

AGENDA

for GMADA Authority 36th Meeting



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

AGENDA FOR GMADA Authority 36th MEETING

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ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਲਾਇਸੈਂਸਿੰਗ)

ਵਿਸ਼ਾ: - ਸੈਕਟਰ-83 (ਐਲਫਾ) ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਤੋਂ ਦੀ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਸਾਈਟ ਨੂੰ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਉਪਰੰਤ ਪੀ.ਆਈ.ਡੀ.ਬੀ ਵਲੋਂ ਵਿਕਸਿਤ ਕੀਤੇ ਜਾਣ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜ਼ਰਵ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਮੰਤਵ ਵਜੋਂ ਵਰਤਣ ਲਈ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.10.2024 ਨੂੰ ਹੋਈ 82ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਬਤੌਰ ਮੈਂਬਰ ਨੰ 82.04 (ਝੰਡੀਓ) ਵਜੋਂ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ। ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਆਕਸ਼ਨ), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ ਨਗਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ. 55281-82 ਮਿਤੀ 08-10-2024 ਰਾਹੀਂ ਅਕਤੂਬਰ 2024 ਵਿੱਚ ਲਗਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਵਿੱਚ ਲਗਾਈਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਮੰਤਵ ਬਦਲਣ ਲਈ ਲਿਖਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਸੈਕਟਰ-83 ਅਲਫਾ ਆਈ.ਟੀ ਸਿਟੀ ਵਿੱਚ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜ਼ਰਵ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਵਜੋਂ ਤਜਵੀਜ਼ ਕਰਦੇ ਹੋਏ ਸਕੱਚ ਪਲੈਨ ਨੂੰ ਐਸਟੀਪੀ (ਜੀ)74/2024 (ਝੰਡੀ-ਅ) ਨੂੰ ਕਮੇਟੀ ਵਿੱਚ ਵਿਚਾਰਣ ਉਪਰੰਤ ਸ਼ਰਤਾਂ ਸਹਿਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ।

ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਵੱਲੋਂ ਗਮਾਡਾ ਨੂੰ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਲਈ ਜਗ੍ਹਾ ਉਪਲਬਧ ਕਰਵਾਉਣ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾ ਰਹੀ ਸੀ। ਪੀ.ਆਈ.ਡੀ.ਬੀ ਦੀ ਮੰਗ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ-66ਬੀਟਾ ਵਿਖੇ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਲਈ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ 6.00 ਏਕੜ ਤੋਂ ਦੀ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਸੀ। ਮਿਤੀ 28.04.2025 ਨੂੰ ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ ਅਤੇ ਪੀ ਆਈਡੀ ਬੀ ਦੇ ਹੋਰ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਗਮਾਡਾ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਅਤੇ ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ) ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਭੋਂ ਦਾ ਮੌਕਾ ਦਿਖਾਇਆ ਗਿਆ। ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ ਵੱਲੋਂ ਮੌਕਾ ਦੇਖਣ ਉਪਰੰਤ ਕਿਹਾ ਗਿਆ ਕਿ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਲਈ ਮਾਰਕ ਕੀਤੀ ਗਈ 6.00 ਏਕੜ ਭੋਂ ਦਾ ਰਕਬਾ ਘੱਟ ਹੈ ਅਤੇ ਸਾਈਟ ਵੀ ਢੁੱਕਵੀਂ ਨਹੀਂ ਹੈ। ਐਮ ਡੀ ਪੀ ਆਈ ਡੀ.ਬੀ ਨੂੰ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ ਇੰਨਫੋਸਿਸ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਭੋਂ ਦੇ ਨਜ਼ਦੀਕ ਪੈਦੀ 13.60 ਏਕੜ ਭੋਂ ਦਿਖਾਈ ਗਈ, ਜਿਸ ਤੇ ਉਹਨਾਂ ਵੱਲੋਂ ਕਿਹਾ ਗਿਆ ਕਿ ਇਹ ਸਾਈਟ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਲਈ ਢੁੱਕਵੀਂ ਹੈ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਤੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਨੁਸਾਰ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਵਿੱਚ ਸਾਈਟ ਦੇ ਲੈ ਆਊਟ ਵਿੱਚ ਸੋਧ ਕਰਵਾਉਣੀ ਬਣਦੀ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ 66 ਬੀਟਾ ਵਿੱਚ ਤਜਵੀਜ਼ 6.00 ਏਕੜ ਤੋਂ ਦੀ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਦੀ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਵਜੋਂ ਤਬਦੀਲ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ।

ਕਿਉਂ ਜੋ ਇਹ ਤਬਦੀਲੀ ਲੈ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਨਾਲ ਸਬੰਧਤ ਹੈ ਅਤੇ ਤਬਦੀਲੀ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਧਿਕਾਰ ਪੀ. ਐਂਡ ਡੀ. ਕਮੇਟੀ ਕੋਲ ਹਨ। ਹਾਲ ਦੀ ਘੜੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਕੋਈ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ ਨਿਰਧਾਰਤ ਨਹੀਂ ਹੈ, ਇਸ ਲਈ ਉਕਤ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਪੀ.ਐਡ.ਡੀ. ਕਮੇਟੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਗਈ ਹੈ ਅਤੇ ਇਸ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਹਾਲ ਦੀ ਘੜੀ 13.60 ਏਕੜ ਦੀ ਭੋਂ Convention Centre ਲਈ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਹੈ, ਪਰੰਤੂ ਜੇਕਰ PIDB ਵੱਲੋਂ ਇਸ ਤਜਵੀਜ਼ ਸਾਈਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਨੁਸਾਰ ਲੈ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਕਰ ਲਈ ਜਾਵੇਗੀ।

ਉਕਤ ਦੇ ਸਨਮੁੱਖ ਪ੍ਰਾਪਤ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਡਰਾਇੰਗ ਦੀ ਕਾਪੀ, PIDB ਨੂੰ Convention Centre ਸਥਾਪਿਤ ਕਰਨ ਸਬੰਧੀ ਅਧਿਕਾਰ ਦੇਣ ਅਤੇ ਅਗਲੀ ਕਾਰਵਾਈ ਅਰੰਭਣ ਲਈ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਲਈ ਤਜਵੀਜ਼ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਝੰਡੀ - 3

Note # 1

ਵਿਸ਼ਾ:- ਸੈਕਟਰ-83 (ਐਲਫਾ) ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਤੋਂ ਦੀ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਸਾਈਟ ਨੂੰ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਬਾਰੇ ਅਤੇ ਸੈਕਟਰ-66 (ਬੀਟਾ) ਵਿਖੇ ਪੈਦੀ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਦੀ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਸਾਈਟ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਲਈ ਮਾਨਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ (ਪੀ. ਐਂਡ ਡੀ.) ਕਮੇਟੀ ਸਿੰਗਲ ਮਿਸਲ ਤੇ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜਰਵ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਮੰਤਵ ਵਜੋਂ ਵਰਤਣ ਲਈ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.10.2024 ਨੂੰ ਹੋਈ 82ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਬਤੌਰ ਮੱਦ ਨੰ: 82.04 (ਝੰਡੀ-ਓ) ਵਜੋਂ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ। ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਆਕਸ਼ਨ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 55281-82 ਮਿਤੀ 08.10.2024 ਰਾਹੀਂ ਅਕਤੂਬਰ-2024 ਵਿੱਚ ਲਗਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਵਿੱਚ ਲਗਾਈਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਮੰਤਵ ਬਦਲਣ ਲਈ ਲਿਖਿਆ ਗਿਆ ਸੀ, ਜਿਸਦੇ ਸਨਮੁੱਖ ਸੈਕਟਰ-83 ਅਲਫਾ ਆਈ.ਟੀ. ਸਿਟੀ ਵਿੱਚ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜਰਵਡ ਸਾਈਟ ਨੂੰ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਵਜੋਂ ਤਜਵੀਜ਼ ਕਰਦੇ ਹੋਏ ਸਕੈਚ ਪਲੈਨ ਨੰ: ਐਸਟੀਪੀ(ਜੀ)74/2024 (ਝੰਡੀ-ਅ) ਨੂੰ ਕਮੇਟੀ ਵਿੱਚ ਵਿਚਾਰਣ ਉਪਰੰਤ ਸ਼ਰਤਾਂ ਸਹਿਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ।

ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਵੱਲੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਜਗ੍ਹਾ ਉਪਲਬਧ ਕਰਵਾਉਣ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਦੀ ਮੰਗ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ-66ਬੀਟਾ ਵਿਖੇ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ 6.00 ਏਕੜ ਤੋਂ ਦੀ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਸੀ। ਮਿਤੀ 28.04.2025 ਨੂੰ ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਅਤੇ ਪੀ.ਆਈ.ਡੀ.ਬੀ ਦੇ ਹੋਰ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਅਤੇ ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਤੋਂ ਦਾ ਮੌਕਾ ਦਿਖਾਇਆ ਗਿਆ। ਐਮ.ਡੀ., ਪੀ.ਆਈ.ਡੀ.ਬੀ ਵੱਲੋਂ ਮੌਕਾ ਦੇਖਣ ਉਪਰੰਤ ਕਿਹਾ ਗਿਆ ਕਿ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਮਾਰਕ ਕੀਤੀ ਗਈ 6.00 ਏਕੜ ਤੋਂ ਦਾ ਰਕਬਾ ਘੱਟ ਹੈ ਅਤੇ ਸਾਈਟ ਵੀ ਢੁੱਕਵੀਂ ਨਹੀਂ ਹੈ। ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਨੂੰ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ ਇੰਨਫੋਸਿਸ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਤੋਂ ਦੇ

ਨਜਦੀਕ ਪੈਦੀ 13.60 ਏਕੜ ਤੋਂ ਦਿਖਾਈ ਗਈ, ਜਿਸ ਤੇ ਉਹਨਾਂ ਵੱਲੋਂ ਕਿਹਾ ਗਿਆ ਕਿ ਇਹ ਸਾਈਟ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਚੁੱਕਵੀਂ ਹੈ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਤੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਨੁਸਾਰ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਵਿੱਚ ਸਾਈਟ ਦੇ ਲੇ-ਆਊਟ ਵਿੱਚ ਸੋਧ ਕਰਵਾਉਣੀ ਬਣਦੀ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ 66 ਬੀਟਾ ਵਿੱਚ ਤਜਵੀਜ਼ 6.00 ਏਕੜ ਤੋਂ ਦੀ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਦੀ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਵਜੋਂ ਤਬਦੀਲ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ।

ਕਿਉਂ ਜੋ ਇਹ ਤਬਦੀਲੀ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਨਾਲ ਸਬੰਧਤ ਹੈ ਅਤੇ ਤਬਦੀਲੀ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਧਿਕਾਰ ਪੀ. ਐਂਡ ਡੀ. ਕਮੇਟੀ ਕੋਲ ਹਨ। ਹਾਲ ਦੀ ਘੜੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਕੋਈ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ ਨਿਰਧਾਰਤ ਨਹੀਂ ਹੈ, ਇਸ ਲਈ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਹਾਲ ਦੀ ਘੜੀ ਉਕਤ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਪੀ.ਐਂਡ.ਡੀ. ਕਮੇਟੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ ਇਸ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇਗੀ ਜੀ।

ਉਕਤ ਦੇ ਸਨਮੁੱਖ ਪੀ. ਆਈ. ਡੀ. ਬੀ. ਨੂੰ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਸਥਾਪਿਤ ਕਰਨ ਸਬੰਧੀ ਅਧਿਕਾਰ ਦੇਣ ਅਤੇ ਅਗਲੀ ਕਾਰਵਾਈ ਅਰੰਭਣ ਲਈ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਤੋਂ ਮੰਨਜ਼ੂਰੀ ਪ੍ਰਾਪਤ ਕਰਨ ਹਿੱਤ ਮਿਸਲ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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IT CITY ALREADY APPROVED.pdf
IT CITY NEW PROPOSAL -Model.pdf

28/05/2025 10:35 AM

GURINDER SINGH MANN
ASSISTANT TOWN PLANNER

Note # 2

28/05/2025 10:38 AM

AMARINDER SINGH MALHI
ADDITIONAL CHIEF ADMINISTRATOR

Note # 3

28/05/2025 10:40 AM

VISHESH SARANGAL
CHIEF ADMINISTRATOR

Note # 4

28/05/2025 10:41 AM

APNEET RYAIT
SPECIAL SECRETARY, PBSTAT

Note # 5

For approval of the proposal to give the mandate to PIDB for setting up the convention center. Post facto approval of the EC will be taken in the next meeting.

