਦੇ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਦੇ ਸਾਹਮਣੇ ਪੈਂਦੇ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਪੈਂਦੀ ਸਮਾਧ ਦੀ ਬਾਊਂਡਰੀ ਨੂੰ ਰੈਸ਼ਨਲਾਈਜ਼ ਕਰਨ ਸਬੰਧੀ ਜ਼ਰੂਰਤ ਤੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੇ ਗਏ ਸਕੈੱਚ ਪਲੈਨ ਨੰ: 48/2020 ਮਿਤੀ 06-01-2020 ਨੂੰ ਵਿਚਾਰਣ ਉਪਰੰਤ ਸਮੂਹ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਕਿ ਸਕੈੱਚ ਪਲੈਨ ਵਿੱਚ ਸਾਹਮਣੇ ਵਾਲੇ ਪਾਸੇ ਜੋ ਪਾਰਕਿੰਗ ਏਰੀਆ ਦਰਸਾਇਆ ਗਿਆ ਹੈ, ਉਸ ਵਿੱਚੋਂ ਐਂਟਰੀ ਦੀ ਜਗ੍ਹਾ ਛੱਡਦੇ ਹੋਏ ਬਾਕੀ ਏਰੀਏ ਨੂੰ ਗਰੀਨ ਪਾਰਕ ਵਿੱਚ ਤਬਦੀਲ ਕਰ ਦਿੱਤਾ ਜਾਵੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲਾਟ ਨੰ: 4299 ਤੋਂ 4308 ਤੱਕ ਦੇ ਪਲਾਟ ਹੋਲਡਰਾਂ ਵੱਲੋਂ preferential charges ਵੀ ਅਦਾ ਕੀਤੇ ਹੋਏ ਹਨ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਪਿੰਡ ਦੀ ਇਹ ਭੋ ਅਵਾਰਡ ਨੰ: 544, ਖਸਰਾ ਨੰ: 28, ਰਾਹੀਂ ਗਮਾਡਾ ਵੱਲੋਂ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਹੈ। ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਸਨ ਕਿ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਸਕੈੱਚ ਪਲੈਨ ਅਨੁਸਾਰ ਸਮਾਧ ਦੇ ਰਕਬੇ ਦੀ ਰੈਸ਼ਨਲਾਈਜ਼ੇਸ਼ਨ ਪੱਖੋਂ ਸਮਾਧ ਦੇ ਨੁਮਾਇੰਦੇ ਨਾਲ ਬੀਘਰ ਹੀ ਤਾਲਮੇਲ ਕਰਕੇ ਇੱਕ ਹਫ਼ਤੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਰਿਪੋਰਟ/ਪਰਪੋਜ਼ਲ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ। ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਮੱਦ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਦਫਤਰ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ ਤੋਂ ਐਕੁਜੀਸ਼ਨ ਸਬੰਧੀ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਢੁਕਵੇਂ ਫੈਸਲੇ ਲਈ ਮੁੱਦਾ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।</p>	<p>ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧੀ ਕੌਰਟ ਕੇਸ ਚਲ ਰਿਹਾ ਹੈ, ਜਿਸ ਕਰਕੇ ਹਾਲ ਦੀ ਘੜੀ ਇਸ ਮੁੱਦੇ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ।</p>
78.17	<p>Hero Homes ਅਤੇ Purab Premium Apartment, Sector-88, Mohali ਦੇ ਸਾਹਮਣੇ ਬੱਸ ਸਟੌਪ ਦੀ ਉਸਾਰੀ ਕਰਨ ਸਬੰਧੀ: -</p> <p>ਉਪਰੋਕਤ ਮੱਦ ਸਬੰਧੀ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਸੈਕਟਰ ਦੇ ਬੱਸ ਰੂਟ ਅਤੇ ਬੱਸ ਸਟੌਪ ਸਬੰਧੀ ਜਾਣਕਾਰੀ ਸੀ. ਟੀ. ਯੂ. ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਤਜਵੀਜ਼ ਮੁੜ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ। ਉਪਰੰਤ ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਸੀ. ਟੀ. ਯੂ. ਤੋਂ ਜਵਾਬ ਪ੍ਰਾਪਤ ਹੋਇਆ ਸੀ ਕਿ ਇਸ ਏਰੀਏ ਵਿੱਚ ਉਨ੍ਹਾਂ ਦਾ ਕੋਈ ਵੀ ਰੂਟ ਤਜਵੀਜ਼ ਨਹੀਂ ਹੈ।</p>	<p>ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਹਾਲ ਦੀ ਘੜੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ, ਇਸ ਲਈ ਇਸ ਮੁੱਦੇ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ।</p>
80.03	<p>ਸਕੀਮ ਸੈਕਟਰ-90 ਦਾ ਲੋ-ਆਊਟ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਨ ਸਬੰਧੀ:-</p> <p>ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਸ਼੍ਰੀ ਨਵਦੀਪ ਅਸੀਜਾ, ਟਰੇਡਿਕ ਅਡਵਾਈਜ਼ਰ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਵਿੱਚ ਸੈਕਟਰ 90-91 ਅਤੇ ਸੈਕਟਰ-93-94 ਵਿਖੇ roundabouts ਦੀ ਤਜਵੀਜ਼ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਟਰੇਡਿਕ ਨੂੰ ਸ਼ੁਰੂ ਢੰਗ ਨਾਲ ਚਲਾਉਣ ਲਈ roundabout ਹੀ ਢੁੱਕਵਾਂ ਵਿਕਲਪ ਹੈ, ਕਿਉਂਕਿ ਜੇਕਰ ਮੱਜੂਦਾ ਸੜਕ ਅਤੇ ਮਾਸਟਰ ਪਲੈਨ ਦੀ ਤਜਵੀਜ਼ ਸੜਕ ਤੇ ਵੱਖਰੇ-ਵੱਖਰੇ ਜੈਕਸ਼ਨ ਡਿਵੈਲਪ ਕੀਤੇ ਜਾਂਦੇ ਹਨ ਤਾਂ ਟਰੇਡਿਕ ਦੀ ਸਮੱਸਿਆ ਬਣੀ ਰਹੇਗੀ ਅਤੇ ਇਹ ਜੈਕਸ਼ਨ accidental ਵੀ ਹੋਣਗੇ। ਇਸ ਲਈ ਇਸ ਜੈਕਸ਼ਨ ਤੇ roundabout ਇੱਕ ਢੁੱਕਵਾਂ ਵਿਕਲਪ ਹੈ, ਜਿਸ ਦੀ ਡਿਟੇਲ ਪਲੈਨਿੰਗ ਕਰਦੇ ਹੋਏ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਤੋਂ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਵੇਟਿੰਗ ਕਰਵਾਉਣ ਉਪਰੰਤ ਡਿਵੈਲਪ ਕੀਤਾ ਜਾਵੇ। ਉਕਤ ਅਨੁਸਾਰ ਕਮੇਟੀ ਵੱਲੋਂ ਸਕੈੱਚ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ</p>	<p>ਇਸ ਮੁੱਦੇ ਨੂੰ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਇਸ ਮੱਦ ਸਬੰਧੀ ਅੱਗੇ ਹੋਰ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ।</p>

	<p>ਗਿਆ ਕਿ ਤਜਵੀਜ਼ਤ ਸਕੈਚ ਲੋ-ਆਊਟ ਪਲੈਨ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਛਾ ਜੀ ਵੱਲੋਂ ਮਿਤੀ 22-08-2023 ਰਾਹੀਂ ਜਾਰੀ ਕੀਤੇ ਗਏ "Standard Operating Procedure for approval of Layout Plan of OUVGL/Urban Estate Sites" ਅਨੁਸਾਰ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਛਾ ਜੀ ਨੂੰ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜ ਦਿੱਤਾ ਜਾਵੇ।</p>	
80.04	<p>Allotment of Space for the Construction of Verka Milk Booths in Sector-82 (Alpha), S.A.S. Nagar: -</p> <p>ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿਲਡਿੰਗ), ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ-82 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੇਰਕਾ ਮਿਲਕ ਬੂਥ ਦੀਆਂ ਦੋ ਸਾਈਟਾਂ ਈਅਰ-ਮਾਰਕ ਕਰਨ ਲਈ ਪ੍ਰਾਪਤ ਹੋਈ ਮਿਸਲ ਦੇ ਸਨਮੁੱਖ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਿਪੋਰਟ ਮੁਤਾਬਿਕ ਪ੍ਰਾਪਤ ਪ੍ਰਤੀ-ਬੇਨਤੀਆਂ ਇੱਕ ਹੀ ਪਰਿਵਾਰ ਦੀਆਂ ਹਨ ਅਤੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇੱਕੋ ਏਰੀਏ ਵਿੱਚ ਵੇਰਕਾ ਮਿਲਕ ਬੂਥ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਸੈਕਟਰ-82 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ ਵਿਖੇ ਬਲਾਕ-ਏ ਵਿੱਚ ਸਾਈਟ ਮਾਰਕ ਕਰਦੇ ਹੋਏ ਸਕੈਚ ਪਲੈਨ ਨੰ: 907/2021 ਮਿਤੀ 08-07-2021 ਤਿਆਰ ਕੀਤਾ ਗਿਆ। ਇੱਥੇ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਤਜਵੀਜ਼ਤ ਸਾਈਟ ਬਿਲਡਿੰਗ ਸ਼ਾਖਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮੌਕੇ ਤੇ ਖਾਲੀ ਹੈ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੇ ਗਏ ਤਜਵੀਜ਼ਤ ਸਕੈਚ ਪਲੈਨ ਨੰ: 907/2021 ਮਿਤੀ 08-07-2021 ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਮਿਸਲ ਤੇ ਮਿਤੀ 19-09-2023 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਤਜਵੀਜ਼ਤ ਮੱਦ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ।</p>	<p>ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਕਿਉਂ ਜੋ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ।</p>
80.05	<p>Medicity ਵਿਖੇ Max Hospital ਦੀ allotted ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੇਵੀਨਿਊ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੇ ਰੇਵੀਨਿਊ ਰਸਤੇ ਦੀ realignment ਅਤੇ ਸਾਈਟ ਦਾ ਰਕਬਾ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ: -</p> <p>ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਗਮਾਡਾ Max Hospital ਨੂੰ ਮੈਡੀਸਿਟੀ ਵਿਖੇ 5.00 ਏਕੜ ਦੀ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਸੀ, ਜਿਸ ਦੇ ਕਬਜ਼ੇ ਸਬੰਧੀ ਸਬੰਧਤ ਹਸਪਤਾਲ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਇਸ ਸਾਈਟ ਵਿੱਚੋਂ ਇੱਕ ਰੇਵੀਨਿਊ ਰਸਤਾ ਲੰਘਦਾ ਹੈ। ਕਿਉਂ ਜੋ ਇਹ ਰਸਤਾ ਗਮਾਡਾ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਐਕੂਆਇਰ ਕੀਤਾ ਹੋਣ ਕਰਕੇ ਫੀਲਡ ਸਟਾਫ ਵੱਲੋਂ ਇਸ ਰਸਤੇ ਦਾ ਕਬਜ਼ਾ ਲੈਣ ਲਈ ਇਸ ਰਸਤੇ ਨੂੰ ਪੁੱਟਣ ਦੀ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਗਈ ਤਾਂ ਸਬੰਧਤ ਪਿੰਡ ਵਾਸੀਆਂ ਵੱਲੋਂ ਇਸ ਦਾ ਵਿਰੋਧ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਰਸਤੇ ਨੂੰ ਪੁੱਟਣ ਦਾ ਕੰਮ ਬੰਦ ਕਰਵਾਉਂਦੇ ਹੋਏ ਬਦਲਵੇਂ ਰਸਤੇ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਸੀ। ਜਿਸ ਉਪਰੰਤ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ Max Hospital ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਉਨ੍ਹਾਂ ਨੂੰ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਿਲਾਂ ਜਾਨਣ ਲਈ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਵੀ ਸ਼ਾਮਿਲ ਸਨ। ਮੀਟਿੰਗ ਵਿੱਚ ਬਦਲਵੇਂ ਰਸਤਾ ਤਜਵੀਜ਼ ਕਰਨ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਦੀ ਅਲਾਟਡ ਸਾਈਟ ਦਾ ਰਕਬਾ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਸੀ। ਉਪਰੰਤ ਮਿਲਖ</p>	<p>ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਕਿਉਂ ਜੋ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ, ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੁੱਦੇ ਸਬੰਧੀ ਆਰ. ਪੀ. ਡੀ. ਪੱਧਰ ਤੇ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸਹਿਮਤੀ ਪ੍ਰਗਟਾਈ ਗਈ।</p>

	<p>ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਮਿਸਲ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ। ਜਿਸ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਬਦਲਵਾਂ ਰਸਤਾ ਅਤੇ ਮੈਕਸ ਹਸਪਤਾਲ ਦੀ ਸਾਈਟ ਨੂੰ ਪੂਰਾ ਕਰਨ ਸਬੰਧੀ ਤਜਵੀਜ਼ ਤਿਆਰ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਤਜਵੀਜ਼ ਵਿੱਚ ਰਸਤਾ ਸਾਈਟ ਦੇ ਪਿਛਲੇ ਪਾਸੇ 100 ਫੁੱਟ ਸੜਕ ਤੱਕ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ, ਜਿਸ ਕਰਕੇ ਮੈਕਸ ਨੂੰ ਅਲਾਟਿਡ ਸਾਈਟ ਦਾ ਏਰੀਆ 0.06 ਏਕੜ ਘੱਟ ਗਿਆ ਸੀ। ਇਸ ਲਈ ਇਸ ਸਾਈਟ ਦੇ ਨਾਲ ਲੱਗਦੀ ਮਲਟੀ ਲੈਂਵਲ ਸਪੇਸਲਿਟੀ ਹੋਸਪੀਟਲ ਸਾਈਟ ਨੰ: HO-2 (ਏਰੀਆ 5.00 ਏਕੜ) ਦੀ ਸਾਈਟ ਵਿੱਚੋਂ 0.06 ਏਕੜ ਰਕਬਾ ਮੈਕਸ ਹੋਸਪੀਟਲ ਦੀ ਸਾਈਟ ਨੰ: HO-3 ਵਿੱਚ ਸ਼ਾਮਲ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਇਸ ਤਰ੍ਹਾਂ ਕਰਨ ਨਾਲ ਮੈਕਸ ਦੀ ਅਲਾਟਿਡ ਸਾਈਟ ਦਾ ਏਰੀਆ 5.00 ਏਕੜ ਹੋ ਜਾਂਦਾ ਹੈ ਅਤੇ ਸੂਪਰ ਸਪੇਸਲਿਟੀ ਹੋਸਪੀਟਲ ਲਈ ਤਜਵੀਜ਼ਤ ਸਾਈਟ HO-2 ਦਾ ਏਰੀਆ 4.94 ਏਕੜ ਹੋ ਗਿਆ ਸੀ। ਇਸ ਲਈ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਤਿਆਰ ਤਜਵੀਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਮਿਸਲ ਤੇ ਮਿਤੀ 26-10-2023 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਇਹ ਮੱਦ ਕਮੇਟੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ।</p>	
80.06	<p>ਮਾਸਟਰ ਪਲੈਨ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਵੱਖ-ਵੱਖ ਸੈਕਟਰਾਂ ਵਿਖੇ ਪੈਂਦੇ ਤਜਵੀਜ਼ਤ sports Complexes/ Clubs ਦੀਆਂ ਪੰਜ ਸਾਈਟਾਂ ਦੇ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ: -</p> <p>ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦੇ ਸਬੰਧੀ Consultant, By Design, Art & Architecture, 66, Sector-9A, Chandigarh ਵੱਲੋਂ ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-66 ਬੀਟਾ, ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-83 (ਐਲਫਾ) ਬਲਾਕ-ਏ, ਸੈਕਟਰ-89, ਮੈਡੀਸਿਟੀ ਅਤੇ ਈਕੋ ਸਿਟੀ-2 ਵਿਖੇ sports Complexes/ Clubs ਲਈ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਈਂਗਾਂ Job No. 851, drawing No. ASD/S-01, ASD/S-02, ASD/S-03, ASD/S-04, ASD/S-05 ਨੂੰ ਕਮੇਟੀ ਅੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਮੈਂਬਰ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਮੈਂਬਰ ਇੰਜੀਨੀਅਰ (ਸੀ-3), ਗਮਾਡਾ ਵੱਲੋਂ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ sports Complexes/ Clubs ਦਾ ਕੰਮ ਵੇਖਿਆ ਜਾ ਰਿਹਾ ਸੀ, ਉਨ੍ਹਾਂ ਦੀ ਬਦਲੀ ਹੋ ਗਈ ਹੈ। ਇਸ ਲਈ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਕਨਸਲਟੈਂਟ ਵੱਲੋਂ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਈਂਗਾਂ ਨੂੰ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਣ ਹਿੱਤ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ।</p>	<p>ਇਸ ਮੱਦ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਦੀਆਂ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਮੱਦ ਸਬੰਧੀ ਮੁਕੰਮਲ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਮੱਦ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ।</p>

ਮੱਦ ਨੰ: 81.03:-

ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਪੈਂਦੀਆਂ ਅਰਬਨ ਐਸਟੇਟਾਂ - Eco-City, Eco-City-2 ਅਤੇ Medicity ਲਈ Material Recovery Facility (MRF) ਦੀ ਸਾਈਟ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਮੈਂ: ਇੰਜੀ: (ਜਸ-2), ਅਤੇ ਮਿ: (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.04:-

ਡੋ ਮਾਲਕਾ ਨੂੰ ਆ ਰਹੀ ਦਿੱਕਤ ਨੂੰ ਦੂਰ ਕਰਨ ਲਈ ਮਲਟੀ ਸਪੇਸਲਿਟੀ ਹੋਸਪੀਟਲ HO2 & HO3 ਦੀਆਂ ਸਾਈਟਾਂ ਦੇ ਪਿਛਲੇ ਪਾਸੇ 4 ਕਰਮ (19 ਫੁੱਟ) ਦਾ ਰਸਤਾ ਦੇਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੋ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਨੂੰ ਰਸਤਾ ਪੱਕਾ ਕਰਨ ਸਬੰਧੀ ਲੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੈਂਬਰ ਇੰਜੀਨੀਅਰ (ਸੀ-2, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.05: - **Work of Development of Leisure Valley, Sector-67, S.A.S. Nagar (PH Works) – Toilet Block ਸਬੰਧੀ: -**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.06: - ਸੈਕਟਰ 88-89, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵਾਟਰ ਸਪਲਾਈ ਲਈ ਲਗਾਏ ਜਾਣ ਵਾਲੇ 3 ਨੰਬਰ ਟਿਊਬਵੇਲਾਂ ਸਮੇਤ ਪੰਪ ਚੈਂਬਰ, ਟ੍ਰਾਂਸਫੋਰਮਰ ਦੀ ਜਗ੍ਹਾ ਈਅਰ-ਮਾਰਕ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੰਦ ਅਧੀਨ ਤਜਵੀਜ਼ ਕੀਤੀਆਂ ਗਈਆਂ ਸਾਈਟਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੋ-ਆਊਟ ਪਲੇਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1), ਗਮਾਡਾ ਨੂੰ ਉਸਾਰੀ ਸਬੰਧੀ ਲੜੀਦੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਜਸ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.07: - ਸੈਕਟਰ-80, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 1315 ਤੋਂ 1324 ਅਤੇ 1380 ਤੋਂ 1392 ਦੇ ਸਾਹਮਣੇ ਲੰਘ ਰਹੀਆਂ ਹਾਈ ਵੋਲਟੇਜ ਤਾਰਾਂ ਦੀ ਜਗ੍ਹਾ ਵਾਲੀ ਥਾਂ ਨੂੰ ਪਾਰਕ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰਨਾ, ਜਿਵੇਂ ਕਿ ਸੈਕਟਰ-80 ਵਿੱਚ ਹੋਰ ਹਾਈ ਵੋਲਟੇਜ ਤਾਰਾਂ ਵਾਲੀ ਜਗ੍ਹਾ ਨੂੰ ਪਾਰਕ ਵਜੋਂ ਵਿਕਸਿਤ ਕੀਤਾ ਗਿਆ ਹੈ, ਦੇ ਸਬੰਧ ਵਿੱਚ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਸੈਕਟਰ-80, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 1315 ਤੋਂ 1324 ਅਤੇ 1380 ਤੋਂ 1392 ਦੇ ਸਾਹਮਣੇ ਲੰਘ ਰਹੀਆਂ ਹਾਈ ਵੋਲਟੇਜ ਤਾਰਾਂ ਦੀ ਥਾਂ ਨੂੰ ਉਪਨ ਗਰੀਨ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲ ਡੀ. ਟੀ. ਪੀ., ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਸ ਸਬੰਧੀ ਲੋ-ਆਊਟ ਪਲੇਨ ਵਿੱਚ ਇੰਦਰਾਜ ਕਰ ਲਿਆ ਜਾਵੇ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਥਾਗਬਾਨੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੂੰ ਵਿਸ਼ੇ ਤਹਿਤ ਜਗ੍ਹਾ ਨੂੰ ਉਪਨ ਗਰੀਨ ਵਜੋਂ ਵਿਕਸਿਤ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਥਾਗਬਾਨੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.08 - ਸੈਕਟਰ 88-89, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਸਾਈਜ਼ਾਂ ਦੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ ਉਪਲਬੱਧ ਕਰਵਾਉਣ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਨੂੰ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.09: - ਸੈਕਟਰ 118-119 ਨੂੰ ਵੰਡਦੀ 45 ਮੀਟਰ ਚੌੜੀ ਸੜਕ ਦੇ revised ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ 3 ਮੀਟਰ ROW for Laying 66 KV cable ਲਈ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਜਗ੍ਹਾ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਕਾਰਵਾਈ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਅਤੇ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.10 - ਮਾਸਟਰ ਪਲੇਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਰੋਡ ਜੰਕਸ਼ਨਾਂ ਤੇ roundabout ਤਜਵੀਜ਼ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੌਰਾਨ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-3), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਕਨਸਲਟੈਂਟ ਵੱਲੋਂ ਕੁੰਭੜਾ ਤੋਂ ਬਾਵਾ ਵਾਈਟ ਹਾਊਸ ਤੱਕ ਸੜਕ ਦੀ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਡਰਾਈਂਗ ਵਿੱਚ ਮੌਕੇ ਅਨੁਸਾਰ ਕੁਝ ਭਿੰਨਤਾਵਾਂ ਹਨ, ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਸ ਸੜਕ ਸਬੰਧੀ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਨ-ਸਿਹਤ-1), ਗਮਾਡਾ ਅਨੁਸਾਰ ਮੌਕੇ ਦੀ ਸਥਿਤੀ ਨੂੰ ਦੇਖਦੇ ਹੋਏ ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਜਿਸ ਦੇ ਮੱਦੇ-ਨਜ਼ਰ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਮੌਕੇ ਦੀ ਸਥਿਤੀ ਅਤੇ ਕਰਾਸ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ ਸਬੰਧੀ ਮੁਕੰਮਲ ਰਿਪੋਰਟ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਪਲੈਨਿੰਗ ਵਿੰਗ ਨੂੰ ਭੇਜੀ ਜਾਵੇ। ਉਸ ਉਪਰੰਤ ਮੁਕੰਮਲ ਤਜਵੀਜ਼ ਅਗਾਮੀ ਆਰ. ਪੀ. ਡੀ. ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ।



ਇਸ ਤੋਂ ਇਲਾਵਾ ਕਮੇਟੀ ਵੱਲੋਂ ਪੀ. ਆਰ. 7 ਸੜਕ ਤੇ ਕੰਨਸਲਟੇਂਟ ਵੱਲੋਂ ਐਂਗੇਜਿੰਗ ਵਿਖੇ ਤਜਵੀਜ਼ ਤਿੰਨ ਨੰ: roundabouts ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਤਜਵੀਜ਼ ਦੀ ਫਿਜ਼ੀਬਿਲਟੀ ਮੌਕੇ ਤੇ ਚੈਕ ਕਰਦੇ ਹੋਏ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ।

ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਸੈਕਟਰ-62 ਦੀ ਇੰਟਰਨਲ ਮਾਰਕੀਟ ਰੋਡ ਦੇ ਜੰਕਸ਼ਨਾਂ ਦੀ ਡਰਾਈਂਗ (ਮਿਤੀ 30-04-2024) ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਅਤੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਇਨ੍ਹਾਂ ਜੰਕਸ਼ਨਾਂ ਦੀ ਫਿਜ਼ੀਬਿਲਟੀ ਚੈਕ ਕਰਨ ਉਪਰੰਤ ਅਗਲੇਰੀ ਬਣਦੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2), ਸੀ-3 ਅਤੇ ਜਸ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.11: -

Urgent Action Required to Address Safety Concerns at Middle Road Crossing Connecting Aerocity C Block (2nd road) to I.T. City.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਮੱਦ ਨੂੰ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਕਿਉਂ ਜੋ ਇਹ ਇੱਕ ਇੰਟਰਨਲ ਸੜਕ ਹੈ, ਇਸ ਲਈ ਇਸ ਸੜਕ ਉੱਤੇ roundabout ਦੀ ਤਜਵੀਜ਼ ਇੱਕ viable ਆਪਸ਼ਨ ਨਹੀਂ ਹੈ ਅਤੇ ਹਾਲ ਦੀ ਘੜੀ ਇਸ ਸੜਕ ਤੇ ਮੀਡੀਅਨ ਵਿੱਚ ਗੇਪ ਦਿੰਦੇ ਹੋਏ ਰੇਬਲ ਸਟ੍ਰਿਪ ਦੀ ਪ੍ਰੋਵੀਜ਼ਨ ਦੇਣਾ ਯੋਗ ਹੋਵੇਗਾ ਤਾਂ ਜੋ ਹਾਦਸਿਆਂ ਤੋਂ ਬਚਿਆ ਜਾ ਸਕੇ। ਜੇਕਰ ਫਿਰ ਵੀ ਕੋਈ ਦਿੱਕਤ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ roundabout ਵਾਲੀ ਆਪਸ਼ਨ ਨੂੰ ਵੀ ਅਡਾਪਟ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.12: -

Cycle Track Design for Airport Road (PR-7) – "Remedial Measures for Blackspots on PR-7 Road, S.A.S. Nagar and road Safety Review of other important junctions in GMADA Area".