28/05/2025 10:48 AM

VIKAS GARG
PRINCIPAL SECRETARY, PBSTAT

Note # 6

Approved as proposed

28/05/2025 05:25 PM

KAP SINHA
CHIEF SECRETARY, PBSTAT

Note # 7

Pl issue the letter to MD PIDB

29/05/2025 09:24 AM

VIKAS GARG
PRINCIPAL SECRETARY, PBSTAT

Note # 8

29/05/2025 10:19 AM

APNEET RIYAIT
SPECIAL SECRETARY, PBSTAT

Note # 9

29/05/2025 10:31 AM

GURSEWAK SINGH
SUPERINTENDENT, PBSTAT

Note # 10

29/05/2025 10:50 AM

SUMIT WADHIWA
6HG-2, PBSTAT

Note # 11

29/05/2025 12:29 PM

GURJIT SINGH
SENIOR ASSISTANT, PBSTAT

Note # 12

ਉਕਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਨਾਲ ਹੋਈ ਗੱਲ ਬਾਤ ਅਨੁਸਾਰ ਇਸ ਮਾਮਲੇ ਸਬੰਧੀ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਦਿੱਤੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਸਨਮੁੱਖ ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਨਾਲ ਰਾਬਤਾ ਕਾਇਮ ਕਰਨ ਸਬੰਧੀ ਮਿਸਲ ਗਮਾਡਾ ਦਫਤਰ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ ਜੀ।

29/05/2025 01:03 PM

SUMIT WADHWA
6HG-2, PBSTAT

Note # 13

29/05/2025 01:14 PM

APNEET RIYAIT
SPECIAL SECRETARY, PBSTAT

Note # 14

29/05/2025 01:19 PM

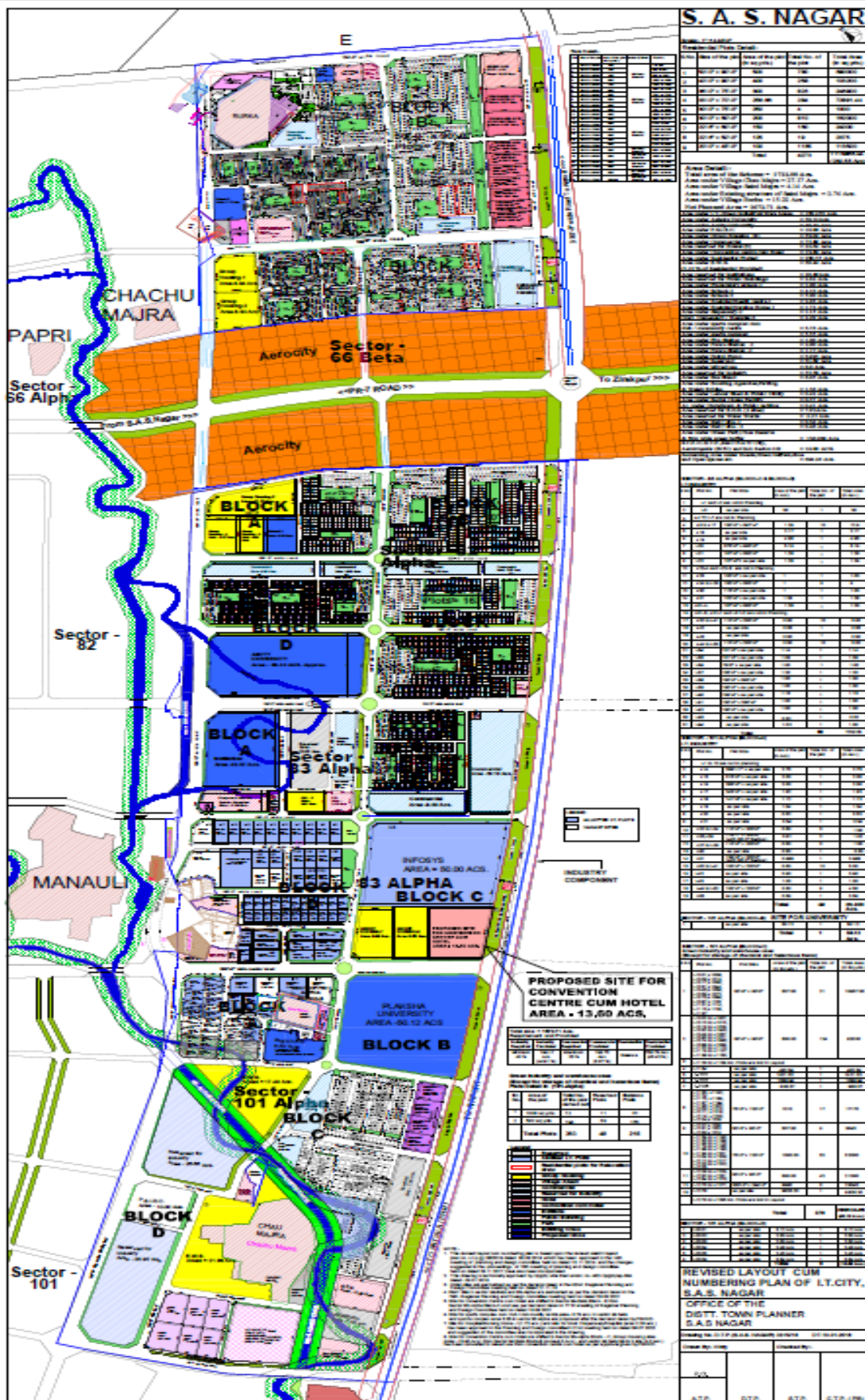
VISHESH SARANGAL
CHIEF ADMINISTRATOR

Note # 15

29/05/2025 04:39 PM

AMARINDER SINGH MALHI
ADDITIONAL CHIEF ADMINISTRATOR

Note # 16



ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 36.02

ਲੇਖਾ ਸ਼ਾਖਾ

ਵਿਸ਼ਾ: ਗਮਾਡਾ ਦੇ ਸਾਲ 2023-24 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਮੈਸ. ਖੁਰਾਨਾ ਵਿਨੀਤ ਐਂਡ ਐਸੋਸੀਏਟਸ, ਚਾਰਟਰਡ ਅਕਾਊਂਟੈਂਟਸ ਵੱਲੋਂ ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਸਾਲ 2023-24 ਦੇ ਸਾਲਾਨਾ ਲੇਖੇ (ਅਨੁਲੱਗ-1) ਤਿਆਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਹਸਤਾਖਰ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ। ਇਹਨਾਂ ਲੇਖਿਆਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Income & Expenditure

Rs. in Crores

Particulars	Year Ended	
	31 st March 2023	31 st March 2024
Receipts		
-Sale of Properties	1055.76	1720.86
-Installments (Interest)	120.25	123.16
-Sewerage & Water Charges	20.79	10.51
-Transfer Fee	27.83	26.67
-Extension Fee	31.41	62.63
-Cess PR-4 and PR-7	23.08	23.76
-Miscellaneous Income	130.19	174.88
Total	1409.31	2142.47
Expenditure		
-Cost of Plots (including Repair & Maintenance of Purab Premium Apartments)	446.22	632.37
-Expenditure on land/infrastructure	266.04	52.88
-Maintenance of Urban Estate	48.67	44.42
-Maintenance of Office Building	2.61	-
-Administration and other expenditure	345.58	294.44
-Payment for trees and structure-Aerotropolis	155.18	-
Total	1264.30	1024.11
Profit/ (Loss)	145.01	1118.36

Assets and Liabilities

Rs. in Crores

Particulars	As on 31 st March 2023	As on 31 st March 2024
Assets		
-Work in Progress		
-Undeveloped Land	13.78	32.84
-Other works in progress	3.64	6.49
-Closing Stock	4691.62	4311.74
-Cash & Bank Balances	55.42	98.72
-Income Tax	390.48	428.30
-Recoverables	47.62	48.99
-Other Current Assets	27.95	25.50
-Loans & Advances	25.47	814.92
-Fixed Assets and Investment	29.08	28.87
Total	5285.06	5796.37
Liabilities		
-Capital Reserves	895.32	2013.69
-Secured Loans from banks	3570.93	3035.77
-Unsecured Loans – from PIDB	100.88	100.88
-Deposits with GMADA (Earnest Money and Capital Receipts)	494.32	332.88
-Licence Fee	97.27	152.44
-Social Infrastructure Fund	5.94	5.94
-Regularisation Fee	14.34	14.73
-Security Building Fee	63.43	74.28
-Bank Guarantee	12.57	12.54
-Creditors & Work Payables	4.65	4.41
-EWS Funds	20.91	23.51
-Other Liabilities	4.50	25.30
Total	5285.06	5796.37

ਵਿੱਤੀ ਸਾਲ 2023-24 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਨੂੰ ਬਜਟ ਅਤੇ ਲੇਖਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ, ਗਮਾਡਾ ਦੀ ਮਿਤੀ 18.07.2025 ਨੂੰ ਹੋਈ 31ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 31.04 ਰਾਹੀਂ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਜਾ ਚੁਕੀ ਹੈ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਸਾਲ 2023-24 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਸਬੰਧੀ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

File No. GMADA/7/2025-ACC.(HQ)-GMADA (Computer No. 265064)
 788633/2025/ACC BR(HQ)-GMADA
Khurana Vineet & Associates
Chartered Accountants

S.C.O. 63, IInd Level, Sector 20 – C
 Chandigarh – 160 020
 Tel No. 0172 - 5111111, 222, 333
 E-mail : khuranavineet.ca@gmail.com

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

AUDITOR'S REPORT FOR THE YEAR ENDING 31st MARCH, 2024

We have audited the attached Balance Sheet of **GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR as at 31st March, 2024 and the Income and Expenditure Account** of the Authority for the year ended on that date annexed thereto. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

1. We have conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

2. We further report that:

- a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b) The Balance sheet and Income and Expenditure account referred to in this report are in agreement with the books of account;
- c) In our opinion and the best of our information, the Balance sheet and the Income and Expenditure Account, together with significant accounting policies and the notes on accounts attached thereto **does** give the information as required by **Punjab Regional of Town Planning and Development Act, 1995** in the manner so required and give a true and fair view subject to Notes on accounts attached.
 - i) In the case of the Balance Sheet, of the state of affairs of the Authority as at 31st March, 2024 and
 - ii) In the case of Income and Expenditure account, of the surplus of the Authority for the year ended on that date.