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੱਦ ਨੂੰ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਤਜਵੀਜ਼ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਈਂਗਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਪੀ. ਆਰ. 7 ਸੜਕ ਤੇ NH-21 (ਖਰਡ-ਮੋਹਾਲੀ ਰੋਡ) ਤੋਂ NH-64 (ਜੀਰਕਪੁਰ-ਪਟਿਆਲਾ ਰੋਡ) ਤੱਕ ਦੇ ਸਾਰੇ ਜੰਕਸ਼ਨਾਂ ਸਬੰਧੀ ਡਿਟੇਲ ਤਜਵੀਜ਼ਾਂ ਨੂੰ ਵੀ ਸ਼ਾਮਲ ਕਰ ਲਿਆ ਜਾਵੇ। ਤਜਵੀਜ਼ ਦੀ ਮੌਕੇ ਅਨੁਸਾਰ ਫਿਜ਼ੀਬਿਲਟੀ ਚੈਕ ਕਰਦੇ ਹੋਏ ਅਗਲੀ ਕਾਰਵਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਮੁਕੰਮਲ ਵਿਸ਼ਲੇਸ਼ਣ ਰਿਪੋਰਟ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.13: -

Request for access to the Project by Cut in Service Lane from Highway ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਸੈਕਟਰ-66 ਨੂੰ ਜਾਂਦੀ 100 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਦੇ ਜੰਕਸ਼ਨ ਤੋਂ 60 ਮੀਟਰ ਦੀ ਦੂਰੀ ਤੇ ਸਰਵਿਸ ਲੈਨ ਵਿੱਚ ਐਂਟਰੀ ਕਟ ਦੇ ਦਿੱਤਾ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਮੰ: ਇੰਜੀ: (ਸੀ-3), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 81.14: -

ਸੈਕਟਰ-83-101 ਨੂੰ ਵੰਡਦੀ 200 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਦੇ ਕਰਾਸ ਸੈਕਸ਼ਨ ਅਤੇ ਅਲਾਈਨਮੈਂਟ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਐਲ ਸੈਕਸ਼ਨ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਐਲ ਸੈਕਸ਼ਨ ਦੇ ਨਾਲ ਲੱਗਦੇ ਜੰਕਸ਼ਨਾਂ ਦੀ ਪਲੈਨਿੰਗ ਅਤੇ ਸੜਕ ਦੀ ਐਂਟਰੀ-ਐਗਜ਼ਿਟ ਲਈ ਟਰੈਫਿਕ ਐਕਸਪਰਟ ਤੋਂ ਟਿੱਪਣੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੰਦ ਨੰ: 81.15: - ਹੋਰ ਕੋਈ ਮੰਦ (ਪ੍ਰਧਾਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ): -


- 1) **Request to close the illegal entry of villagers on 15'wide metal road leading to our House No. 2026 to 2063 for the safety of children and pedestrians Sector-68.**
- 2) **Provide 45' wide road for free access to the residents of Village Kumbra.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਮੰਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-68, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਮਕਾਨ ਨੰ: 2026 ਤੋਂ 2063 ਦੇ ਨਿਵਾਸੀਆਂ ਵੱਲੋਂ ਉਨ੍ਹਾਂ ਦੇ ਘਰਾਂ ਦੇ ਨਾਲ ਲਗਦੀ 15 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਤੋਂ ਪਿੱਛੇ ਕੁੰਡੜਾ ਦੇ ਨਿਵਾਸੀਆਂ ਦੀ ਔਟਰੀ ਨੂੰ ਬੰਦ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਦਰਖਾਸਤ ਨੂੰ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਕਿਸੇ ਇੱਕ particular section of society ਨੂੰ ਲਾਭ ਦੇਣ ਲਈ ਸੜਕ ਨੂੰ ਬੰਦ ਨਹੀਂ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ।

ਇਸ ਤੋਂ ਇਲਾਵਾ ਨਿਵਾਸੀਆਂ ਵੱਲੋਂ ਸਕੂਲ ਦੀ premises ਵਿੱਚੋਂ ਜੋ ਆਲਟਰਨੇਟਿਵ ਰਸਤਾ ਸੁਝਾਇਆ ਗਿਆ ਹੈ, ਉਹ ਢੁਕਵਾਂ ਨਹੀਂ ਹੈ। ਇਸ ਲਈ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸ਼ੇ ਤਹਿਤ ਮੰਦ ਨੂੰ ਡਰਾਪ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।


ਚੇਅਰਮੈਨ (ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ)
-ਕਮ- ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

29/8/24

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

PUDA Bhawan, Sector-62, S.A.S Nagar

ਸੇਵਾ ਵਿਖੇ

ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2),

ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਪੱਤਰ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2024/

ਵਿਸ਼ਾ:- Max Multi Speciality Hospital, Medicity, New Chd, SAS Nagar ਦੇ ਨਾਲ ਲੱਗਦੀ
Road ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਦੇ ਫੀਲਡ ਸਟਾਫ ਨੂੰ ਮੇਕੇ ਤੇ ਸੜਕ ਬਣਾਉਣ ਲਈ ਉਕਤ ਜਗ੍ਹਾ ਹੈਂਡਓਵਰ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ। ਕਿਉਂਜੋ ਸੜਕ ਦਾ ਕੁੱਝ ਹਿੱਸਾ Max Multi Speciality Hospital ਵਿੱਚੋਂ ਲੰਘਦਾ ਹੈ, ਇਸ ਲਈ ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕੰਮ ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਬਾਕੀ ਬਚਦੀ ਦੀ ਜਗ੍ਹਾ ਦਾ ਟੋਟਲ ਸਟੇਸ਼ਨ ਸਰਵੇ ਕਰਵਾ ਕੇ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਦੀ ਖੇਚਲ ਕੀਤੀ ਜਾਵੇ ਤਾਂ ਜੋ Max Multi Speciality Hospital ਨੂੰ ਜਲਦ ਤੋਂ ਜਲਦ ਕਬਜ਼ਾ ਦਿੱਤਾ ਜਾ ਸਕੇ ਜੀ।

ਪਿੱਠ ਅੰਕਣ ਨੰ.: ਗਮਾਡਾ-ਉ.ਮੰ.ਇੰਜੀ.(ਬ)/2024/ 56806

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),

ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਮਿਤੀ: 11/11/2024

ਉਪ ਮੰਡਲ ਅਫਸਰ (ਬਿ),

ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA

None Head Office

Narration	Due Date	Due Installment	Receipt Date	Rec. Amt.	Adj. Installment	Bal. Received Amt.	Delay (V/M/d)	Scheme Interest on default amount	Penal Interest @ 15%, 16%, 17%
1. Installment No. 3/6	21 Jul 18	5,34,00,000.00	18-Mar-25	0	0	0	2432	4,26,96,592.00	6,04,86,838.00
2. Installment No. 4/6	21 Jul 19	4,98,00,000.00	18-Mar-25	0	0	0	2067	3,38,42,170.00	4,79,43,074.00
3. Installment No. 5/6	21 Jul 20	4,62,00,000.00	18-Mar-25	0	0	0	1701	2,58,36,559.00	3,66,01,792.00
4. Installment No. 6/6	21 Jul 21	4,26,00,000.00	18-Mar-25	0	0	0	1336	1,87,11,321.00	2,65,07,704.00
5. IT Installment Schedule (Installment No. 1/6)	21 Jul 22	8,40,00,000.00	18-Mar-25	0	0	0	971	2,68,15,562.00	3,79,88,712.00
Total Dues	17 Jan 25	27,60,00,000.00		0	0	0	0	14,79,02,204.00	20,95,28,120.00

Particulars	Dues under allotment	Dues under Amnesty	Benefit under Amnesty
Project Extension fees	5,25,00,000.00	75,00,000.00	4,50,00,000.00
Gst @ 18%	94,50,000.00	13,50,000.00	81,00,000.00
Installment due as per above	27,60,00,000.00	27,60,00,000.00	
Scheme Interest			
Penalty	20,95,28,120.00	14,79,02,204.00	6,16,25,916.00
Total dues	54,74,78,120.00	43,27,52,204.00	11,47,25,916.00

Accounts Officer (R)
GMADA, S.A.S. Nagar

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA



CA Canada for 1/2

14/3/25
March 15, 2025

ACA - Canada for 1/2
18/3/25

To,
Mr Vikas Garg (IAS)
Principal Secretary Housing
Govt of Punjab
GMADA, SAS Nagar
PUDA Bhawan
Mohali
SAS Nagar, Punjab

Subject : Possession : 5 acres of Land Allotted in Medicity Mullanpur for setting up a Hospital

Reference: Ongoing Discussions with GMADA, Principal Secretary Land and Principal Secretary Housing, Principal Secretary - Finance and Punjab Invest Team

Dear Sir,

This has reference to various meeting with the various functionaries representing the above departments in administration of Govt. of Punjab. In this connection, we once again write to state that,

- 1) GMADA on 21st July 2015, had allotted us plot no. HO3 admeasuring 5 acres in Medicity Mullanpur vide GMADA-EO/2015/29182-83 on free hold basis for setting up a hospital. The consideration for the plot was fixed at Rs. 30.60 Cr., including 30 lakh each payable towards Cultural and Cancer cess, respectively. We paid Rs. 5.10 Cr. (including Cultural and Cancer cess) on allotment and balance was payable by way of 7 annual installments.
- 2) Under the terms and conditions of the letter of allotment, GMADA was expected to commission incinerator and effluent treatment plant within 42 months from the date of possession (the possession was deemed to be given after end of 30 days from the date of allotment as per clause 4.(i)). Further, as per Note 2 under Clause 3 (iv) of aforesaid allotment letter, the payment of next instalments of lease money would be deferred till such time the aforesaid services are not provided hence giving rights to allottee to defer the instalments till the commissioning of incinerator and effluent treatment plant.
- 3) Till date, we have paid a total of Rs. 16.86 Cr. which include Rs. 5.10 Cr. on allotment on 16th September 2015, Rs. 6.06 Cr. on 18th July 2016 and Rs. 5.70 Cr. on 18th July 2017.
- 4) Subsequent to the allotment, GMADA failed to provide vacant and peaceful possession of the land for construction of hospital due to various issues. Main issue were (i) the plot was still

On

Max MedCentre, Mohali
Plot No - A-19, Industrial Area Phase VI,
S.A.S Nagar, Mohali - 160055
For medical service queries or appointments,
call +91-172 521 2000

Max Healthcare Institute Limited
Regd. Office: 401, 4th Floor, Man Excellenza, S. V. Road,
Vile Parle (West), Mumbai, Maharashtra - 400 056
T: +91-22 2610 0461/62
E: secretarial@maxhealthcare.com

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being cultivated by the local residents and there were crops standing on the plot; (ii) there was a "Kacha Rasta" going through plot which was extensively use by the local residents; (iii) there was a high voltage overhead electricity transmission line passing over the plot, and (iv) there were hutments and borewell at the plot which were in use by the local residents etc.

- 5) We did raise the above matters with GMADA vide our letters dated 6th September 2018, 9th May, 2019, 10th July 2018, 24th May 2019 as well as through our meetings with various GMADA officials. However, none of these letters/follow ups were replied nor elicited any tangible resolution from GMADA.
- 6) Having paid Rs. 16.86 Cr. and despite numerous representations to GMADA, we could not get vacant and peaceful possession of the allotted land. We did engage ARCOP - a leading architect for planning the hospital, but could not file the building plans in absence of clarity with respect to STP /ETP and also so far there are no signs of GMADA setting up incinerator/STP as promised.
- 7) A letter was received from GMADA on 12th December 2022 for joint inspection of the site to be conducted on 14th December, 2022. On joint inspection at site, which was attended by our representative, all the issues raised by us were found to be genuine. GMADA officials deputed for the inspection assured us of the corrective measures and promised to provide the peaceful and vacant possession in a short period of time. Post inspection, we did not hear anything from GMADA despite our follows up and personal visit to GMADA office.
- 8) On 30th June, 2023, GMADA issued a notice under section 45(2) of Punjab Regional Town Planning and Development Act, 1995 which was apparently delivered to a wrong address, despite our having informed GMADA the change of address vide our letter dated 15th January 2021. We received another letter from GMADA on 27th July 2023 demanding the penalty.
- 9) We had a meeting GMADA official on 2nd August, 2023 wherein, we reiterated the pending issues. Further, it was pointed out to GMADA that instead of "kachha road", there is now a "pucca road" passing through the said plot of land. We were, once again assured of appropriate action and handing over of vacant physical possession of aforesaid land to enable us to construct the hospital.
- 10) While, we were waiting of the confirmation of action to remove the road and other impediments, a letter dated 10th August 2023 was issued u/s 45 (3) of Punjab Regional and Town Planning and Development Act, 1995 seeking show cause against resumption of the plot due to non-payment of installments.
- 11) Later in our meeting with honb'le Chief Secretary Mr Anurag Verma on May 7, 2024, matter was again discussed threadbare where he issued instructions on resolving the "pucca rasta" etc. and made calls to relevant functionaries.
- 12) Post discussions, we submitted another letter on May 13,2024 with copies of previous correspondence as well as copy of contract dated 6th Feb 2016with ARCOP leading architect for planning the hospital, to prove that we had taken steps to design the hospital.