Place : Chandigarh
 Date : 27th September, 2024

For **Khurana Vineet & Associates**

Chartered Accountants

Reg No. 01196

CA Amit Garg

Partner FCA

M. No. 097997

UDIN- 24097997BKALRW1263



GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

BALANCE SHEET AS ON 31.03.2024

Previous Year As On 31.03.2023 Amount (Rs.)	Liabilities	Schedule	Current Year As On 31.03.2024 Amount (Rs.)	Previous Year As On 31.03.2023 Amount (Rs.)	Assets	Schedule	Current Year As On 31.03.2024 Amount (Rs.)
8,953,239,163	Capital Reserves	A	20,136,911,447	105,533,078	Fixed Assets	F	103,443,063
35,709,350,459	Secured Loans	B	30,357,680,829	174,185,368	Works Executed	G	393,308,244
1,008,757,527	Unsecured Loans	C	1,008,757,527	52,385,685,230	Current Assets, Loans & Advances	H	57,281,690,106
4,913,169,535	Deposits with GMADA	D	3,328,792,790	185,251,050	Investment in Shares of Unlisted Company (At Cost)		185,251,050
2,236,128,041	Current Liabilities & Provisions	E	3,151,549,870				
52,850,644,725			57,963,692,462	52,850,644,725			57,963,692,462

Notes to Accounts and Significant Accounting Policies forming part of Balance Sheet: I

As per report of even date attached
for Khurana Vinet & Associates
Chartered Accountants
Reg. No. 011964N



Anil Gandhi
(C.A. Anil Gandhi)
Partner ICA
M. NO. 097997
UDIN-240919978KALRW1263

VICE CHAIRMAN

CHIEF ADMINISTRATOR

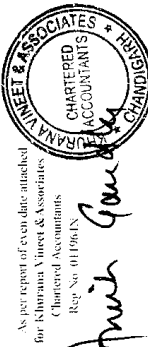
ADDITIONAL CHIEF ADMINISTRATOR (F&A)

Date: 27-09-2024
Place: S.A.S. Nagar

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2024

Previous Year As On 31.03.2023 Amount (Rs.)	Expenditure	Annexure	Current Year As On 31.03.2024 Amount (Rs.)	Incomes	Annexure	Current Year As On 31.03.2024 Amount (Rs.)
4,462,239,843	To Cost of Plots/Houses/Hats (including Repair and Maintenance of Parah Premium Apartments)		6,323,691,159	By Sale of Plots/Houses/Hats		17,208,615,726
2,660,441,257	To Expenditure on land/ Infrastructure/Grd Road		528,751,776	By Interest from Banks		342,932,700
486,740,922	To Maintenance of Urban Estates		444,233,150	By Instalments (Interest)		1,231,643,932
3,418,251,016	To Administration and Other Expenses	II	2,935,505,038	By Interest (Others)		9,645,831
7,332,302	To Depreciation (As per Schedule-F)		8,860,962	By Miscellaneous Incomes	III	14,627,408
26,090,225	To Maintenance of Office Building		6,443	By Rent/Lease Received		103,969,644
1,551,798,860	To Payment for Trees and Structure (Acetropolis)		-	By Sewerage & Water Charges		105,124,016
				By Transfer Fees		266,770,035
				By Extension Fees		626,331,459
				By Processing Fees		42,866,910
				By Security Fees		118,888,687
				By Compounding Fees		151,760,067
				By Penal Interest		818,531,119
				By Forfeiture		1,723,913
				By Cess PR-4 and PR-7		237,600,231
				By Recovery from Land Owners (on account of Trees and Structure - Acetropolis)		9,870,163
				By Recovery from Allottees (Additional Price)		133,798,251
				By Expenses Recovered from Finance Department (on account of International Airport, SAS Nagar)		100,000,000
1,430,087,833	To Surplus/(Deficit) for the year		11,183,672,284			
14,093,142,252	To Prior Period items		21,424,720,812			21,424,720,812
1,450,087,833	To Surplus/(Deficit) transferred to Reserves		11,183,672,284			11,183,672,284
1,450,087,833			11,183,672,284			11,183,672,284



As per report of even date attached for Khurana Vineet & Associates Chartered Accountants Reg No. 011961X

[Signature]
VICE CHAIRMAN

[Signature]
CHIEF ADMINISTRATOR

[Signature]
ADDITIONAL CHIEF ADMINISTRATOR (P&A)

(CA Amit Gandhi)

Partner FCA

AE NO. 497997

UDN: 240979978KALRW1263

Date: 27-09-2024

Place: S.A.S. Nagar

GREATER MOHAIJ AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Capital and General Reserve

Previous Year As On 31.03.2023 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-A	
			Current Year As On 31.03.2024 Amount (Rs.)	
1,620,230,878	1	Capital Reserve (Urban Estate)	1,620,230,878	
5,882,920,451	2	Income and Expenditure Account (Accumulated Profit)-Opening Balance	7,333,008,285	
1,450,087,833	3	Add : Surplus/(Deficit) for the current year	11,183,672,284	
8,953,239,163		Total	20,136,911,447	

GREATER MOHAIJ AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Secured Loans (Against Mortgage of GMADA Properties)

Previous Year As On 31.03.2023 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-B	
			Current Year As On 31.03.2024 Amount (Rs.)	
1,432,177,145	1	Term Loan-Bank of Maharashtra	462,282,536	
9,219,250,322	2	Term Loan-Canara Bank	6,245,702,396	
3,088,296,432	3	Term Loan-Indian Bank	2,372,837,976	
63,699,000	4	Term Loan-SBI Sector 17B	-	
(9,354,708)	5	Bank Overdraft -Allahabad Bank	-	
-	6	Bank Overdraft -SBI	4,998,685,337	
(34,578,585)	7	Bank Overdraft -Corporation Bank	2,714	
4,979,044,984	8	Bank Overdraft -Canara Bank Overdraft	3,301,700,494	
8,863,201,740	9	Bank Overdraft -Indian Bank	9,496,134,629	
4,630,372,018	10	Bank Overdraft -Bank of Baroda	418,171	
3,477,121,161	11	Bank Overdraft-HDFC	3,479,916,555	
120,948	12	Bank Overdraft-PNB	-	
35,709,350,459		Total	30,357,680,829	



GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Unsecured Loans

Previous Year As On 31.03.2023 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-C Current Year As On 31.03.2024 Amount (Rs.)
1,008,757,527	1	Loan from Punjab Infrastructure Development Board (Interest Free)	1,008,757,527
1,008,757,527	Total		1,008,757,527

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Deposit with GMADA

Previous Year As On 31.03.2023 Amount (Rs.)	Sr. No	PARTICULARS	Schedule-D Current Year As On 31.03.2024 Amount (Rs.)
2,404,579,537	1	EM/Security Deposit/Mobilisation advances from Contractors/BKOS & Suppliers	1,879,149,023
-	2	Earnest Money from applicants	-
39,177,521	(i)	Earnest Money for Houses	82,320,521
3,699,979	3	Other Securities and deposits	2,969,506
40,271,839	4	Capital Receipts including advances	23,267,739
338,088,747	(i)	Capital Receipt - Institutional	897,634,880
323,464,298	(ii)	Capital Receipts - Commercial	314,401,160
1,793,289,399	(iii)	Capital Receipt - Residential plots	84,364,677
598,215	(iv)	Old scheme-Residential Plots	598,215
-	(v)	Capital Receipt - Houses	44,087,069
4,943,169,535	Total		3,328,792,790



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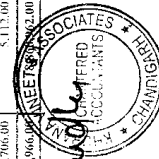
GREATER MOHALLI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Current Liabilities and Provisions

Previous Year As On 31.03.2023 Amount (Rs.)		Sr. No	PARTICULARS	Schedule-F: Current Year As On 31.03.2024 Amount (Rs.)
		A	Current Liabilities :	
		I	Creditors & Payables:	
39,915,772		(i)	Quality Control Charge/ Techno Financial Audit Fees	40,217,761
2,316,405		(ii)	Payable to Staff	1,498,528
2,557,606		(iii)	Provident Fund Deductions	750,178
1,702,189		(iv)	Works Payable	1,702,189
		B	Others Liabilities	
972,764,039		1	Licence Fee	1,524,468,297
59,397,000		2	Social Infrastructure Fund	59,398,540
143,361,778		3	Regularisation fund for Unauthorized Colonies	147,272,224
634,298,029		4	Security Building Plan	742,782,013
24,236,582		5	Statutory Dues	201,963,261
717,892		6	Loan recovered from allottees of Uravahile (Punjab Housing Development Board)	717,892
125,716,320		7	Bank Guarantees	125,397,603
9,699,299		8	Payable to Allottees	9,699,299
209,141,978		9	FWs Fund	235,150,978
1,828,214		10	Other Payables	994,360
-		11	Corpus Fund for Punjab Premium Apartments	11,885,568
8,474,939		12	PB Sand and Gravel Mining	27,651,180
(0)		13	Differences in Interdivision Accounts	(1)
2,236,128,041		Total		3,131,549,870



GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S. NAGAR
SCHEDULE OF FIXED ASSETS AS ON 31.03.2024