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13) While no official reply received from GMADA so far to any of our communications, there have been a no. of meetings held with various functionaries and based on such deliberation / discussions at such meeting our inference and understanding is as follows :

- a. GMADA shall drop all proceedings u/s 45 and will offer vacant and peaceful possession of 5 acres of land to Max Healthcare, after dismantling of the "pucca road" and removal of impediments etc.
- b. Max shall pay the balance amount of installments due i.e. Rs. 27.6 Cr. over a period of 12 months in 4 equal instalments. No delayed interest will be chargeable on such instalment in view of Note 2 to Clause 3 (iv) of the allotment letter except of one instalment which was due before 42 months.
- c. Max shall pay interest on the instalment due on July 20, 2018 at scheme rate since this instalment fell due before expiry of 42 months from the date allotment.
- d. GMADA shall waive all the penal interest as well as other charges leviable for extension of time, as there is no default attributed to Max.
- e. Since GMADA may not be in a position to build a ETP/STP/incinerator in immediate future and accordingly, it is expected that Max shall make its own arrangements for water/ waste disposal and a revised understanding to that effect will be incorporated in lease deed
- f. Max will be allowed to construct the Hospital on the said plot in next 3 years without any penalty from GMADA.
- g. GMADA will execute the lease deed on payment of 1st instalment of 12(b) above.

Sir, you will note that constant theme across all our communication points has been that the allotted site had a number of constraints and issues which needed to be attended to by GMADA i.e. high tension wires, tilling of land by the farmers, kachha rasta which was converted to pucca road later, tube well on the site being used by the farmers and absence of required infrastructure like road, sewage and STP etc. Since we have been raising these issues personally and through letters, still there has been no action by GMADA so far.

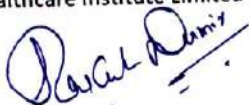
Further, there is an amnesty scheme issued by Govt. of Punjab on Feb 20, 2025 and we are eligible to take the benefit of the scheme since we have already paid 36% of the amount due already. In this connection, we are attaching herewith our calculations (see Annexure -1) of the amount payable under the Amnesty Scheme and shall be grateful if you can confirm the amount before an application under the Scheme can be made.

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Please do let us know, if you need any further documents from our side.

Thanking You.

For Max Healthcare Institute Limited



(Authorised Signatory)

Enclosed : Annexure -1

PS : We are deliberately not attaching plethora of communications sent to GMADA and other functionaries in last 4 years

File No. GMADA-EOAL0ECO(1)/2/2024-EO -GMADA (Computer No. 231075)
846787/2025/EO BR-GMADA

Computation of the amount payable to GMADA for 5 acres of land piece allotted to Max Healthcare Institute Limited (MHIL) at Mullanpur

Annexure -1

Details	Instalment details	Principal Amount	Total Amount	
Cost of Plot as per allotment letter dated July 21, 2015 including cancer cess		30,60,00,000	44,46,00,000	
Payments made so far :				
Down payment including cancer cess		5,10,00,000	5,10,00,000	
1 st Instalment	Due on 20 th July 2016 and paid on time	3,00,00,000	6,06,00,000	
2 nd Instalment	Due on 20 th July 2017 and paid on time	3,00,00,000	5,70,00,000	
Total amount paid & % to overall value		11,10,00,000 36%	16,86,00,000	
3 rd Instalment	Due on 20 th July 2018 but not paid due to lack of possession	3,00,00,000	5,34,00,000	
4 th Instalment	Not due as per Note 2 to Clause 3 (iv) of the Allotment letter since GMADA failed to commission the incinerator and effluent treatment plant		4,98,00,000	
5 th Instalment			4,62,00,000	
6 th Instalment			4,26,00,000	
7 th Instalment			8,40,00,000	
Key point and our calculations of amount payable under the Amnesty Scheme				
➤ Policy is applicable to MHIL since the default in payment of installment was for installments due after Dec 31, 2013 and 36% of the amount cost of land stands deposited				
➤ Calculation of the amount to be deposited by MHIL under the Amnesty Scheme is as under :				
Sr No	Relevant Para of Amnesty Policy	Applicability to MHIL Case	Amount Payable (Rs)	Basis of working
1	Under Para 1.a of Clause III : Mode of Payment - Alottee to make lump sum payment of defaulted instalments with scheme interest	MHIL defaulted in 3rd instalment of Rs 3,00,00,000 plus interest due on July 21, 2018	5,73,00,000	12% interest for 91 months on Rs 3 Cr instalment due on July 21, 2018, from July 21, 2017 onwards
2	Under Para 1. b (ii) of Clause III : Mode of Payment - Extension Fees where implementation period of Project Stands expired	@2.5% of allotment price	7,500,000	2.5% of Rs 30 Cr
3	Other instalments where MHIL has not defaulted and become due on installation of incinerator and effluent treatment plant	Lump sum payment of instalment not due (instalment 4 to 7)	22,26,00,000	These instalments are not due and we can pay the principal amount and waive the condition of ETP etc.
			287,400,000	

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(Issued vide Letter No. 3822-54 Dated 07-05-03)

Subject: PENALTY TO BE CHARGED FOR DEFAULT IN PAYMENT OF INSTALMENTS OTHER FEE DUE TO HUDA.

Please refer to the Administrative Officer (Policy's) letter no. PUDA-Policy-02/6155-68 dt. 20.08.2002 on the subject cited.

2. The Authority in its 23rd meeting held on 23.09.2003 has revised the rates of penalty to be charged from the allottees of residential plots, built-up houses and commercial or institutional sites in case of delay in payment of instalment (i.e. principal and interest) / any other fee due. The revised rates of penalty are as under:-

- | | |
|--|---|
| (a) If the delay is upto one year | Normal applicable rate of interest + 3% p.a for the delayed period. |
| (b) If the delay is upto 2 years | Normal applicable rate of interest + 4% p.a for the delayed period. |
| (c) If the delay is upto 3 years or more | Normal applicable rate of interest + 5% p.a for the delayed period. |

3. The penalty at the above rates shall be charged for the delayed period subject to the condition that the penalty so worked out shall not exceed the amount of instalment due / fee due.

4. In case of school sites, where the instalments are interest free, the rate of penalty would be such as applicable for residential plots (i.e. the normal applicable rate of interest for allotment of residential plots + 3%, 4% and 5% p.a. for delay upto 1 year, 2 years and 3 years or more respectively on the amount of instalment due / fee due.

5. In case of default in payment of instalments by the allottee beyond three years, necessary resumption proceedings under section 44 & 46 of the Punjab Regional and Town Planning and Development Act, 1995 shall be initiated.

6. For the sake of clarification, it is informed that the normal applicable of interest will be the rate of interest mentioned in the allotment letter of residential plots, built-up houses and commercial or institutional sites, as the case may, at which the instalments are recoverable or as amended from time to time.

7. The above rates of penalty will come into effect w.e.f. 01.10.2003.

(Issued vide Encl. No. PUDA-M/Qs(W)2003/11027 Dated 1.10.2003)

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PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY CHANDIGARH

Agenda Item No. 83/12
(Accounts Branch)
(Authority meeting)

Subject: To review the penalty imposed for default in payment of instalments or any other fee, to PUDA.

The allotment of residential plots, commercial / institutional sites and built-up houses is made to allottees under the Punjab Regional and Town Planning and Development Act, 1995. An allottee has to make the initial payment of 25% price on or before allotment and has the option to make the payment of balance 75% amount either in lump-sum, without interest, within 60 days of allotment or in half yearly / yearly instalments, with interest at the rate of 15% p.a. which has been reduced to 12% p.a. vide agenda item no. 37.08 in the 37th meeting of the Finance and Accounts Committee held on 03.07.2003 for residential plots, commercial and institutional sites. However, in the case of built-up houses, the instalments are payable monthly along with interest, which varies from time to time depending upon the category of houses i.e., EWS, LIG, MIG and HIG.

2. Further, the allottees of residential plots, commercial and institutional sites are required to complete the construction on the plot / site within the stipulated time period. However, they can seek extension in time period for construction on payment of extension fee as determined by the Authority from time to time.

3. It is observed that a number of allottees default in timely payment of instalments as well as other fees. In case of defaults in payment on the due date, the provisions of Section 44(1&2) and 45 (1&2) of the Punjab Regional and Town Planning and Development Act, 1995 are attracted which are reproduced as follows :

Section 44(1)

Where any person makes default in the payment of-

- i) any rent due in respect of any lease of any land or building, or both, as the case may be, under section 43; or
- ii) any fees or contribution payable under this Act in respect of any land or building, or both, the Estate Officer may direct that in addition to the amount of arrears, a sum not exceeding that amount shall be recovered from the person by way of penalty.

Provided that no such direction shall be made unless the person affected thereby has been given a reasonable opportunity of being heard in the matter.

- 2) Where any person makes default in the payment of any amount, being the arrears or penalty or both directed to be paid under sub-section (1), such amount may be recovered from him, as arrears of land revenue.

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Section 46 (1)

"Where any transferee makes default in the payment of any consideration money, or any instalment, on account of the transfer of any land or building, or both, under section 43, the Estate Officer may, by notice in writing, call upon the transferee to show cause, within a period of thirty days, why a penalty as may be determined by the Authority be not imposed upon him."

Provided that the penalty so imposed shall not exceed the amount due from the transferee.

2) After considering the cause, if any, shown by the transferee and after giving him a reasonable opportunity of being heard in the matter, the Estate Officer may, for reasons to be recorded, in writing, make an order imposing the penalty and direct that the amount of money due alongwith the penalty shall be paid by the transferee within such period as may be specified in the order.

5. Before 09.08.2002, PUDA had issued instructions for charging penal interest on late payment of instalments at the rate of interest 18% p.a. for first year, 24% p.a. for second year and 36% p.a. for third year onwards.

6. At these rates, the penal interest on late payment used to exceed, the amount due from the allottees, which was a clear violation of the Section 44 and 46 of the Act.

7. Since PUDA has not yet notified any sale of land / building regulations, in the absence of the same, difficulty was being faced in implementing the provisions of the Act.

8. To overcome this situation, the Finance and Accounts Committee in its 32nd meeting on 09.08.2002 vide agenda item no. 32.18 (Annex. I) approved (Annex. II) the following rates of penalty instead of penal interest to be charged from the allottees in case of delay in payment of any instalment or fee.

Sr. No.	Period	Rate of Penalty
1.	If the instalment of the consideration amount / any fee due up to a period of one year.	10% of the amount due.
2.	If the instalment of the consideration amount / any fee due for the period exceeding one year and below three years	20% of the amount due.
3.	If the instalment of the consideration amount / any fee due for the period exceeding three years and below five years.	50% of the amount due.
4.	After five years	Equivalent to the amount due.

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4. Subsequent to the circulation of these rates, it was established that as per the above rates, an excessive markup deficit is payable by the buyers in 1 year were required to make the payment of some amount of penalty at the above rates.

10. To overcome this situation, a clarification was issued via letter no. 19/00
 92 dt. 13.02.2003 (Annex. III) that the penalty shall be charged on the default amount at
 the above rates for the delayed period only.

11. In view of the above, it is proposed that penalty should be linked to the normal rate of interest of instalments on which the allotment has been made and should be charged at the normal rate of interest plus penal interest @ 3%, 4% and 5% p.a. on the amount of instalment due (i.e. principal & interest) if any other fee due for delay upto 1 year, 2 years and 3 years respectively depending upon the delayed period subject to the condition that the penalty so worked out shall not exceed the amount of instalment due/ fee due. In other words, the rate of penalty would be as under:-

- (a) If the delay is upto one year = normal applicable rate of interest + 3% p.a for the delayed period.
- (b) If the delay is upto 2 years = normal applicable rate of interest + 4% p.a for the delayed period.
- (c) If the delay is upto 3 years or more = normal applicable rate of interest + 5% p.a for the delayed period.

12. In case of school sites, where the instalments are interest free, the rate of penalty would be such as applicable for residential plots (i.e. the normal applicable rate of interest for allotment of residential plots + 3%, 4% and 5% p.a. for delay up to 1 year, 2 years and 3 years or more respectively) on the amount of instalment due / to be due.

13. The penalty as proposed above would be levied without prejudice to resumption proceedings as per relevant provision of the Act.

14. The proposal in para 11 and 12 is placed before the Authority for consideration and approval.

(2) effective date
1.1.2013

Asst. Dir. of
Pr. & Soc. Serv.
Dep. of Justice
Ottawa

United States
 Department of Justice
 Federal Bureau of Investigation
 (Rev. 1-25-60)
 CHARLOTTE, N.C.
 2/1/68

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ANNEXURE - I

AGENDA ITEM 32-18
(POLICY BRANCH)

Subject: 1) Formulation of the Policy regarding Condonation of delay in respect of Residential Plots, Commercial/Residential Plots allotted through Auction and Institutional Sites & Fixation of token/earnest money in case of allotment of land to Government Departments/PSU and Institutions owned and managed by Central and State Government.

1) Procedure for imposing penalty instead of charging Penal Interest in case of default in payment.

As per the existing policy guidelines, the additional 15% amount towards the price of the plot is required to be paid within 30 days from the date of the issue of allotment letter. In case of Institutional sites, within 90 days from the date of the issue of letter of intent. It is felt that in some genuine cases, allottees could not make the payment of 15% initial amount even within the prescribed time limits under circumstances beyond their control. There is no uniform policy of PUDA for charging interest/penal interest on late payment of installments and accepting 15% cost of the plot/institutional sites. There is an urgent need to streamline and bring about uniformity in the allotment policy in respect of disposal of Residential/Commercial and other Institutional sites and also with regard to, for condonation of delay in making 15% cost of the plot/institutional sites. The HUDA & Chandigarh Administration have formulated policy guidelines for condonation of delay in depositing 15 % amount in case of Residential/Commercial/Institutional sites. The comparative chart of the guidelines of HUDA/Chandigarh Administration and the present prevalent practice of PUDA is appended at Annexure 'I'.

1. Keeping in the view the genuine difficulties of the allottees, the policy to condone delay in respect of Residential plots, Commercial/Residential plots allotted through Auction and Institutional sites is proposed as under:-

Contd. ... 2

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Condonation of delay in respect of residential plots :-

Sr. No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1	Upto 30 days From the expiry of prescribed period in allotment letter	Estate Officer	1.5% of the amount due
2	Upto 60 days -do-	Addl. Chief Administrator	2% of the amount due
3	Upto 90 days -do-	Chief Administrator	2.5% of the amount due

Condonation of delay in respect of commercial/residential plots allotted through auction :-

Sr.No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1	Upto 30 days From the expiry of prescribed period in allotment letter	Estate Officer	1.5% of the amount due
2	Upto 60 days -do-	Addl. Chief Administrator	2% of the amount due
3	Upto 90 days -do-	Chief Administrator	2.5% of the amount due

NOTE : i) Besides surcharge, the allottees shall have to pay penal interest @18% P.A. on the 15% amount for the delayed period, but the extension shall only be granted, if the request for extension is received within the prescribed period of making 15% amount in the allotment letter to complete 25% cost of the plot/house. Competent Authority as defined above, will grant extension with reasons to be recorded and the grant of extension is not the right of the allottee.

ii) The Estate Officer will initiate action under Section 45 if the 25% amount is not completed within the prescribed period in the allotment letter or extended period.

Condonation of delay in respect of institutional sites :-

Sr.No	Period of Condonation	Officer who can condone the delay	Rate of surcharge leviable on 15% amount
1	Upto 1 month	Chief Administrator	1.5% surcharge on the amount due and 18% P.A. in delay; payment no surcharge shall be surcharge.
2	Upto 3 months (only in respect of hardship cases)	Chairman	As above

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2. It is submitted that in the cases for allotment of land to Government Departments, Public Sector Undertaking and Institutions owned and managed by Central and State Government are being processed without taking any token/earnest money. As per the decision of the Finance and Accounts Committee vide Item No. 20.19 the lands are being allotted to these departments directly on receipt of applications without going through the process of a public advertisement. After the allotment process is completed and these departments refused to accept the allotment letter due to the one reason or the another, PUDA was unable to deduct any processing charges and the whole exercise used to become futile.

In view of the above, the rate of token money/earnest money in case of allotment of land to the Government Departments and PSU owned and managed by Central and State Government is suggested as under :-

Allotment of land to Govt. Depts./Public Sector Undertakings and Institutions owned and managed by Central or State Govt. :-

Sr. No.	Land requirement	Amount of token/earnest money
1.	If the land requirement is upto 1000 sq.yds	25,000/- or 1% of the total cost of the land, whichever is higher.
2.	If the land requirement is upto 1000-2000 sq.yds	50,000/- or 1% of the total cost of the land, whichever is higher.
3.	If the land requirement is upto 2000-1 acre	One Lacs or 1% of the total cost of the land, whichever is higher.
4.	If the land requirement is upto 1 acre-2 acre	Two Lacs or 1% of the total cost of the land, whichever is higher.
5.	If the land requirement is upto 2 acre - 3 acre.	Five Lacs or 1% of the total cost of the land, whichever is higher.

Now, the proposed token/earnest money has been prescribed and concerned department will submit the application along-with the prescribed earnest money/token money. In case the department refuses to accept the allotment within the prescribed period or extended period, 10% processing charges of the amount deposited shall be deducted. In case, refusal is not received within the prescribed period/extended period, the whole amount deposited shall be forfeited.

3. Generally, if the instalments are not paid by the allottee on the due date, the provisions of Section 44(1&2) of the Act are attracted. But these provisions in the past have not strictly been followed for imposing penalty. The provisions of Section 44(1&2) of the Punjab Regional and Town Planning Development Act, 1995 are reproduced as under:-

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44(1) Where any person makes default in the payment of:-

(i) any payment due in respect of any lease of any land or building or both as the case may be, under section 43; or

(ii) any fees or contribution payable under this Act in respect of any land or building, or both, the Estate Officer may direct that in addition to the amount of arrears, a sum not exceeding that amount shall be recovered from the person by way of penalty.

Provided that no such direction shall be made unless the person affected thereby has been given a reasonable opportunity of being heard in the matter.

(2) Where any person makes default in the payment of any amount, being the arrears or penalty or both directed to be paid under sub-section (1), such amount may be recovered from him as arrears of land revenue.

It is evident from the above provisions that before imposing penalty, opportunity of hearing is not afforded to the allottee in terms of the above provisions and therefore, in appeal, the case goes against the orders of the Estate Officer and similar is the situation in resumption cases. PUDA has also issued instructions for charging interest on late installments vide which rate for charging interest on late installments vide which rate of interest has been prescribed as 18%, 24% & 36% p.a.

The PUDA is already charging interest on installments i.e. Principal 15% interest. Rates of interest on all loans including housing have been reduced by the Banks/Reserve Bank of India and also by the HUDCO. Here the provisions of section 45(i) are relevant which is reproduced as under:-

Section 45(1)

Where any transferee makes default in the payment of any consideration money, or any installment, on account of the transfer of any land or building, or both, under section 43, the Estate Officer may, by notice in writing, call upon the transferee to show cause, within a period of thirty days, why a penalty or may be determined by the Authority be not imposed upon him.

Provided that the penalty so imposed shall not exceed the amount due from the transferee.

4. In the view of the above provision, if the interest on late payment is calculated as per the instructions quoted above @ 18%, 24% and 36%, the amount due from the allottee certainly goes up and it is a clear violation of this provision. It is also mentioned that we have not yet notified any sale of land/building regulations (under process) and in the absence of these regulations, we are facing much difficulty in implementing the

Contd...5

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provisions of the law. Therefore, it is very essential to formulate these regulations at the earliest to enable charging of penalty. The following rates are suggested, which are within the purview of the Act, for imposing penalty instead of charging penal interest. It will facilitate the procedure for imposing penalty as well as facilitates better implementation of the law:-

<u>Sr. No.</u>	<u>Period</u>	<u>Rate of Penalty</u>
1.	If the installment of the consideration amount due for a period of one year.	10% of the amount due.
2.	If the installment of the consideration amount due for the period exceeding one year and below three years.	20% of the amount due.
3.	If the installment of the consideration amount due for the period exceeding three years and below five years.	30% of the amount due.
4.	After five years	Equivalent to the amount due.

In view of the above, the matter is placed before the Finance and Accounts Committee for consideration and decision on the following :-

- 1) Approval for the formulation of policy for condonation of delay in respect of Residential Plots, Commercial/Residential Plots allotted through auction and Institutional Sites as suggested in Para (1).
- 2) Approval for the fixation of Token/Earnest Money in case of allotment of land to Government Departments/PSU and Institutions owned and managed by Central and State Government as suggested in Para (2).
- 3) Decision regarding procedure for imposing penalty in case of default in payment as suggested in Para (4).

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Amended Page - 1

Description	Policy guidelines of RUDA	Provision in the Rules 1977 Practice being followed in RUDA
For condonation of delay in depositing 15% amount in case of residential plots	<p>Upto 7 days = 0.1%</p> <p>Upto 14 days = Administrator 2.5%</p> <p>Upto 30 days Administrator (50) 5%</p> <p>Upto 60 days - Chief Administrator 10%</p> <p>Beyond 60 days Chairman in backward cases. Besides surcharge the allottee shall have to pay penal interest @ 18% for the delayed period.</p>	<p>Upto 30 days - Chief Administrator On payment of a penalty not exceeding 10% of the amount in default in addition to interest of 02 normal rate.</p> <p>Upto 60 days - Chief Administrator 11.5% P.M. in case request is received within 60 days.</p> <p>Upto 90 days - Chief Administrator 13% P.M. in case request is received after 60 days.</p>
For condonation of delay in depositing 15% amount in case of Commercial/Residential plots allotted through auction	<p>Upto 7 days = 0.1%</p> <p>Upto 14 days = Administrator 2.5%</p> <p>Upto 30 days = Chief Administrator 5%</p> <p>Besides surcharge the allottee shall have to pay penal interest @ 18% for the delayed period.</p>	-
For condonation of delay in case of unencumbered sites	<p>Chief Administrator @ 18% P.A. on delayed payment. No surcharge shall be charged in case the payment is made in the same financial year. In case payment is not made in the same financial year, the rates of next financial year shall be charged.</p>	<p>Chief Administrator 18% P.M. calculated on daily basis for the delayed amount and for the period of delay.</p>

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ANNEXURE - 13

Minutes of 32nd meeting of Ex-Officio Committee

This policy paper shall be placed before the Finance & Accounts Committee in its next meeting.

Item No. 32.13

Agenda No. 650 dated 2011. Chairman of the Board of Directors. The proposal was approved, as such.

Item No. 32.14

Agenda No. 177 dated 2011. Chairman of the Board of Directors. The proposal was approved, as such.

Item No. 32.15

Rates of residential plots at Sector 33 Samudra Road, Ludhiana.

The proposal was approved, as such.

Item No. 32.16

Condonation of delay beyond the six months in depositing 70% payment in the schemes floated by PUDA on temporary basis and formulation of policy.

The proposals contained at Sr. No. 1 and 2 of page 2 of the agenda item were approved with the following modifications:

The condonation of delay would extend to all the cases of similar nature pending as on 8.8.2002 at Head Office as well in the Estate Offices in various zones. However, in those cases where the period of delay is less than 6 months, Additional Chief Administrator concerned would be competent to condone the delay and all those cases where the delay is beyond 6 months, Chief Administrator PUDA will be the competent authority. In future, all such cases would be covered as per the proposal given at para 3 on page 2 of the agenda item.

Item No. 32.17

Chairman of the Board of Directors. The proposal was approved, as such.

Item No. 32.18

- 1) Formulation of the policy regarding condonation of delay in respect of residential plots, commercial/residential plots allotted through auction and institutional sites.

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money in case of allotment of land to Govt. Departments/PSU and Institutions owned and managed by Central and State Government.

- ii) Procedure for imposing penalty instead of charging penal interest in case of default in payment.

The proposal contained at Sr. No. 1 on page 5 of the agenda item was approved as such with the amendment that in the case of residential plots, delay beyond 90 days and upto 6 months Chairman can condone the delay by levying surcharge @ 3% of the amount due and in the case of commercial/residential plots allotted through auction delay beyond 90 days upto 6 months, Chairman PUDA would be the competent authority to condone delay after levying surcharge @ 3% of the amount due. In both the cases penal interest @ 10% per annum on the 15% amount would be leviable and rest of the conditions given at Sr. No. 1 and 2 in the agenda note would be applicable as such.

In the case of condoning the delay in respect of institutional sites the rate of surcharge leviable in both the cases given at Sr. No. 1 and 2 should be read as follows:

"1.5% surcharge on the amount due and interest @ 10% per annum in all cases of delayed payments shall be charged."

The proposals contained in Sr. No. 2 and 3 on page 5 of the agenda item were approved as such.

In the table given on page 5 of the agenda item, for the word "for" the word "upto" shall be substituted.

Item No. 33.1B

Formulation of policy in regard to the charging of extension fee from the Industrial plot holders of SAS Nagar, Ludhiana and Rajpura (Patiala).

The proposal given in the agenda item was approved as such.

B.P.

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99-1-11 ANNEXURE - III

PUNJAB URBAN PLANNING & DEV. AUTHORITY CHINADIGARH

To

1. Estate Officer,
PUDA, Bhatinda.
2. Estate Officer,
PUDA, Jalandhar.

By: PUDA-Policy-A-2/03/1067-82
Dated:- 12/11/03

Subj:- Procedure for imposing penalty instead of charging penal interest in case of default in payment.

Ref:- Your letter No. PUDA-E.O.BTA-02/4501 dt.25.11.02 and E.O.-PUDA-Jal.-SO-03-910 dt.31.1.03.

It is clarified that the policy guidelines issued on the subject vide letter no. PUDA-Policy-02/6155-08 dt. 20.8.02 shall be applicable from the date of its issuance i.e. 20.8.02 in all the allotments issued prior to issue of those policy guidelines. It is further clarified that the rates of penalty at 10% of the amount due for the delay in payment upto one year, 20% for the period exceeding one year and below 3 years, 50% for the period exceeding 3 years and below 5 years and equivalent to the amount due after 5 years shall be charged on the amount due for the delayed period. For example if the instalment of the consideration amount is delayed for a period of one month, the rate of penalty shall be charged 10% of the amount due for the delayed period of one month and in case the delay is for a period of 3 months, the rate of penalty shall be charged 10% of the amount due for the delayed period of 3 months.

Administrative Officer (Policy)
For Chief Administrator. AS

Encl.No.PUDA-Policy-A2-03/1067-82- Dated:-

A copy of above is forwarded to the Estate Officer, PUDA, Mohali, Ludhiana, Ferozepur, Amritsar and Patiala for information and necessary action.