Particulars	Gross Block				Depreciation			Net Block		Schedule-F
	As On 01.04.2023	Additions	Sales	As On 31.03.2024	As On 01.04.2023	During The Year	Adjustment	As On 31.03.2024	As On 31.03.2024	
Furniture & Fixture	24,791,621.00	3,277,843.00		38,069,464.00	30,082,012.00	1,133,412.00	-	31,516,024.00	6,553,440.00	4,709,009.00
Vehicles	29,913,668.00	3,129,035.00		33,042,703.00	24,752,478.00	2,146,339.00	-	26,898,817.00	6,143,886.00	5,161,190.00
Office Equipment	2,523,108.00			2,523,108.00	2,169,432.00	49,196.00	-	2,218,628.00	304,480.00	353,676.00
Typewriters	13,000.00			13,000.00	11,814.00	165.00	-	11,979.00	1,021.00	1,186.00
Photostat Machine	513,375.00			513,375.00	431,118.00	11,434.00	-	442,552.00	70,823.00	82,257.00
Machinery (including AC)	5,050,804.00	366,131.00		5,416,935.00	3,792,360.00	206,770.00	-	3,992,730.00	1,424,205.00	1,258,444.00
Library Books	60,559.11	7,938.00		68,497.11	22,419.00	4,382.00	-	26,701.00	41,796.00	38,110.00
Water Coolers	63,500.00			63,500.00	57,708.00	805.00	-	58,513.00	4,987.00	5,792.00
Truck (including water tanker)	2,026,568.00			2,026,568.00	2,018,886.00	2,305.00	-	2,021,191.00	5,377.00	7,682.00
Computers	27,701,516.00			27,701,516.00	27,330,688.00	152,331.00	-	27,472,019.00	228,497.00	380,828.00
Fax Machine	7,100.00			7,100.00	6,453.00	90.00	-	6,543.00	557.00	677.00
Buildings, Booths	44,759,511.10			44,759,511.10	25,547,006.00	960,675.00	-	26,507,681.00	18,251,880.00	19,217,505.00
Building - Habitat Centre	19,527,036.51			19,527,036.51	8,901,807.00	531,262.00	-	9,433,069.00	10,093,968.00	10,625,230.00
Community Centre	59,114,692.41			59,114,692.41	33,096,740.00	1,300,898.00	-	34,397,638.00	24,717,054.00	26,017,952.00
Community Centre-Sec-55 Mohali	22,296,854.00			22,296,854.00	6,035,396.00	813,073.00	-	6,848,469.00	15,448,385.00	16,361,458.00
Community Centre-Sec-69 Mohali	23,701,391.00			23,701,391.00	6,577,607.00	856,189.00	-	7,433,796.00	16,267,595.00	17,123,784.00
Synagogue Pools	4,932,117.21			4,932,117.21	2,641,931.00	111,759.00	-	2,753,690.00	2,180,427.00	2,295,186.00
Battery Factory	2,751.16			2,751.16	2,500.00	35.00	-	2,535.00	216.00	251.00
Tools & Plants (S.A.S. Nagar IPH)	148,999.52			148,999.52	135,435.00	1,887.00	-	137,322.00	11,678.00	13,565.00
Tools & Other Equipments	3,242,250.00			3,242,250.00	2,236,981.00	139,833.00	-	2,376,814.00	865,436.00	1,005,269.00
EP Bay System	199,661.00			199,661.00	159,191.00	5,588.00	-	165,079.00	34,582.00	40,170.00
Spring Rilling machine	807,720.00			807,720.00	503,632.00	42,291.00	-	545,923.00	261,789.00	301,088.00
Sprinklers	3,432,120.00			3,432,120.00	2,946,687.00	68,219.00	-	3,014,906.00	422,214.00	490,453.00
Telephone	31,059.00			31,059.00	22,891.00	1,136.00	-	24,027.00	7,032.00	8,168.00
Bio Metric Attendance Machine	288,331.00			288,331.00	230,117.00	11,643.00	-	241,760.00	46,571.00	58,214.00
CCTV Camera	169,346.00			169,346.00	104,071.00	7,675.00	-	111,746.00	47,500.00	55,175.00
Website Software	156,485.00			156,485.00	43,706.00	5,113.00	-	48,819.00	7,667.00	12,779.00
Total	285,775,044.02	6,780,947.00		292,555,991.02	180,251,966.00	18,219,912.00		198,112,928.00	103,443,063.00	105,523,078.00



Signature

GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of work executed by GMADA

Previous Year		Schedule-G	
Sr. No	PARTICULARS	Current Year	As On 31.03.2024 Amount (Rs.)
	A GMADA HOUSING SCHEMES		
	Works in progress		
	B URBAN ESTATES WORKS		
	Works in progress		52,515,766
	C Land Account (Urban Estate Schemes)		328,423,279
	(As per Annexure - I)		
	D DEPOSIT WORKS :		
	Works completed & in Progress		12,369,199
	Total		393,308,244



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GREATER MOHALI AREA DEVELOPMENT AUTHORITY S.A.S.NAGAR
Schedule of Current Assets and Loans & Advances

Previous Year		Sr. No	PARTICULARS	Schedule-II	
As On 31.03.2023	Amount (Rs.)			Current Year	As On 31.03.2024
					Amount (Rs.)
A Current Assets :					
1			Closing stock (as valued and verified by Mgt)		
(i)	7,981,527		Building Material		8,826,444
(ii)	1,920,412,581		Stock in trade (Plots)		1,889,540,717
(iii)	5,514,549,292		Closing Stock Aerocity, Mohali		5,376,191,655
(iv)	22,619,422,318		Closing Stock IT City, Industrial		21,719,342,768
(v)	3,019,230,561		Closing Stock Medicity		3,019,230,561
(vi)	8,523,525,481		Closing Stock Eco City		6,834,960,757
(vii)	4,044,823,517		Closing Stock Purab Apartment		3,220,830,739
(viii)	1,266,225,008		Closing Stock 88-89		1,048,481,191
2			Cash and Bank Balances		
(i)	169 -		Cash in hand		169 -
(ii)	465,888,461 -		Deposit with Banks		898,947,414 -
(iii)	88,300,821 -		FDR with UBI Phase 10 for Bank Guarantee		88,300,821 -
3	1,106,818		Income Tax (F.Y. 2007-2008)		1,106,818
4	175,128,496		Income Tax (F.Y. 2008-2009)		175,128,496
5	51,024,750		Income Tax (F.Y. 2009-2010)		51,024,750
6	111,335,750		Income Tax (F.Y. 2010-2011)		111,335,750
7	39,835,180		Income Tax (F.Y. 2011-2012)		39,835,180
8	220,289,841		Income Tax (F.Y. 2012-2013)		220,289,841
9	147,580,648		Income Tax (F.Y. 2013-2014)		147,580,648
10	139,272,130		Income Tax (F.Y. 2014-2015)		139,272,130
11	348,993,528		Income Tax (F.Y. 2015-2016)		348,993,528
12	563,117,305		Income Tax (F.Y. 2016-2017)		563,117,305
13	364,801,517		Income Tax (F.Y. 2017-2018)		364,801,517
14	406,903,347		Income Tax (F.Y. 2018-2019)		406,903,347
15	238,490,293		Income Tax (F.Y. 2019-2020)		238,490,293
16	157,958,127		Income Tax (F.Y. 2020-2021)		157,958,127
17	370,404,010		Income Tax (F.Y. 2021-2022)		400,709,262
18	-		Income Tax (F.Y. 2022-2023)		538,895,870
19	568,621,478		Advance Tax and Tax Deducted at Source (Current Year)		377,514,962
20			Recoverables		



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243,301,570	(i)	Recoverable from PUIDA	243,232,584
15,144,811	(ii)	Recoverable from Govt of Punjab	28,862,311
216,470,394	(iii)	Punjab Municipal Infrastructure Development Corporation (PMIDC)	216,470,394
1,315,920	(iv)	Recoverable (Others)	1,315,920
115,016,028	21	Punjab Govt. EDC Account	90,668,885
164,289,336	22	GST (Input) Recoverable	164,289,336
187,815	23	Advance Cultural Cess	-
52,130,948,827		Sub Total 'A'	49,132,450,490

B Loans and advances :			
1		Loan to Punjab Government	8,000,000,000
2		Advance to LAC for acquisition/compensation of Land	142,264,121
3		Advances recoverable in cash or in kind	-
(i)		Advances to Staff : For Construction	-
(ii)		Advance for Staff : For other purpose	1,299,717
4		Other Advances	4,714,751
(i)		Security Deposit:	1,120,513
(ii)		With Punjab Government	(159,486)
(ii)		With Others	-

254,736,403	Sub Total 'B'	8,149,239,616
52,385,685,230	Total	57,281,690,106



GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR
Land Account (Urban Estate Scheme)

Previous Year		Sr. No	PARTICULARS	Annexure-I	
As On 31.03.2023	Amount (Rs.)			Current Year	As On 31.03.2024
					Amount (Rs.)
46,358,987		1	Land - Sector 90		46,358,987
962,319		2	Anjuman Falahe E:-Darian Maszid, Sector-65, Mohali		962,319
1,418,601		3	Baba Jevan Singh Memorial Charitable Trust, Sector-53, Mohali		1,418,601
1,342,799		4	Chawla Filling Station, Sector-61, Mohali		1,342,799
962,320		5	Gurdwara Bagat Nam Dev Bhawan, Sector-65, Mohali		962,320
2,680,585		6	Gurdwara Guru Singh Sabha, Sector-70, Mohali		2,680,585
1,157,511		7	Kuka Shaid Memorial Trust, Sector-61, Mohali		1,157,511
1,174,006		8	Mata Tej Kaur Jit Sabha Gurudwara, Sector-68, Mohali		1,174,006
1,113,102		9	Parchin Shiv Mandir, Sector-69, Mohali		1,113,102
6,702,209		10	Petrol Pump, Sector-63, Mohali		6,702,209
42,479,860		11	Regional Rehabilitation Centre, Sector-79, Mohali		42,479,860
2,958,759		12	Shashi Model School, Sector-55, Phase-I, Mohali		2,958,759
3,568,154		13	Guru Ravi Dass Mandir, Sector-71, Mohali		3,568,154
1,429,861		14	The Pent Costal Mission, Sector-53, Phase- IIIA, Mohali		1,429,861
23,467,837		15	Land-Aerotropolis		214,114,206
137,776,910		Total			328,423,279



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GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR
Administration & Other Expenses

Previous Year		Sr. No	PARTICULARS	Annexure-II	
As On 31.03.2023	Amount (Rs.)			Current Year	As On 31.03.2024
					Amount (Rs.)
A ADMINISTRATIVE EXPENSES					
	367,251,229	1	Salary & Wages		398,224,124
	9,664,058	2	Leave Salary & Pension Contribution		21,223,755
	2,230,357	3	Ex-Gratia/Bonus		216,610
	33,695	4	Liveries & Uniforms		192,592
	2,159,458	5	Medical Reimbursement		1,830,970
	4,490,151	6	Conveyance Reimbursement		4,873,615
	1,084,349	7	Travelling & Conveyance		943,260
	29,582,928	8	Contribution towards C.P.F.		37,965,022
	959,815	9	Contribution towards NPS		1,246,966
	15,291,924	10	Contribution towards Gratuity		6,767,596
	27,526	11	Leave Encashment		226,784
	1,747,614	12	Leave Travel Concession		1,904,504
	98,979	13	House Rent (Govt)/Employer Share		150,306
	-	14	Contribution towards Defined Pension Scheme		67,799
434,622,083			Sub-Total 'A'		475,833,903



B		OTHER EXPENSES	
1	706,855	Printing & Stationery	3,365,026
2	124,729	Telephone & Internet Expenses	158,644
3	50,903	Postage & Telegrams	66,796
4	438,720	Staff Welfare & Other Expenses	823,778
5	2,342,848	Office Expenses	2,188,558
6	9,548	Newspaper & Periodicals	5,667
7	20,079,826	Bank Charges (Net of reversal of processing charges)	44,836
8	9,685,500	Running & Maintenance of Vehicles	9,681,870
9	44,452,091	Legal and Professional Charges	32,944,894
10	-	Auditors Remuneration	97,350
11	715,757	Repair & Maintenance	538,014
12	3,356,586	Advertisement	5,311,260
13	2,606,152,430	Interest on Term Loan/Overdraft from Bank	2,331,062,725
14	1,272,587	Litigation and Compensation Charges	21,088,397
15	16,828,222	Property Tax	-
16	(3,469,712)	Interest paid to Allottees	37,596,197
17	102,596	Insurance Expenses	-
18	13,109,995	Registration Expenses RERA	-
19	377,190	GST payment including interest	288,000
20	184,446	Appeal Fees	6,015,282
21	118,444	Website Expenses	6,701,800
22	1,500,000	Sponsorship Fees	1,600,000
23	53,606,621	Planning Charges	-
24	191,126	Rent account	92,040
25	241,573,625	Rates and Taxes	-
26	118,000	FWS Houses Model Expenses	-
Sub-Total 'B'			2,459,671,135
3,013,628,933			
3,448,251,016		Total (A+B)	2,935,505,038



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Annexure-III

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR

Details of Misc. Incomes

Previous Year As On 31.03.2023 Amount (Rs.)	Sr. No	PARTICULARS	Current Year As On 31.03.2024 Amount (Rs.)
270,000	1	Enlistment fees	170,000
185,101	2	Right To Information Act Fees	53,207
-	3	Receipt from Auction of Trees	1,912,508
174,265	4	Sale of Plants	395,315
37,000	5	Sale of Application/Tender form	249,460
(339,736)	6	Appeal Fees	940
125,440	7	Road Cut charges	373,723
(38,423)	8	Stock Storage Income	21,407
1,416,121	9	Misc. Receipts	1,413,995
501,428	10	License Fees	572,102
548,460	11	Consultancy fees	581,132
562,241	12	Penalty income	-
41,945	13	PG Charges	8,475
1,976,519	14	Administrative Charges on Labour Cess Collection	2,003,603
815,500	15	Prime Location Charges	1,170,000
283,231	16	Map fees	354,906
6,150,617	17	Conversion Charges/ Litigation Charges	950,223
-	18	Liquidated Damages from Contractors	2,542,372
-	19	Taxes Recovered on account of Purab Premium Apartments	1,854,040
12,709,709		Total	14,627,408



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GREATER MOHALI AREA DEVELOPMENT AUTHORITY, S.A.S. NAGAR**Significant Accounting Policies & Notes annexed to and forming part of accounts for the year ended 31st March, 2024****1. DISCLOSURE OF ACCOUNTING POLICIES**

The Authority is maintaining books of accounts on cash basis system of accounting. During the Financial Year 2023-24, the Authority has followed cash system of accounting. There is no change in the method of accounting as compared to previous year. The amount of expenses on infrastructure/others includes the amount spent by different Divisions and Advances given to Land Acquisition Department on account of maintenance and development of infrastructure or any purchase of land finalized /completed during the financial year for the general use of public as per the Master Plan of the Authority.

2. VALUATION OF INVENTORY

The inventory of the Authority includes plots and houses, pending for allotment. The same have been valued at cost by the authority. The inventory also includes expenditure incurred on various works i.e. work for the development of urban estate etc. Expenditure incurred on these works has been shown as work in progress and the same has been valued at actual basis.

3. DEPRECIATION ACCOUNTING

The depreciation on fixed assets has been charged as per WDV rates prescribed under Companies Act, 2013. The depreciation on addition/sale has been provided on pro rata basis.

4. REVENUE RECOGNITION

As informed to us, Authority has recognized the revenue from the sale of houses/plots/flats on the basis of sale of flats/plots/houses of those schemes in the financial year as per the profitability calculated by the Chartered Accountants separately appointed by the Authority. As informed to us, Authority has recognized the revenue from the sale of sites and plots on the basis of allotment/possession to the prospective allottees.

5. ACCOUNTING FOR FIXED ASSETS

Fixed assets have been stated at actual cost less accumulated depreciation on the rates as used in the previous year. The policy is consistent with the previous years.

6. ACCOUNTING FOR INVESTMENTS

The details of investments made by the Authority are as under:

Particulars	Balance as on 31.03.2023	Balance as on 31.03.2024
24.5% Share in Chandigarh Airport	18,52,51,050	18,52,51,050

Amir Gaur



During the year under consideration, as per the books of accounts provided to us, no income has been received on the investments.

We further state that Rs 10.00 Crores has been received from the finance department during the financial year on account of expenditure incurred on land for the International Airport, Mohali and the same has been shown as income in the Income & Expenditure during the current financial year.

7. BORROWING COSTS

During the Financial Year 2023-24, the following interest on borrowings have been bifurcated as specified below:

Particulars	Amount of Interest Charged by the bank (Rs.)	Remarks
Interest on Overdraft from Corporation Bank Ph-10	2,03,94,140/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Overdraft from Indian bank	63,00,42,656/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on overdraft from Punjab National Bank	19,99,842/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Overdraft from Canara Bank	17,18,44,343/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Overdraft from Bank of Baroda	6,75,92,025/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Overdraft from HDFC Bank 125 Crore	28,96,41,680/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Overdraft from SBI 500 Crore	19,50,53,720/-	As per the Books of accounts of the Authority, the interest on Overdraft is charged to Income and Expenditure Account for the year ending 31 st March, 2024.

Omish Gaud



Interest on term loan from Canara Bank (500cr)	13,50,98,222/-	As per the Books of accounts of the Authority, the interest on term-loan is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on term loan from Indian Bank (500cr)	22,42,43,544/-	As per the Books of accounts of the Authority, the interest on term-loan is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Loan from Bank of Maharashtra	6,37,62,237/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on Loan from Bank of Maharashtra	1,10,93,641/-	As per the Books of accounts of the Authority, the interest on loan is capitalized as on 31 st March, 2024 to Aerotropolis Scheme.
Interest on loan from Canara Bank (1000 Crore)	53,06,66,650/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on SBI Term Loan- Aerotropolis 500 CR	7,23,667/-	As per the Books of accounts of the Authority, the interest on loan is charged to Income and Expenditure Account for the year ending 31 st March, 2024.
Interest on SBI Term Loan- Aerotropolis 500 CR	1,25,907/-	As per the Books of accounts of the Authority, the interest on loan is capitalized as on 31 st March, 2024 to Aerotropolis Scheme.

8. **ACCOUNTING FOR TAXES ON INCOME**

Since the Authority is following cash system of accounting, provision for taxation has not been made in the books of accounts.

NOTES TO ACCOUNTS

- 1) The Bank accounts/ creditors/ stock/ debtors/ contractors/ allottees/ Overdrafts (Debit/Credit balances) as on 31.03.2024 are subject to reconciliation /confirmation. The land stock/ Houses stock as on 31.03.2024 is to be reconciled with the Property Register maintained by the Authority.
- 2) The internal audit of the divisions and Head Office of the Authority was not conducted during the Financial Year 2023-24.
- 3) The provident fund of the Authority is being deposited with the parent department i.e. Punjab Urban Development Authority (PUDA) since the inception of GMADA.
- 4) Previous year figures have been regrouped and reclassified wherever considered necessary.

Shiv Gaud



- 5) Goods & Service Tax Liability for the financial year 2023-24 needs to be reconciled and is subject to the GST audit of the financial year 2023-24 of all the divisions wherever GST is applicable. Decision of Advance Ruling filed by the Authority on the incomes regarding Forfeiture Income, Compounding fee and Extension Fee received by the Authority in the financial year under audit regarding their payment/non-payment of GST on the above said incomes is still awaited.

ACA (F&A) *26.9.24*

NSV
Chief Administrator

[Signature]
Vice Chairperson

AUDITORS REPORT

Separate report of even date attached
for **KHURANA VINEET & ASSOCIATES**
Chartered Accountants
Regn. No. 011964N

Amit Gandhi

(CA AMIT GANDHI)

Partner-FCA

M.NO. 097997

UDIN-240979978KALRW/263



Place: SAS NAGAR
Date: **27-09-2024**

Sr No - A

Schedule of GMADA Housing Scheme (Work in Progress) for Year ending 31.03.2024

Particulars	Opening Balance as on 01.04.2023	C-2	C-3	PH-2	Hort 1	Electrical	Transfer	Closing Balance as on 31.03.2024
Housing Schemes								
Balance work of 480 no Apartments in Eight Tower	-	1,27,10,930	-	-	-	-	1,27,10,930	-
Balance work of 480 Apartments PPA Sector 88 Mohali	-	-	-	-	3,18,270	-	3,18,270	-
Mtc of PPA Sector 88	-	-	-	68,11,497	-	-	68,11,497	-
Purab Apartments Sec 88-89	-	16,00,252	-	-	1,68,710	35,400	18,04,362	-
Laying of 700mm Dia NP-2 RCC Storm Pipe Line at PPA	-	-	-	11,03,119	-	-	11,03,119	-
Purab Apartment 1620 No	-	-	-	4,00,000	-	-	4,00,000	-
Development & Stabilization T/W at PPA Sec 88	-	-	-	4,92,098	-	-	4,92,098	-
P&F Graling PPA, Sector 88	-	-	-	51,73,993	-	-	51,73,993	-
Six Monthly Compliance PPA, Sec 88	-	-	-	49,000	-	-	49,000	-
Prov Chain Fencing in Sports Area Sec 88 at Ppa	-	46,35,021	-	-	-	-	46,35,021	-
Grand Total	-	1,89,46,203	-	1,40,29,707	4,86,980	35,400	3,34,98,290	-