Administrative Officer (Policy)
For Chief Administrator. AS

Encl.No.PUDA-Policy-A-2/03/1067-82- Dated:-

A copy of above is forwarded to all Addl. Chief Administrators for information and necessary action.

Administrative Officer (Policy)
For Chief Administrator. AS

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MINUTES OF THE 23rd MEETING OF THE PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY HELD ON 23.09.2003 AT 3.30 PM IN THE COMMITTEE ROOM OF PUNJAB CIVIL SECRETARIAT.

23rd Meeting of the Punjab Urban Planning and Development Authority was held on 23.09.2003 at 3.30 PM in the committee room of Punjab Civil Secretariat. Sh. Rajbanshi Sahay, Punjab Housing & Urban Development Minister and Chairman PUDA chaired the meeting.

2.0 Following were present:-

- Sh. Malkiat Singh Birni
State Minister for Jails, Housing & Urban Development Deptt. and Co-Chairman, PUDA
- Sh. S.C. Agrawal,
Principal Secretary to Govt. Punjab,
Department of Industries
- Sh. G.S. Sandhu,
Secretary to Govt. Punjab,
Housing & Urban Development Department,
& Vice-Chairman, PUDA
- Sh. Suresh Kumar,
Chief Administrator, PUDA
- Smt. Romila Dubey,
Principal Secretary to Government of Punjab,
Science, Technology & Environment Department.
- Ms. Pameet Suri,
Special Secretary to Govt. Punjab,
Department of Finance
(Representative of Principal Secretary to Govt. Punjab, Deptt. of Finance)
- Sh. S.K. Mohindroo,
Chief Town Planner,
Punjab

3.0 Agenda items ad-seriatim were considered as follows:-

23.01 Confirmation of minutes of 22nd meeting of the Authority held on 4-7-2003.

Minutes were confirmed. It was further decided that amendment to Service Regulations of PUDA, if any required, after taking due legal opinion, should be made prospectively.

25.02 Follow up action of the decisions of The 22nd meeting of Authority held on 4.7.2003.

Follow up action was noted to be satisfactory.

23.03 Amendment in the PUDA (Employees Service) Regulations, 1999 with regard to promotion of Class -IV Employees.

Approved.

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23.04 Regularization of services of work charged/daily wage workers: Proposals discussed vide agenda item No. 14.03 and 15.02.

After detailed discussion, it was noted that there were 156 daily wage workers out of total 911 (330 regular work charged + 561 daily wage workers) who were not drawing monthly emoluments equivalent to the regular employees. After the decision to create 911 posts to regularize those employees was taken in the 14th and 15th meetings of the Authority, 735 employees were regularized before the Authority held that the decisions taken in those meetings were not proper. Of 156 employees, 16 employees are not eligible as per instructions of the Government, 51 employees have been transferred to Municipal Corporation, Ludhiana whereas 90 workers need to be regularized.

The Authority also noted that some of the employees had approached Punjab and Haryana High Court by way of Civil Writ Petition No.13068 of 1999 Pargal Singh & Others Vs PUDA and Others. The Hon'ble High Court in its orders of 21st September, 2000 passed orders as follows:

"In view of the above, we have no option but to allow the writ petition and direct the respondents to pay to the petitioners minimum of the pay scale which is being enjoyed by their counterparts of their respective categories who are working on regular posts. Apart from the above, the petitioners would be entitled to the Dearness Allowance as is being paid to the regular employees in their respective categories. However, we may observe here that the arrears so calculated would be confined to three years and two months prior to the filing of the present writ petition which was filed on 14-9-2000. Let these directions be carried out within four months."

PUDA contested the orders of 21-11-2000 in CWP No.13068 of 1999 of Punjab and Haryana High Court in the Apex Court by way of SLP 5945 of 2001. The Apex Court granted the interim stay of the impugned order and decided that petitioners shall pay emoluments to the employees pursuant to the orders of the High Court from the date of its judgment. Although, these orders are qua the respondents, i.e. petitioners in CWP No. 13068 of 1999, these have implications for other employees because these are based on the premise that similarly situated employees should be paid on the basis of principle of 'Equal pay, Equal work'. Furthermore, in other CWPs No. 15406-15407 of 1999, the High Court in its order of 4.3.2003 has directed that petitioners be considered for regularization as expeditiously as possible in view of their eligibility as per existing instructions of Government. These orders refer to orders of 21.11.2000 of the High Court in CWP No. 13068 of 1999.

In this background, the Authority decided that all these employees including 90 remaining eligible employees who are yet to be paid monthly emoluments equivalent to the regular employees, shall be treated as regular work charged employees and paid equivalent monthly emoluments. However, this decision of the Authority shall be subject to the decision of the SLP pending in the Supreme Court of India and no posts shall be created. The Authority further decided that PUDA shall not recruit any more

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daily wage workers or work charged employees and existing employees who shall continue to be work charged, shall be transferred wherever their services are required. In regard to workers transferred to Municipal Corporation, Ludhiana, it was observed that decision in their case shall rest with Municipal Corporation, Ludhiana.

- 23.05 Policy regarding appointment by selection to the post of Sub Divisional Engineer in recognition of achievements as outstanding international sports person.

The Authority approved the proposal to amend the PUDA (Employees Service) Regulations, 1999 (Schedule III) and desired that the merits of the case of Sh. Sukbir Singh Bajwa should be examined in consultation with the Department of Sports to enable the Competent Authority to pass final orders as per amended Service Regulations.

- 23.06 Utilization of one post of Architect and one Assistant Town Planner for the post of Senior Architect.

Approved.

- 23.07 Regarding conversion of two posts of Draftsmen (Civil) to Draftsmen (Mechanical).

Approved. It was further decided that in case situation so warrants, Chief Administrator, PUDA shall be competent to allow inter se change of posts within the overall sanctioned strength.

- 23.08 Strict observance of Economy and Austerity measures: Payment of House Rent Allowance/TADA/Medical Reimbursement (including Laboratory Test Charges).

Approved.

- 23.09 Purchase of new vehicle- post-facto approval thereon.

Approved.

- 23.10 Providing In-Service training to PUDA Employees.

Approved. It was further decided that annual training budget of PUDA shall not exceed Rs.1.00 crore.

- 23.11 Allotment of plot to Sh. Abhinav Bindra Olympian Arjuna Awarded -2000 and Sh. Harbhajan Singh, Cricketer free of cost.

It was decided that the matter should be referred to the Department of Sports, Government of Punjab requesting them to prepare a proper policy for incentives to sports persons/players of international repute with the approval of the Council of Ministers.

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- 23.12 To review the penalty imposed for default in payment of Instalment or any other fee to PUDA.

The Authority approved the proposal and decided that in case of default in payment of instalment by the allottee beyond three years, necessary resumption proceedings under section 44 & 45 of PUDA Act, 1995 should be initiated. It also decided that revised rates of penalty shall become operative w.e.f. 1st October, 2003.

- 23.13 Execution of development/beautification works in Sultanpur Lodhi and Kapurthala Town.

After detailed discussions, it was decided that following works involving an additional cost of Rs.6.97 lacs shall be got completed at the earliest:

- i) Construction of a sitting hall in Cremation Ground, Sikhanwala Mohalla, Sultanpur Lodhi;
- ii) Strengthening of road from Lohian Chowk to Railway Crossing;
- iii) Strengthening of road from Gurudwara Hall Sahib to Octroi Post, Lohian Road, via Cinema and Chakki Dalip Singh; and
- iv) Widening of road adjoining Gurudwara Gaba Nanaki Chowk.

In regard to Urban Estate at Sultanpur Lodhi, it was decided that in view of the possible loss to PUDA in de-acquiring the land, the proposal should be re-examined. Chief Administrator, PUDA should get a complete cost-benefit analysis of the proposal done to ascertain whether the acquired land can be developed and sold to ensure that no loss occurs to PUDA. It was also decided to ascertain whether it would be possible to give complete chunk of land to any or some of the owners of the land.

In so far as completion of bridge over Kali Bein at Sultanpur Lodhi is concerned, it was decided that availability of land should be ascertained expeditiously. Complete report in regard to both Urban Estate at Sultanpur Lodhi and Bridge over Kali Bein should be put up to Chairman who is authorized to take final decision in this regard.

- 23.14 To consider and accord *ex-post facto* approval to the proposal for Attracting Strategic Partner (SP) into Development Foreign Direct Investment (FDI) – led Housing & Urban Infrastructure Development Projects in Punjab through Public-Private Partnership mode by PUDA.

The Authority appreciated the initiative taken by PUDA to attract FDI for township development in Punjab and approved the proposal.

- 23.15 Annual Administrative Report for the year 2000-2001.

Approved.

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23.16

Sculpting of Bronze Statues of Three Martyrs for National Martyrs Memorial Park at Musealiniwala, Ferozepur.

Approved.


23.17

Absorption of employees who are working on deputation in PUDA.

The matter relating to absorption of 25 employees on deputation with PUDA was discussed in detail. The Authority noted inadequacies in meeting the requirements in existing Service Regulations and resultant relaxations, required to absorb these employees. It also observed that most of these employees belong to organizations which are either liquidated or under liquidation. It is considered policy of the State Government to provide as far as possible, alternative employment to employees declared surplus or likely to be retrenched. Considering that non-absorption of these employees would result in irretrievable loss and hardship to them, the Authority approved the proposal for absorption of these employees as also the conditions for taking employees on deputation in future. It also decided that all these employees will be absorbed against the posts keeping in view their fulfillment of their eligibility and other conditions for posts mentioned in Annexure 'A' to the Agenda Note. They will be on probation for the period as prescribed in relevant Service Regulations of PUDA.

4.0

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


Raghunath Sahay Puri,
Housing & Urban Development
Minister-cum-Chairman, PUDA.

30. 9. 2023

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(P&C Division)

To

The Addl. Chief Administrator,
Punjab Urban Planning & Dev. Authority,
Mohali/ Ludhiana/ Patiala.

The Estate Officer,
Punjab Urban Planning & Dev. Authority,
Mohali/ Ludhiana/ Jalandhar/ Amritsar/
Ferozepur/ Bathinda and Patiala.

No. PUDA-P&C-97/ 185-194

Dated: 15/12/97

Subject: Grant of extension in construction period- revision of rates of extension fee w.e.f. 1.1.98.

The rates of extension fee in respect of residential and commercial plots are hereby revised w.e.f. 1.1.98 as under:-

Period of extension.	Residential plots.	Commercial plot.
1st year	No extension fee is applicable for the first three years as three years time is given for construction in the allotment letter.	
2nd year		
3rd year		
4th year	2% of the prevailing rate.	2% of auction price.
5th year	2% of the prevailing rate.	2% of auction price.
6th year	2.5% of the prevailing rate.	2.5% of auction price.
7th year	2.5% of the prevailing rate.	2.5% of auction price.
8th year	2.5% of the prevailing rate.	2.5% of auction price.
9th year	3% of the prevailing rate.	3% of auction price.
10th year	3% of the prevailing rate.	3% of auction price.

The revised rates will be applicable to the allottees in whose case the first year of extension after the first 3 years of allotment commences from 1.1.98. All old allottees and to whom extension in time given for the last time expires on 31.12.97, may be given extension only upto December, 1999. The rates of extension fee to be charged from old and new allottees have been shown in Annexure A-I and A-II.

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It is, however, made clear that normally the three years moratorium period will commence from the date of allotment, but where PUDA is unable to hand over the physical possession of the plots due to any reason beyond its control, the three years moratorium period will commence from the date of offer of possession.

DA/As above.


Administrative Officer(C),
for Chief Administrator.

Endst.No.PUDA-P&C-97/

Dated:

A copy is forwarded to:

- 1.Admin.Officer(J),
- 2.Supt.(NS);
- 3.Supt.(H)

for information and necessary action.


Administrative Officer(c)
For Chief Administrator.

S/c.

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RATES OF EXTENSION FOR RESIDENTIAL PLOTS

Period	Extension fee for the year ending:				
	31-12-98	31-12-99	31-12-2000	31-12-2001	31-12-2002
Allotments made before Dec. 1989	2%	2%	No extension beyond 31-12-1999.		
Allotments made in 1989 where period of 8 years expires on 31-12-97.	2%	2%	-0%		
Allotments made in 1990 where period of 7 years expires on 31-12-97.	2%	2%	2.5%	No extension beyond 31-12-2000.	
Allotments made in 1991 where period of 6 years expires on 31-12-97.	2%	2%	2.5%	2.5%	No extension beyond 2002.
Allotments made in 1992 where period of 5 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1993 where period of 4 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1994 where period of 3 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1995 and thereafter.	2%	2%	2.5%	2.5%	2.5%

NOTE: Percentage rate to be calculated on the prevailing/reserve allotment price for auction price of the plot whichever is more.