Sr No-B

Schedule of Urban Estates (Assets) as on 31.03.2024

Particulars	Opening Balance as on 31.03.2023	HEAD OFFICE	C-1	C-2	C-3	PH-1	PH-2	HORTICULTURE (NEW CHANDIGARH)	ELECTRICAL	Transfer during the year	Closing as on 31.03.2024
Aerocity											
Aerocity, Mohali			5,14,93,468			7,93,81,275		95,49,691	2,56,99,834	16,61,24,568	-
Boundary Wall behind Block Aerocity											-
C/O Entry Exit From Service Road to 300' Wide Airp											-
C/O Slip Road From PR-71/200' Road Aerocity Both Sid			60,97,718							60,97,718	-
Development of Aerocity (LHS & RHS) Under Stage Cons											-
Earth Filling in Greenfield Zone Aerocity											-
Internal Road Aerocity (RHS)											-
Internal Road Aerocity (LHS)											-
Construction of entry exits between main and ser. road aerocity (LHS & RHS)											-
Construction of Entry/Exit main and service road Aerocity			17,94,533							17,94,533	-
Construction of Retaining wall in Block H1 Aerocity											-
Development of Balance Parks in Aerocity (LHS) SAS Nagar			9,34,942							9,34,942	-
C/O 60 ft wide road in aerocity Block F											-
Prov. HT/LT Lines and S/L in Aerocity RHS, SAS Nagar											-
Providing DMC Pipes and G/L at Aerocity (LHS)											-
Providing DMC Pipes and G/L at Aerocity (RHS)											-
Development of parks in Block B/C/D/E Aerocity			3,000							3,000	-
Development of roads in Aerocity City SAS Nagar			14,183							14,183	-
P & F Height restriction barrier Aerocity											-
P & F missing SS House indication board in Aerocity											-
Repair and Refining of Unpaved near Airport Chowk											-
Development of City Parks Sector 97 Mohali	12,074										12,074
C/O Rectangular RCC channel BLK E & G A. City			1,71,22,440							1,71,22,440	-
C/O Trenches in Green belt and crossing 11 KV Line											-
Const. of 15 MRS, 10 MID, STD and S.MED at Aerocity						7,70,89,280				7,70,89,280	-
Design & C/O 15 MID, STD and S.MED at Aerocity						2,58,34,530				2,58,34,530	-
Design & C/O 15 MID & 4 MID Cap Pom 5m and 5TP											-
MTC of STP at Aerocity											-
Dev. Of PHS in Aerocity Left Side											-
Crossing of RCC box type storm water Chd. / Khair	2,06,481					6,128					2,12,609
Development of PHS in Aerocity city	22,33,047					1,90,784					24,23,831
Development of Aerocity city											-
200 Wide Road NH-64 to Vill. Chhat											-
Dev. Of Hort. Work in Aerocity (Left hand side)								36,25,287		36,25,287	-
Dev. Of Hort. Work in Aerocity (Right hand side)								35,76,431		35,76,431	-
Provision/fix Multipurpose system/play equipments in parks											-
Prov. Hedge and fencing around the Bouldier, Green Be											-
Development of Commercial Pockets in Aerocity			4,376						3,060	7,436	-
Dev. Of Green Belt Protection Under N Chose in Aeroci			25,80,338					9,16,339		34,96,677	-
Dev. With Mix of Hort. Work on 300' Approach Road											-
Earth Filling in Aerocity Block A			78,25,764							78,25,764	-
Prov. 'W' Type Beam Crash Barrier Aerocity			15,72,996							15,72,996	-
Special Repair of Park Block A/C/D & J at Aerocit			44,07,804							44,07,804	-
Sr. of Block Dividing Road Aerocity LHS & RHS			53,87,026							53,87,026	-
Const of Bawa White House From Jn 65-66 to 66 IT CI			4,271							4,271	-
Const. of Roundabout at 68-69/78/79 on PR-7			4,507							4,507	-
Development of Commercial Pocket IT City Mohali			71,55,932							71,55,932	-
Demolishing & Laying of New Storm Line 73/74			10,58,794								10,58,794
Prog Storm Water Drain 72' Block A&B A City			12,12,285							12,12,285	-
Repair of Height Restricting Barriers in Aerocity			1,94,498							1,94,498	-
Progressive Summit - 2023						1,95,024		23,47,973		23,47,973	1,95,024
Dev & Mtc of H/Work Triangles of Aerocity											-
Prov. Celebration Flags for Invest Punjab Summit											-
Prov LED Strips on Poles for G20 Summit									3,77,597	3,77,597	-
Prov S/L on 40 Feet Road Jubilee Square Sec-70									4,72,779	4,72,779	-
									4,71,006	4,71,006	-



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Environmental Consultancy Charges									
Sector 57 U	Repair of Sector Div. Road Sec.57 to Balongh From								
	Sanitation Wk on Rd Fm Cremation Gd Sec 57 to NH21								
	Street Light Balongh Road Sec-57								
Sector 62 U	C/O Food Court Road Sec 62								
	Widening of Existing Shopping Street Road From Ph7 T								
	Widening of Shopping Street Rd Sec 62								
	Prov. S/L on road around Food court Sector 62								
Sector 65 U	Beautification of Entry Point & P/E of S No. Near Golf								
	P&E of Barber Wire of Land of 5/10 House BMW Sec 65								
	Community Centre Sector 65								
	Development of Motor Market Sec 65 Sas Nagar								
	Road in Motor Market Sec 65 Sas Nagar								
	Const. Internal Rd & Comm Pk Sec 65								
	Shifting of LT Lines Rt NO. 545A								
Sector 68 U	Const. of boundary wall along city park, Sec 68								
	C/O Slip Road in Front of SBI Sector 68								
	C/O Service Road in front of VRS Building Sector 68								
Sector 69 U	development of commercial pocket sector 69								
Sector 70 U	C/O of Service Lane 5.5 Mtr Towards to Sec. 70 Mohali								
	Service road near homelands heights sector 70								
	P & E 82mm I/d RCC storm/sewer Sector 70 to 200th Airport								
	Repair of Road on Airport Chowk, Mohali								
	Dev. of Comm. Pocket Adjacent to Vill. Phnui Motor								
Sector 71									
Sector 76	Const. of Slip Road Near Judicial Complex Sec 76								
	Prov. TMS on Sector 76-77 88-89 and Sync with Existing TMS								
Sector 76 U	Balance storm water drainage Sector 76/77								
	C/O 2 Nos. V-wire based rainwater harvesting 76 to 80								
Sector 77	Prov. LED onluc. Sector 76/77/78/89 to June. 80/81/84/85								
	Prov. S/L near Sanatam Dham Mandir Sector 48 C								
	Bal work of Prov Elec HT LT Residential pocket in Sector 77								
	Dev. Of parks in Sector 77, Mohali								
	Const. of WW Sector 77								
	200' Wd Rd Dividing Sec 74-A/117, 116/92 & 92-A								
	Const. of Balance Road Alongwith Reserve Site								
	Const. of W/W Sector 77, Mohali								
Sector 78	Development of remaining internal roads Sector 78, SAS Nagar								
	Development of remaining parks, Sector 78, SAS Nagar								
	Dev. of Parks Sec 78, Mohali								
	S/L Repair & Recarpeting of Internal Roads Sec 78								
	S/L Repair of Sector Dividing Road Sec 78/79								
	Patchwork on already constructed road Sector 78								
	Const. of Ramp Booth Market Sec 78								
	Balance Electrification Work in Residential Pocket Sector 78								
	Development of Commercial Pocket Sector 78								
Sector 78 U	C/O 200'road from In 78/79/86/97 to 105/106/108/109upkh								
	Balance work of PHIS in Sector 78								
	Development of commercial pocket in Sector 78								
	Prov. Electrification Work in Remaining Area of Sector 78								
Sector 79 U									



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Schedule for Urban Estate Expenses for the Year 2023-24

Particulars	Sector	C1	C2	C3	PH 1	PH 2	Horticulture	Horticulture New Chd.	Electrical	Houses	Head Office	Transfer	Closing Balance as on 31.03.2024
AEROCTY													
Internal Road Aerocity (LHS)	Aerocity												
Annual Mtc of 300 wide Airport Road From Aerocity	Aerocity	2,28,27,122										2,28,27,122	
AEROCTY, MOHALI													
Design & C/O 1.5 MLD & 4 MLD Cap Pump Stn & STP	Aerocity, Mohali												
Const of 13 MFPS, 10 MLD STP and 5 MLD	Aerocity, Mohali				6,21,010							6,21,010	
Mtc of Storm Drain Scheme 300' Airport Road	Aerocity, Mohali												
Sweeping of Roads & Disposal of Garbage Aerocity Rd	Aerocity, Mohali				1,46,308				9,28,304			1,46,308	
Development of Aerocity (LHS)	Aerocity, Mohali												
Development of Aerocity (RHS)	Aerocity, Mohali												
Shifting of existing HT/AT lines	Aerocity, Mohali												
Mtc of STP at Aerocity	Aerocity, Mohali				20,31,700							20,31,700	
Mtc of PHS in Aerocity	Aerocity, Mohali				89,92,339							89,92,339	
Mtc of W/S Aerocity (LHS)	Aerocity, Mohali				75,18,359							75,18,359	
Mtc of W/S Scheme Aerocity (RHS)	Aerocity, Mohali				84,39,610							84,39,610	
Maint of S/L in Aerocity-LHS	Aerocity, Mohali												
Maint of S/L on Airport Road to Aerocity	Aerocity, Mohali												
Maint. of S/L in Aerocity, S.A.S. Nagar	Aerocity, Mohali								91,51,907			91,51,907	
200 wide road NH 64 to village Chhat	Aerocity, Mohali												
Prov PH services in village Narainghar	Aerocity, Mohali				2,80,401							2,80,401	
M/O H/W on 200 Aerocity road	Aerocity, Mohali												
Dev of Urban jungle	sector 97												
Sanitation of A City LHS & RHS	Aerocity, Mohali				1,07,22,396							1,07,22,396	
Dev of Hort Works in Green Belts of Aerocity	Aerocity, Mohali						1,72,615					1,72,615	
Dev. Of PHS in Aerocity Right side	Aerocity, Mohali												
Annual mtc of S/L GL SAS Nagar(2016-17)	Annual mtc of S/L GL SAS												
ANANDPUR SAHIB U/E													
ANANDPUR SAHIB U/E	Anandpur Sahib U/E												
Construction of pump chamber at U/E Anandpur Sahib	Anandpur Sahib U/E												
Mtc. Of W/S at Anandpur Sahib	Anandpur Sahib U/E				5,32,694							5,32,694	
Sweeping on Roads of Sh Anandpur Sahib	Anandpur Sahib U/E				6,67,147							6,67,147	
Repair Manhole & C/O Taped on outfall for U/E Anand	Anandpur Sahib U/E				2,72,813							2,72,813	
CHAPPARCHI WORKS													
E/M OF BBSWMA, Chapparchi	Chapparchi Works												
Maint Charges - BBSWMA CHIR	Chapparchi Works												
Mtc of general light and S/L at BBSWMA, Chapparchi	Chapparchi Works												
Prov PH services at BBSWMA	Chapparchi Works												
Repair & Maint of Banda Singh Bhadur War Memorial	Chapparchi Works												
Mtc of Fresh Meat Chapparchi	Chapparchi Works												
Prov Sprinkler Irrigation System Chapparchi	Chapparchi Works												
Mtc of S/L at BBSWMA, Chapparchi	Chapparchi Works					2,03,534						2,03,534	
Maint of U/E on Chhat Road and Patiala Road	Chhat Road and Patiala Road												
DIVIDING ROAD													
Sanitation of Wt on Rd Dividing 86/87 - 109/104	Dividing Road				24,79,991							24,79,991	
150m work on sector dividing/84	Dividing Road												
ECOTY													
Mtc of Horticulture work on 200 ft Mullapur Siwan road	Ecoty												
Maintenance of S/L in Ecoty	Ecoty												
Dev & Mtc of H/W on entry pt. Opposite ecoty/8. mridity	Ecoty							10,49,342				10,49,342	
Prov. Elec. Services (HT/LVS) at Ecoty	Ecoty												



Mtc. of W/S at IT City, Mohali	IT City, Mohali		98,08,284				98,08,284
Development of IT City	IT City, Mohali					11,88,383	11,88,383
Sanitation of major roads	IT City, Mohali						10,04,286
Annual MTC of road IT City SAS Nagar	IT City, Mohali		10,04,286				
LICENSE FEE WORKS							
ESTATE SEWER KURALI							
STP at Derabassi	License Fee Works				8,75,510		8,75,510
Mtc. Of 1.5 MLD STP at Lallu	License Fee Works						
Mtc. Of 4 MLD STP at Derabassi	License Fee Works		16,85,833				16,85,833
Mtc. Of STP at Lallu Mandi	License Fee Works		27,01,300				27,01,300
MTC of storm water drainage Mullampur, Kuraji-Siswan	License Fee Works		16,85,833				16,85,833
M/o Pw/Facility Management Chapter Chirri	License Fee Works						
Maintenance of BBSS Gate, Fategam Shihb	License Fee Works						
Maintenance of S/L in Mohali area	License Fee Works						
MAINTENANCE OF SEWAGE JETTING MACHINE							
Maint of Sewage Jetting Machine	Maintenance of Sewage Jetting Machine						
Mtc. of Sewer Jetting Machine	Maintenance of Sewage Jetting Machine		3,75,944				3,75,944
MTC. OF SEWER CLEANING MACHINE							
MTC. Of sewer cleaning machine	MTC. Of sewer cleaning						
MEDICITY							
Maint of Medicity New Old	Medicity						
Annual Maintenance of Medicity Road Mullampur	Medicity						
Internal repair of RCC pipes at 200 wide road chd Kuraji	Medicity		3,91,935			4,60,332	4,60,332
Mtc of entry point No1 & 2 at Medicity, Mullampur	Medicity				2,63,990		2,63,990
Annual Main of Flyover at Medicity/ero City	Medicity						
Mtc. Of Medicity PH-1 & 2	Medicity				49,40,613		49,40,613
Mtc of W/S in Medicity PH 1 & 2	Medicity				4,840		4,840
Repair of painting of Kerbs of road in Front of BAB	Mtc of nursery 63						
Mtc of nursery 63							
PR-4 Road	PR-4 Road						
App Road for Petrol Pump PR-4, Togan to Borth	PR-4 Road						
Annual Maint of 200' Wide PR-4 Road	PR-4 Road						
PR-6							
Prov Electy Works Govt College Ph-6	PH-6						
Transplantation of Big Trees with one year	PH-7 to 11				12,17,083		12,17,083
PR-9							
Annual mtc of Kerbs and Channels on 200 wide PR 9 road	PR 9						
Maintenance Charges - Purab	PR 9						
Purab Premium Apartments	PR 9						
PR-6							
Special Repair of PR 6 Road Mullampur	PH 6						
PH-4							
Special Repair of PR 4 Road Mullampur	PH 4						
Store PH 4	PH 4						
SECTOR-65 U							
Maint of sector 65 U	Sector-65 U						
Mtc of W/S Sewer Storm BMM, Sec 66-69	Sector-65 U						
Dev. of motor market, Sector-65	Sector-65 U						
Mtc of W/S in BMM, Sec 65	Sector-65 U						
Sports Complex sector 65	Sector-65 U						
Mtc of Storm Sewer in Sec 65	Sector-65 U						
SECTOR 55 MOHAU							
Add work SCO S 12 dsc complex pada sector 55 Mohali	Sector-55						
SECTOR 46 TO 80							
Prov pen light in exist poles at chilla Road	SAS Nagar					54,757	54,757
Prov junc box cover octagonal poles installed GMADA	Sector 80						
Mtc of W/S scheme	Sector 80						
Prov S/L on Phirma of village - Bakarapur, SAS Nagar	SAS Nagar		2,432	2			2,434



Sl. No.	Project Name	Location	Area (sq. ft.)	Estimate (Rs. Lakhs)	Actual Cost (Rs. Lakhs)	Completion %	Remarks
1	SECTOR-48 TO 65 AND 70 TO 71						
2	Sector 48 to 65 and 70 to 71						
3	Cutting of S/L in Parks & Comm. Area, Sec-48, 65-8, 70-71						
4	Sector 48 to 71						
5	Mtc. of S/L in Sec-48-71			5,970			
6	Sector 48 to 71				1,12,36,430		
7	Sector 48-65 and 70-71						
8	SECTOR-57 U						
9	Sanitation WK on Rd Fm Cremation Gd Sec 57 to N421			5,52,259			
10	SECTOR-62						
11	Commercial Pocket Sector 62			16,756			
12	Sector 62						
13	Annual Maint of Road at Food Court Sec-62						
14	Sector 63						
15	Sports Complex sector 63			91,924			
16	Sector 63 U						
17	Nursery Sec 63				1,28,987		
18	Sector 66 U						
19	Group Housing Sites Sec 66			17,700			
20	Sector 66 TO 69						
21	Mtc of W/S Sector 69						
22	Mtc of W/S, Sewer, Storm BWM, Sec 66-69						
23	Sector 68 U			17,700			
24	Dev of comm pocket sector 68						
25	SECTOR-69 U						
26	Groundwater shills site sec 69			12,980			
27	Sector 69 U						
28	Pinw And laying HT cable WW Sector 69						
29	SECTOR-67						
30	Providing PH Service Leisure Valley Ssk-67						
31	Sector 67			14,520			
32	Sector 67						
33	Mtc of W/S Scheme Sector 67						
34	SECTOR-70 U						
35	Mtc of W/S in Menstruous School						
36	Mtc of W/S Sector 70						
37	Sector 70 U						
38	Renov. iron of bus stop and Di pipe Menstruous school						
39	SECTOR-76 TO 80						
40	Want of S/L Sector 76-80						
41	Ann of S/L system under OMADA						
42	Pinw street lighting in OMADA Area						
43	Cutting of Congress Grass Sec 76 to 80				2,15,833		
44	C/O 150 wide road in 76/77, 88/89 to 80/81						
45	SECTOR-77 U						
46	Mtc of Sewer Sector-77						
47	Repair of manhole N road gullies sector 77/88, 78/87			944			
48	Const of WW						
49	SECTOR-78						
50	Dev of Commercial Pocket Sec 78						
51	SECTOR-78 U						
52	Estate water supply Sector 78						
53	Main. Of S/L in Comm. Area, Sector 78						
54	SECTOR-79 TO 80						
55	Mtc of W/S sec 79			38,752			
56	Repair of storm water drainage 150 wide road sector 79/80						
57	Sector 79						
58	Drilling of Road Gully Chamber in Sector 79, 80						
59	Sector-80 U						
60	Eradication of CG Grass in sector 76-80 SAS Nagar						
61	Sector 80 U						
62	Mtc of W/S, Sewer Sector 80			1,00,383			
63	Eradication Parth. Sector 48-65 and 70 and 71						
64	Sector 81						
65	Const and Repair of road gullies and manholes			4,55,344			
66	Storm drain of 200 PR 7 NH 64 24w pit to sector 82			41,666			
67	SECTOR-83						
68	Mtc of S/P Sec 83			65,83,415	7,51,733		
69	Drawing and consultancy upgradation of STP						

44

Sr No-D

Deposit Works Scheme as on 31.03.2024

Particulars	Opening Balance as on 01.04.2023	C 1	C 3	PH 1	Electrical	Transfer	Closing Balance as on 31.03.2024
Deposit Works							
Marital Arts Acadmey Anandpur Sahib	-	-	-	-	-	-	36,077
Approach Road from Village Pabra to NH 44 Rajpura	-	-	1,36,880	-	-	-	1,36,880
Progressive Summit 2019	29,17,923	-	-	-	-	-	29,17,923
90" I/d Brick Circular Storm Water Drain	9,48,394	-	-	-	-	-	9,48,394
Desilting/cleaning & Rpr of Road Gull...	21,79,699	-	-	-	-	-	21,79,699
Progressive Summit-2019	31,73,640	-	-	-	-	-	31,73,640
Invest Punjab 2023	13,300	-	-	-	-	-	13,300
Mohali U							
Construction of Additional Lab Block at Merituous School	-	-	-	-	-	-	-
Modif and repair of double road gully chambers sector 48 c	30,35,440	-	-	-	-	-	30,35,440
Grand Total	1,22,32,319	-	1,36,880	-	-	-	1,23,69,199



ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 36.03

ਲੇਖਾ ਸ਼ਾਖਾ

Subject:-Agenda for the Revised Budget Estimates for the year 2024-25 and Budget Estimates for the year 2025-26.

The Revised Budget Estimates for the year 2024-25 and Budget Estimates for the year 2025-26 of GMADA and EDC, License Fee, SIF, UDF, Regularization Fund, EWS Fund are to be placed before the GMADA Authority as per provision of Section 52 of the Punjab Regional and Town Planning and Development Act 1995. The format of the budget is taken on the pattern prescribed as per provisions of the budget manual of Punjab Government.

The Budget Estimates are attached at **Annexure A**. The brief summary of the budget proposals of GMADA is as under:-

(Figures in Rs./ Crore)

Sr. No.	Particulars	Approved Budget for the year 2024-25	Revised Budget Estimates for the year 2024-25	Budget Estimates for the year 2025-26
1	Capital Receipt	2822.34	5049.64	4603.11
2	Receipt from EDC, License Fee	44.23	72.49	79.74
3	Funds to be transferred from Punjab Government EDC account- For works to be executed out of	321.23	259.12	273.36
4	Revenue Receipt	529.59	478.10	748.01
	Total Receipt	3717.39	5859.35	5704.22
1	Capital Expenditure	2709.59	4987.12	4336.29
2	Expenditure from EDC, License Fee, SIF, UDF Etc	330.26	266.52	274.97
3	Other Expenditure	21.00	18.84	20.00
4	Revenue Expenditure	343.88	336.12	426.40
	Total Expenditure	3404.73	5608.60	5057.66

Total Budget Estimates for the year 2025-26

The details of the major expenditures are as under:-

(Figures in Rs./ Crores)

Sr No	Particulars	Amount
a)	For acquisition of land and enhanced compensation	1270.00
b)	Expenditure on Capital and infrastructure works out of EDC	273.36
c)	For Development works (Urban Estates)	641.58
d)	Social Housing (Purab Premium Apartments)	21.21
e)	Purchase of Fixed assets like Vehicles, Furniture, computers, etc.	3.50
f)	Repayment of principal loan amount	2400.00
g)	Release of funds to Municipal Corporation/ Other departments	20.00
	Total	4629.65

With respect to the Revenue Receipts, funds to the tune of Rs. 748.01 Crores are expected to be generated through construction fee, transfer fees, compounding fees, rent, penal interest, interest on installments on the sale of Commercial/ Residential/ Institutional Sites etc.

The Revenue Expenditure is expected to be Rs 426.40 Crores for the year 2025-26 which includes payment of interest on loans amounting Rs 336.80 Crores.

Revised Budget Estimates for the year 2024-25 and Budget Estimates for the year 2025-26 has been approved in 31st meeting of Budget and Accounts Scrutiny Committee held on date 18.07.2025 vide agenda item no 33.03.

The Budget Proposals are placed before the GMADA Authority for its consideration and approval.