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ARH2002-2-11

RATES OF EXTENSION FEE FOR COMMERCIAL PLOTS

Period	Extension fee for the year ending				31-12-2004
	31-12-93	31-12-99	31-12-2000	31-12-2001	31-12-2002
Allotments made before Dec., 1989.	2%	2%	No extension.	No extension.	No extension.
Allotments made in 1989 where period of 8 years expires on 31-12-97.	2%	2%	2.5%	No extension.	No extension.
Allotments made in 1990 where period of 7 years expires on 31-12-97.	2%	2%	2.5%	2.5%	No extension.
Allotments made in 1991 where period of 6 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1992 where period of 5 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1993 where period of 4 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1994 where period of 3 years expires on 31-12-97.	2%	2%	2.5%	2.5%	2.5%
Allotments made in 1995 and thereafter.	2%	2%	2.5%	2.5%	2.5%

Note: RATES ON PERCENTAGE BASIS TO BE CALCULATED ON THE AUCTION PRICE OF PLOT.

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Neutral Citation No.: 2016.PHC:117571-DB



IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CWP No. 4108 of 2016

DATE OF DECISION : 22.11.2016

Ram Kishan and another

... PETITIONERS

Versus

State of Haryana and others

... RESPONDENTS

CORAM :- HON'BLE MR. JUSTICE AJAY KUMAR MITTAL
HON'BLE MR. JUSTICE RAMENDRA JAIN

Present: Mr. Jai Bhagwan, Advocate,
for the petitioners.

Mr. Deepak Sabharwal, Advocate,
for respondent Nos. 2 and 3.

RAMENDRA JAIN, J.

1. Briefly stated, the facts of the case are that in an open auction held on 26.03.2001, the petitioners were successful bidders for plot No. 17, measuring 20" x 50" situated in New Vegetable Market, Pundri, for ₹ 8,25,000/-. Accordingly, they deposited a sum of ₹ 2,06,250/-, being 25% of the cost of the plot. Vide allotment letter dated 31.05.2001 (Annexure P-1), they were allotted the said plot. Thereafter, vide letter dated 01.05.2013 (Annexure P-2), respondent No.2 demanded a sum of ₹ 23,45,133/- from the petitioners, as outstanding amount, comprising the principal amount, interest and extension fee, despite the fact that they had already deposited the principal amount of ₹ 6,18,750/- on 06.05.2010. Against the said demand, the petitioners filed an appeal before respondent No.3, which was

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

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Neutral Citation No. 2016 PHHC 117571-D8



CWP No. 4108 of 2016

-3-

supply; sewerage; electric connections; common platform; covered platform; cattle shed; farmer's rest house; drinking water; bank; and for the outlet of rainy water etc. Undisputedly, the basic facilities in the New Vegetable Market, Pundri, were completed only on 31.05.2008. Hence, the respondents can not charge any interest from the petitioners prior to the said date. In this regard, reliance has been placed upon an order dated 30.06.2011 (Annexure P-9) passed by the Financial Commissioner and Principal Secretary to Govt. Haryana, Agriculture Department, in a revision petition filed by Vijay Kumar and others of the same Mandi, i.e. New Vegetable Market, Pundri. In the said order, while relying upon a judgment of the Apex Court in Haryana State Agricultural Marketing Board and another Versus Raj Pal (Civil Appeal No. 1550 of 2011), reported in (2011) 13 SCC 504, the revisional authority ordered to charge simple interest @ 15% per annum from the similarly situated allottees of the same Mandi. The penal interest on the instalments was also waived off. In addition to this, the extension fee for non construction was also waived off till 31.05.2008, the day when all the basic facilities were completed in the Mandi yard. Learned counsel for the petitioners, thus, submitted that the petitioners being similarly situated are entitled to the same relief, on parity basis.

5. On the other hand, learned counsel for respondent Nos. 2 and 3 argued that the petitioners cannot escape the payment of instalments and interest on the ground that some amenities were not available. They had entered into a legal contract with the respondents by making the highest bid and depositing 25% of the total consideration, after having full knowledge

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

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CWP No. 4188 of 2016

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with regard to the development of plots at that point of time.

6. After giving our thoughtful consideration to the rival contentions of learned counsel for both the parties, we do not find any substance in the arguments advanced by learned counsel for respondent Nos. 2 and 3.

7. Admittedly, the basic facilities in the New Vegetable Market, Pundri, were completed by the respondents only on 31.05.2008, i.e. more than seven years after the auction of plots in the said Mandi. Undisputedly, vide order dated 30.06.2011 (Annexure P-9), passed by the revisional authority, Vijay Kumar and others, allottees of the same Mandi were granted the similar relief as claimed by the petitioners. Learned counsel for the respondents has not been able to point out any reason to discriminate the petitioners, and for not granting the same relief to them. The respondents, who are government functionaries, cannot be allowed to treat two sets of similarly situated persons in different ways. Once vide order dated 30.06.2011 (Annexure P-9), the revisional authority ordered to charge simple interest @ 15% per annum from some of the allottees of the same Mandi, and waived off penal interest on the instalments, besides waiving off the extension fee till 31.05.2008, the day when all the basic facilities were completed in the Mandi yard, action of the respondents to discriminate the petitioners and decline the same relief to them, who are similarly situated, cannot be appreciated at all.

8. Consequently, the impugned letter dated 01.05.2013 (Annexure P-2) issued by respondent No.2, as well as the orders dated 25.05.2015, 04.07.2015 and 10.12.2015 (Annexures P-3, P-5 and P-8) passed by

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, – and 1 more.

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Neutral Citation No.: 2016-PHHC-117571-DB



CWP No. 4108 of 2016

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respondent Nos. 3, 2 and 1, respectively, are set aside. Treating the case of the petitioners on parity with the case of Vijay Kumar and others, concerning the same Market Committee, they are held liable to pay only simple interest at the rate of 15% per annum. To make it more clear, the Market Committee, Pundri, will not charge the penal interest from the petitioners, in view of the peculiar facts of the case. The extension fees for non-construction is also waived off upto 31.05.2008, the date when all the basic facilities were completed in the Mandi yard. However, the petitioners are held liable to pay the extension fees after 31.05.2008 as per policy of the Board. Market Committee, Pundri, is hereby directed to re-calculate the balance amount as per the aforesaid directions. If any excess amount is found to have been paid by the petitioners, Market Committee, Pundri, shall refund the same to them within a period of one month from today, failing which it will be liable to pay simple interest @ 15% per annum. In case any balance amount is payable by the petitioners, the same shall be paid within a period of six months from today along with simple interest @ 15% per annum.

9. Before parting with the order, it is observed that this court is flooded with huge litigation of such like disputes, where allotments of plots/booth sites, commercial sites, have been made by the respective Governments of the States of Punjab and Haryana, including their Corporations; government undertakings, like HUDA and PUDA, without completing the development works and providing all basic amenities and facilities. Such action of the Government is not only a disadvantage to the Government itself, but also to the public at large, who has to indulge in litigation and spend valuable time of their lives, hard earned money and

For Subsequent orders see CN-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

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CWP No. 4108 of 2016

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energy in the courts for years. The time has now come that such type of actions of the Government to allot sites without making the same litigation free and without completing the development works and providing all basic amenities and facilities, have to be curbed down, because such actions lead to multifarious litigation wasting precious time and energy of the court, which can be utilised in disposal of some genuine litigation. Such casual approach of the concerned officers has to be dealt with severely. Therefore, Chief Secretaries of the States of Punjab and Haryana as well as Adviser to Administrator, Union Territory, Chandigarh, are hereby directed to ensure that no government site or site through any government agency shall be offered by way of allotment, auction or otherwise, until and unless the same is completely litigation free, i.e. without any encumbrance etc., and is fully developed, provided with all basic amenities. Moreover, all the allottees have to be treated on parity without any discrimination, because every citizen of this country before Government functionaries is equal before it.

10. Petition is, accordingly, allowed, in the aforesaid terms.

11. Copy of this order be sent to the Chief Secretaries of States of Punjab and Haryana as well as Adviser to Administrator, Union Territory, Chandigarh, for information and strict compliance of this order.

(RAMENDRA JAIN)
JUDGE

November 22, 2016
ndj

(AJAY KUMAR MITTAL)
JUDGE

Whether speaking/reasoned

Yes/No

Whether Reportable

Yes

For Subsequent orders see CM-4576-CWP-2017, COCP-1206-2021, -- and 1 more.

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ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ -160062

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ।
ਪੀਡੀਏ, ਪਟਿਆਲਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇਡੀਏ, ਜਲੰਧਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀਡੀਏ, ਬਠਿੰਡਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏਡੀਏ, ਅੰਮ੍ਰਿਤਸਰ।
7. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
8. ਇੰਜੀਨੀਅਰ-ਇਨ-ਚੀਫ਼,
ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ., ਨਗਰ।
9. ਸੰਯੁਕਤ ਨਿਰਦੇਸ਼ਕ(ਪੀ.ਆਰ.),
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
10. ਲੀਗਲ ਅਡਾਇਜਰ,
ਪੁੱਡਾ, ਮੋਹਾਲੀ।
11. ਸੁਪਰਡੈਂਟ(ਪਾਲਿਸੀ),
ਪੁੱਡਾ, ਮੋਹਾਲੀ।

ਨੰ: ਪੁੱਡਾ-ਵਸਤੂ(ਪ੍ਰੋਜੈਕਟਸ)ਸ-2-2017/ 4086-95

ਮਿਤੀ: 28/12/17

ਵਿਸ਼ਾ:- ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿੱਟ ਪਟੀਸ਼ਨ ਨੰ:4108
ਆਰ 2016 ਰਾਮ ਕ੍ਰਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸਾ
ਵਿੱਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਵਿਕਾਸ ਜੀ ਦੀ
ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਬਾਰੇ।

ਹਵਾਲਾ:- ਇਸ ਦਫਤਰ ਦਾ ਪੱਤਰ ਨੰ: 4086-95 ਮਿਤੀ 15-02-2017 ਦੀ ਲਗਾਤਾਰਤਾ
ਵਿੱਚ।

ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਕਤ ਹਵਾਲੇ ਰਾਹੀਂ ਵਿਸ਼ੇ ਅੰਕਿਤ ਕੇਸ ਵਿਚ ਮਾਨਯੋਗ
ਹਾਈਕੋਰਟ ਦੇ ਫੈਸਲੇ ਦੀ ਟਿਸਨੀ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ
ਮਿਤੀ 2-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੇ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ

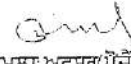
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ਇਸ ਦਫਤਰ ਵਲੋਂ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ। ਉਕਤ ਸਬੰਧੀ ਮਿਤੀ 13-1-2017 ਨੂੰ 3.00 ਵਜੇ ਵਾਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਰੀ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਸਬ ਪੈਰਾ(V) ਸ਼ਾਮਲ ਕਰਨ ਦਾ ਵੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

V) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotment letter or the date of handing over the possession whichever is later.

ਇਸ ਸਬੰਧੀ ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ(ਮੋਨੀਟਰਿੰਗ ਸੈਲ) ਪੰਜਾਬ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ: 1/56/2016-1 ਮੋਨ. ਸੈਲ/1001 ਮਿਤੀ 24-1-2017 ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਪੁੱਜੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।/

ਨਬੀ/ਉਕਤ ਅਨੁਸਾਰ।


ਅਮਲਾ ਅਫਸਰ(ਪ੍ਰੋਜੈਕਟ),
ਪੁੱਛਾ, ਮੋਹਾਲੀ

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ਪੰਜਾਬ ਸਰਕਾਰ
ਆਮ ਹਾਜ਼ ਪ੍ਰਬੰਧ ਵਿਭਾਗ
(ਸੋਨੀਟਰਿੰਗ ਸੈਲ)

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06-2-22

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਪ੍ਰਬਾਸਕ,
ਪ੍ਰਿੰਟਾ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਜਨਰਲ ਮੈਨੇਜਰ ਅਸਟੇਟ,
ਪੰਜਾਬ ਮਿੱਠੀ ਥਰਡ, ਸੈਕਟਰ-65,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

1296
31-1-17

ਸੀਐਨ/1/56/2016-1 ਮੋਨ ਸੈਲ/ 100/
ਚੰਡੀਗੜ੍ਹ 24-1-2017

Sub: CWP No 4108 of 2016-Ram Kishan and others V/S State of Haryana and others

ਸੇਵਾ ਵਿਖੇ
(F&P)

ਕ੍ਰਿਪਾ ਕਰਕੇ ਉਪਰੋਕਤ ਵਿਸ਼ੇ 'ਤੇ ਇਸ ਵਿਭਾਗ ਦੇ ਆਰਡਿਨੈਂਸ/1/56/2016-1 ਮੋਨ ਸੈਲ/ 18595-598, ਮਿਤੀ 30-12-2016 ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਬੇਦਲ ਕਰਨਾ ਜੀ।

2. ਵਿਸ਼ੇ ਅੰਕਿਤ ਕੇਸ ਵਿੱਚ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਦੇ ਫੈਸਲੇ ਦੀ ਹੇਠਨੀ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02-01-2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੀ ਕਾਪੀ ਇਸ ਪੱਤਰ ਨਾਲ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਤੇ ਤੁਰੰਤ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਬੇਦਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੈਂਟ

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦਾ ਫੈਸਲਾ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਤੇ ਤੁਰੰਤ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਬੇਦਲ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਸੇਵਾ ਵਿਖੇ

13/1

ਸੁਪਰਡੈਂਟ

1. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ।
2. ਵਧੀਕ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ।

ਆਰਡਿਨੈਂਸ/1/7/2016-1 ਮੋਨ ਸੈਲ/
ਸੀ.ਸੀ.-

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ

1. ਨਿੱਜੀ ਸਕੱਤਰ, ਵਿਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)
2. ਨਿੱਜੀ ਸਕੱਤਰ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਹਾਜ਼ ਪ੍ਰਬੰਧ ਵਿਭਾਗ(ਸੀਏਸੀ)।

43

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰ: 4108 ਆਫ 2016 ਰਾਮ ਕ੍ਰਿਸ਼ਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਹਰਿਆਣਾ ਸਰਕਾਰ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸਾਂ ਵਿਚ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ(ਵਿਕਾਸ) ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 02.01.2017 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ:

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਹਾਜ਼ਰ ਹੋਏ:-

1. ਸ਼੍ਰੀ ਵਿਸ਼ਵਾਜੀਤ ਪੰਨਾ, ਆਈ.ਏ.ਐਸ.,
ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਮਹਿਲੀ ਵਿਕਾਸ ਵਿਭਾਗ।
2. ਸ਼੍ਰੀ ਕੇ.ਏ.ਪੀ. ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ.,
ਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ (ਮੈਂਬਰ ਸਕੱਤਰ)
3. ਸ਼੍ਰੀ ਮਨਵੇਸ਼ ਸਿੰਘ ਸਿੱਧੂ, ਆਈ.ਏ.ਐਸ.,
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
4. ਸ਼੍ਰੀਮਤੀ ਹਰਗੁਨਜੀਤ ਕੌਰ, ਪੀ.ਸੀ.ਐਸ.,
ਵਧੀਕ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ
(ਨੁਮਾਇੰਦਾ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ)
5. ਸ਼੍ਰੀ ਹਜ਼ਿਦਰ ਪਾਲ ਸਿੰਘ, ਸਿੱਧੂ,
ਜਨਰਲ ਮੈਨੇਜਰ ਅਸਟੇਟ, ਪੰਜਾਬ ਮਿਡੀ ਬੈਂਕਡ।

ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਉਪਰੋਕਤ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਵਿੱਚ ਹੋਏ ਹੁਕਮਾਂ ਮੁਤਾਬਕ ਅਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਆਦੇਸ਼ਾਂ ਮੁਤਾਬਕ ਇਹ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ। ਮੀਟਿੰਗ ਵਿੱਚ ਵੱਖ-ਵੱਖ ਮਹਿਕਮੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਹਾਊਸਿੰਗ ਅਤੇ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਦੀਆਂ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਪਲਾਟਾਂ, ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਹੋਰ ਇਸਟੇਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਣ ਸਬੰਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਸਹੀ ਵਿਸਥਾਰ ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ। ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਤੋਂ ਬਾਅਦ ਇਹ ਦੇਖਦੇ ਹੋਏ ਕਿ ਜਿਹੜੀਆਂ ਸਾਈਟਾਂ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਵਿਭਾਗ ਵੱਲੋਂ ਵੇਚੀਆਂ ਜਾਂਦੀਆਂ ਹਨ, ਉਸਨੂੰ ਹੋਰ ਵਿਸਥਾਰਪੂਰਵਕ ਵਿਚਾਰਿਆ ਗਿਆ।

ਇਸ ਸਬੰਧ ਵਿੱਚ ਪੁੱਡਾ ਅਤੇ ਬਾਕੀ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਜੋ ਵਿਧੀ ਅਪਣਾਈ ਜਾਂਦੀ ਹੈ, ਉਸ ਅਨੁਸਾਰ ਦੇ ਤਰ੍ਹਾਂ ਨਾਲ ਇਹ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਬੋਲੀ ਰਾਹੀਂ
2. ਅਰਜ਼ੀਆਂ ਮੰਗ ਕੇ ਡਰਾਅ ਕੱਢ ਕੇ ਸਾਈਟਾਂ ਅਲਾਟ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

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ਪੁੱਛਾ ਅਤੇ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਇਨ੍ਹਾਂ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਣੀ ਹੋਈ ਹੈ, ਜਿਸ ਦਾ ਵਿਸਥਾਰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਬੋਲੀ ਰਾਹੀਂ ਵੇਚੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਾਇਦਾਦਾਂ :-

ਬੋਲੀ ਰਾਹੀਂ ਵੇਚੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਜਾਇਦਾਦਾਂ 'ਤੇ ਵਿਕਾਸ ਦੇ ਕੰਮ ਜਿਸ ਵਿੱਚ ਸਾਈਟ ਦੀ ਡਿਵੈਲਪਮੈਂਟ, ਸੀਵਰੇਜ, ਪਾਣੀ, ਸੜਕਾਂ, ਪਾਰਕਿੰਗ ਅਤੇ ਹੋਰ ਜ਼ਰੂਰੀ ਸਹੂਲਤਾਂ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਵੇਚਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਹੋਂਦ ਵਿੱਚ ਹੈ ਅਤੇ ਇਸ ਮੁਤਾਬਕ ਹੀ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਨੂੰ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ।

2. ਡਰਾਮ ਰਾਹੀਂ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਸਬੰਧੀ :-

ਇਸ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਪੁੱਛਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਅਪਣਾਈ ਜਾਣ ਵਾਲੀ ਵਿਧੀ ਨੂੰ ਗੁਰੂ ਨਾਲ ਵਿਚਾਰਿਆ ਗਿਆ। ਗੁਰੂ ਅਪਣਾਈ ਜਾਣ ਵਾਲੀ ਵਿਧੀ ਮੁਤਾਬਕ ਜੇ ਸਮੀਨ ਪੁੱਛਾ ਅਤੇ ਬਾਕੀ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਕੋਲ ਆ ਜਾਂਦੀ ਹੈ, ਉਸਦੇ ਲੇ-ਆਊਟ ਪਲੈਨ ਬਨਾਉਣ ਤੋਂ ਬਾਅਦ ਪੁੱਛਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਨੂੰ ਡਰਾਮ ਰਾਹੀਂ ਵੇਚਣ ਸਬੰਧੀ ਅਰਜ਼ੀਆਂ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਸਬੰਧੀ ਡਿਟੇਲ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਬਰੋਸ਼ਰ ਵਿੱਚ ਪਾਈਆਂ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਅਲਾਟਮੈਂਟ ਇਸ ਬਰੋਸ਼ਰ ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਮੁਤਾਬਕ ਹੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

1. ਅਰਜ਼ੀਆਂ ਮੰਗੀਆਂ ਜਾਂਦੀਆਂ ਹਨ। ਅਰਜ਼ੀ ਕੁੱਲ ਰਾਸ਼ੀ/ਮੁੱਲ ਦੇ 10% ਰਕਮ ਨਾਲ ਦੇਣੀ ਹੁੰਦੀ ਹੈ।

2. ਡਰਾਮ ਕੱਢਿਆ ਜਾਂਦਾ ਹੈ, ਡਰਾਮ ਕੱਢਣ ਉਪਰੰਤ 15% ਰਕਮ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਂਦੀ ਹੈ। ਇਹ 15% ਰਕਮ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਹੁੰਦੀ ਹੈ। ਉਪਰੋਕਤ ਮੁਤਾਬਕ 25% ਰਕਮ ਆਉਣ ਉਪਰੰਤ ਐਲ.ਓ.ਆਈ./ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਵਿਚਾਰਣ ਉਪਰੰਤ ਇਹ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਈ ਥਾਵਾਂ ਤੇ ਜਿੱਥੇ ਡਿਵੈਲਪਮੈਂਟ ਵਿੱਚ ਦੇਰ ਲੱਗਣੀ ਹੋਵੇ, ਜਦੋਂ ਤੱਕ ਮੌਕੇ ਤੇ ਅਲਾਟੀ ਨੂੰ ਕਬਜ਼ਾ ਨਹੀਂ ਦਿੱਤਾ ਜਾਂਦਾ, ਉਦੋਂ ਤੱਕ ਮੋਰਟੋਰੀਅਮ ਪੀਰੀਅਡ ਪੁੱਛਾ ਅਤੇ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ, ਇਸ ਮੋਰਟੋਰੀਅਮ ਪੀਰੀਅਡ ਦੌਰਾਨ ਕੋਈ ਵੀ ਇੰਟਰਸਟ ਅਲਾਟੀ ਵੱਲੋਂ ਬਾਕੀ ਰਹਿੰਦੀ 7.5% ਰਕਮ ਤੇ ਨਹੀਂ ਦੇਣਾ ਪੈਂਦਾ। ਕੁਝ ਸਥਾਨਾਂ ਵਿੱਚ ਅਜਿਹੇ ਮੋਰਟੋਰੀਅਮ ਪੀਰੀਅਡ ਦੀ ਵਿਵਸਥਾ ਨਹੀਂ ਹੈ ਪਰ ਜਦੋਂ ਵੀ ਵਿਵਸਥਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਉਹ ਬਰੋਸ਼ਰ ਤੇ ਪਾਈ ਜਾਂਦੀ ਹੈ, ਇਹ ਅਪਣਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਪੂਰਬੀ ਨੂੰ ਇਸ ਬਾਰੇ ਪਤਾ ਹੁੰਦਾ ਹੈ। ਸਾਈਟ ਦਾ ਕਬਜ਼ਾ ਸਾਰੀਆਂ ਮੁੱਢਲੀਆਂ ਸਹੂਲਤਾਂ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਤੋਂ ਬਾਅਦ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ।

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ਇਸ ਸਾਰੀ ਵਿਧੀ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਬਣਾਉਣ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਹੇਠ ਲਿਖੀ ਪਾਲਿਸੀ ਸਾਰੇ ਮਹਿਕਮੇ ਜਿਵੇਂ ਕਿ ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੁੱਡਾ ਅਤੇ ਸਾਰੀਆਂ ਸਪੈਸ਼ਲ ਅਥਾਰਟੀਆਂ, ਪੀ ਐਸ ਆਈ ਐਸੀ, ਕਲੋਨਾਈਜ਼ੇਸ਼ਨ ਵਿਭਾਗ ਅਤੇ ਹੋਰ ਏਜੰਸੀਜ਼ ਜਿੱਥੇ ਪਲੇਨਿੰਗ ਕਰਕੇ ਜ਼ਮੀਨਾਂ ਦੀ ਵੇਚ-ਵੇਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਤੇ ਲਾਗੂ ਹੋਵੇਗੀ :-

1. **Chunk Sites :** Chunk site will be sold on "as is and where is" basis. The Authority/Department making this sale will have to ensure that proper connectivity or availability of basic amenities i.e. water supply, sewerage, roads, parking etc. are available. In case such provision has to be made entirely by the purchaser, it must be mentioned specifically at the time of sale.
2. **Sale by Auction of Booth, SCO, SCF and other commercial sites where development is to be done by the auctioning authority:-**

In such cases the auctioning authority will ensure that no site should ^{all} be put to auction until and unless all the basic amenities i.e. Water Supply, sewerage, roads, parking & provision of proper Electric connection is ^{made} available at site.

3. In case the sites to be sold through draw of lots after inviting applications from public, the following policy must be followed:-
 - i) Applications must be invited only when the land is free from all encumbrances.
 - ii) After the receipt of application with 10% of the sale price, the draw of lots will be held by the Authority/Deptt. In such cases after payment of 25% of the condition price, the LOI/Allotment letter will be issued to the successful applicant and no interest must be charged till the possession of that plot is given to the Allottee.
 - iii) No possession in such cases must be given to the allottee until and unless all the basic amenities i.e. Water Supply Sewerage, Roads, parking etc. wherever required is made.

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- iv) The Department/Authority will be duty bound to complete all the development works at site in shortest period possible not extending more than 18 months. In case period of 18 months is elapsed and the possession is not handed over to the Allottee, simple interest of 12% will be provided to the allottee on the 25% amount which has been deposited by the Allottee with the Authority/Deptt.
- All these conditions will be mentioned in the Brochure.

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਉਪਰੋਕਤ ਮੁਤਾਬਕ ਟਰਮਜ਼ ਅਤੇ ਕੰਡੀਸ਼ਨਜ਼ ਬਾਰੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਨੂੰ ਜਾਣੂ ਕਰਵਾ ਦਿੱਤਾ ਜਾਵੇ ਅਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈ ਕੋਰਟ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਦਿਸ਼ਾ-ਨਿਰਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਇਹ ਪਾਲਿਸੀ ਨੋਟੀਫਾਈ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ।

ਇਸ ਸਬੰਧ ਵਿਚ ਅੱਜ ਮਿਤੀ 13.1.2017 ਨੂੰ 3.00 ਵਜੇ ਨਿਮਨ ਹਸਤਾਖਰਤ ਵਲੋਂ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ ਜਿਸ ਵਿਚ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਆਮ ਰਾਜ ਪ੍ਰਬੰਧ ਵਿਭਾਗ ਅਤੇ ਵਿਸ਼ੇਸ਼ ਕਾਰਜ ਅਫਸਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਹਾਜ਼ਰ ਸਨ ਅਤੇ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਰੀ ਕੀਤੀ ਕਾਰਵਾਈ ਵਿਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਬ ਪੈਰਾ (v) ਸਾਮਲ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

- v) For the purpose of calculation of any extension fee for non construction on the plot the permissible construction period should be counted from the date of completion of all the development works as specified in the advertisement/allotment letter or the date of handing over the possession whichever is later.

Devi Singh

13.1.2017

PSGAD

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ)

13.1.17

W. S. Singh
13.1.17
02061 W. S. Singh