Budget Estimates for the year 2025-2026 and Revised Budget Estimates for the year 2024-2025

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26
	Opening Balance	-3053.19	-2937.05	-2686.30
A	RECEIPTS DURING THE YEAR			
1	Capital Receipts	2822.34	5049.64	4603.11
2	Receipts from License fee, SIF, UDF etc.	44.23	72.49	79.74
3	Other Receipts	321.23	259.12	273.36
4	Revenue Receipts	529.59	478.10	748.01
	TOTAL RECEIPTS	3717.39	5859.35	5704.22
B	EXPENDITURE DURING THE YEAR			
1	Capital Expenditure	2709.59	4987.12	4336.29
2	Expenditure from EDC, License fee, SIF, UDF etc.	330.26	266.52	274.97
3	Other Expenditure	21.00	18.84	20.00
4	Revenue Expenditure	343.88	336.12	426.40
	TOTAL EXPENDITURE	3404.73	5608.60	5057.66
	Surplus/deficit fulfilled by loan	312.66	250.75	646.56
	Closing Balance	-2740.53	-2686.30	-2039.74

File No. GMADA-ACHB/19/2024-ACC.(HQ)-GMADA (Computer No. 256279)

832662/2025/ACC BR.(HQ)-GMADA

Annexure-A

Budget Estimates for the year 2025-2026 and Revised Budget Estimates for the year 2024-2025

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2023-24	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26	Remarks
A	Receipts During the Year							
1	Capital Receipt							
i)	15% / 25% / 30% from Applicants for houses	B-1	6	22.60	62.86	33.48	39.00	
ii)	15% / 25% / 30% / 40% from Applicants for plots	B-2	7	0.00	7.50	243.00	352.20	
iii)	15% / 25% / 30% / 40% from sale of institutional & other sites	B-3	8	0.00	390.00	758.35	600.75	
iv)	25% from sale of booths & SGOs and City Centre Sector-62	B-4	9	0.00	118.90	54.15	7.50	
v)	25% / 30% Misc receipts of capital nature	B-5	10	0.00	0.00	0.00	0.00	
vi)	Cess PR-4 And PR -7	C	11	23.76	16.16	17.43	0.00	
	Recoveries (Principal)							
i)	Instalments (Principal of Houses)	B-1	6	33.44	17.97	7.03	46.44	
ii)	Instalments (Principal of Plots)	B-2	7	172.41	212.59	94.00	226.22	
iii)	Instalments on Sale of institutional sites	B-3	8	402.61	308.60	362.40	436.00	
iv)	Instalments on Booths & SGOs (Principal)	B-4	9	36.60	142.76	34.40	30.00	
v)	Misc. Receipts of capital nature (including refund of amount from LAC)	B-5	10	0.98	0.00	0.00	0.00	
vi)	Recovery of Additional Price- Sector 76-80			13.38	0.00	0.00	0.00	
	Raising Recovery of Loans							
i)	Loan/Overdraft Limits used during the year			610.00	500.00	3200.00	0.00	
ii)	Reimbursement of Expenses incurred on International Airport from Punjab Government			10.00	220.00	220.40	0.00	
iii)	Recovery of loan given to Punjab Government			0.00	600.00	0.00	2800.00	
iv)	Recovery of loan given to PUDA			0.00	25.00	25.00	25.00	
	Total			1325.78	2822.34	5049.64	4603.11	

(Figures in Rs./Crores)

File No. GMADA-ACHB/8/2024-ACC. (HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

(Figures in Rs.-Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2023-24	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26	Remarks
2	Receipts from License Fee, SIF, UDF etc.							
i)	License Fee	C	11	55.17	35.00	60.72	66.79	
ii)	UDF	C	11	0.25	0.51	0.50	0.55	
iii)	SIF	C	11	8.83	5.00	8.78	9.66	
iv)	Penal Interest	C	11	1.81	2.02	0.40	0.44	
v)	EWIS Fund	C	11	2.60	0.70	2.09	2.30	
	Total			68.66	44.23	72.49	79.74	
3	Other Receipts							
i)	Funds to be transferred from Punjab Government EDC account. For works to be executed out of EDC Funds			0.00	321.23	259.12	273.36	
	Total			0.00	321.23	259.12	273.36	
4	Revenue Receipts							
i)	Interest on Installments							
a)	Residential Houses	B-1	6	14.33	5.38	3.02	16.29	
b)	Residential Plots	B-2	7	114.94	38.51	52.67	113.06	
c)	Institutions Sites	B-3	8	258.41	128.46	241.60	223.25	
d)	Booths & SCD's	B-4	9	24.40	89.60	22.93	12.50	
e)	Visc receipts of capital nature	B-5	10	0.00	0.00	0.00	0.00	
ii)	Sale of Plots	D	12	0.04	0.03	0.18	0.15	
ii)	Sale of Application	D	12	0.02	0.03	0.06	0.12	
iii)	Enlistment Fee	D	12	0.02	0.04	0.03	0.06	
iv)	Rent Receipt	D	12	10.40	0.50	0.43	0.60	
v)	Water Charges & Sew. Charges	D	12	10.51	8.30	11.20	12.50	
vi)	Penal Interest	D	12	81.86	90.00	47.16	40.00	
vii)	Visc Receipts	D	12	2.44	34.91	7.48	11.46	
viii)	Transfer Fee	D	12	26.88	27.00	35.25	40.00	
ix)	Interest from banks (On FDR etc.)	D	12	24.29	3.05	2.91	3.06	
x)	Compounding Fee	D	12	15.16	15.00	25.83	20.00	

Annex-A

3

File No. GMADA-ACHB/19/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Accounts Previous year 2023-24	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26	Remarks
xj)	Processing Fee/Map Fee	D	12	0.14	3.70	5.17	5.00	
xj)	Extension Fee	D	12	62.63	45.00	0.50	40.00	
xj)	License Fee	D	12	0.06	0.06	0.12	0.10	
xiv)	Road cut charges	D	12	0.04	0.02	0.07	0.06	
xv)	Scullery Fees	D	12	11.89	15.00	11.49	10.00	
xv)	Dividend Received from CHOL			0.00	0.00	0.00	0.00	
xvi)	Recovery of loan given to Punjab Government (incl interest)			0.00	24.00	0.00	159.80	
	Total			688.26	529.59	478.10	748.81	
	Total Receipts (1+2-3+4)			2102.70	3717.39	5859.35	5704.22	
1	Capital Expenditure							
i)	Purchase of Land and enhanced compensation	E	13 to 16	230.66	1625.20	2063.74	1270.00	
ii)	Construction of Social Houses (Punjab Premium Apartments)	F	17	1.45	22.30	8.06	21.21	
iii)	Purchase of fixed assets like Vehicles, furniture, Computers etc.			0.66	1.50	3.50	3.50	
iv)	Development of Urban Estates	G	18 to 23	298.68	334.81	236.12	641.58	
v)	Repayment of Principal Loan Amount			531.40	574.90	574.90	240.00	
	Payment/Repayment of Loans							
i)	Repayment of loan from Punjab Infrastructure Development Board (PIDB)			0.00	100.88	100.80	0.00	
ii)	Loan given to Punjab Government			800.00	0.00	2000.00	0.00	
	Total			1912.87	2705.59	4987.12	4336.29	
2	Expenditure from EDC, License fee, SIF, UDC etc							
i)	Funds for Govt works / expenditure from licence fee	H	29	0.15	2.52	1.10	1.61	
ii)	Development works out of EDC	I	30 to 36	136.59	321.23	259.12	273.36	
iii)	Expenditure out of SIF	J	37	0.00	0.00	0.00	0.00	
iv)	Expenditure out of EY/S/Regularization Fund			0.00	0.00	0.00	0.00	
v)	SIF amount to be transferred to PUDA			19.43	6.00	6.00	0.00	
vi)	UDF amount to be transferred to PUDA			2.03	0.51	0.30	0.00	

Annexure A
4

File No. GMADA-ACHB/19/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

(Figures in Rs./Crores)

Sr. No.	Particulars	Annexure	Page No.	Account's Previous year 2023-24	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26	Remarks
3	Other Expenditure							
	Total			158.20	330.26	266.52	274.97	
i)	Municipal Corporation SAS Nagar for Sector 75-80 Maintenance Works			17.08	20.00	18.84	20.00	
ii)	Income Tax/ GST			0.00	1.00	0.00	0.00	
iii)	Contribution towards the C/I relief Fund			0.00	0.00	0.00	0.00	
	Total			17.08	21.00	18.84	20.00	
4	Revenue Expenditure							
i)	Pay & Allowances	R	38	44.41	53.25	41.23	52.94	
ii)	Medical Reimbursement	R	38	0.16	0.26	0.30	0.35	
iii)	T.A.L.T.C	R	38	0.29	0.39	0.17	0.19	
iv)	Leave Salary, Pension Contribution & Gratuity	R	38	2.80	3.50	12.00	15.00	
v)	Office Contingencies	R	39	0.98	1.29	1.02	1.20	
vi)	Misc Expenditure	R	39	11.78	11.17	17.40	19.92	
vii)	Interest paid on Loans from various banks including OD			233.11	274.00	264.00	336.80	
	Total			293.55	343.88	336.12	426.40	
	Total Expenditure(1+2+3+4)			2131.70	3404.73	5608.60	5057.66	
	SURPLUS (+) / DEFICIT (-)				312.66	250.75	646.56	

Annexure-A

5

SCHEDULE OF CAPITAL RECEIPT OF HOUSES

(Figures in Rs./Crores)

Scheme	Actual for 2023-24				Budget Estimates 2024-25				Revised Budget Estimates for 2024-25				Budget Estimates 2025-26			
	Instalments			15%/25% /30%	Instalments			15%/25% /30%	Instalments			15%/25% /30%	Instalments			
	Principal	Interest	Total		Principal	Interest	Total		Principal	Interest	Total		Principal	Interest	Total	
Purbo Apartments-I	22.60	33.44	14.33	70.37	62.86	17.92	6.38	87.16	33.48	7.00	3.00	43.48	46.41	16.27	101.68	
Root Victim and old sectors	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.05	0.00	0.03	0.02	0.05	0.03	0.02	0.05	
9000 Nos EWH SAS nagar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL	22.60	33.44	14.33	70.37	62.86	17.97	6.38	87.21	33.48	7.03	3.02	43.53	46.44	16.29	101.73	

SCHEDULE OF CAPITAL RECEIPT OF RESIDENTIAL PLOTS

(Figures in Rs./Crores)

Scheme	Actual for 2023-24			Budget Estimates 2024-25			Revised Budget Estimates for 2024-25			Budget Estimates 2025-26						
	15%/25% %/30%	Installments		15%/25% %/30%	Installments		15%/25% %/30%	Installments		15%/25% %/30%	Installments					
		Principal	Interest		Total	Principal		Interest	Total		Principal	Interest	Total			
Aero-city (including outsee)	0.00	3.75	2.50	6.25	0.00	4.50	2.50	7.00	41.00	2.80	1.87	45.67	0.00	22.39	11.19	33.58
Eco-City -1 (Ind balance 130 plots scheme to be launched)	0.00	1.50	1.00	2.50	0.00	2.00	1.00	3.00	10.00	2.60	1.73	14.33	0.00	7.87	3.93	11.80
Eco-City -2 (Ind balance plots scheme to be launched)	0.00	34.80	23.20	58.00	0.00	75.00	5.00	80.00	0.00	15.20	10.13	25.33	114.72	58.67	29.33	202.72
Aeropolis Scheme	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269.23	0.00	0.00	269.23
L.T. CITY Residential (All)	0.00	114.00	76.00	190.00	0.00	80.00	7.00	70.00	22.00	50.00	33.33	105.33	0.00	51.80	25.90	77.70
OLD SEC. Due in current year (48 to 80) and Additional Price	0.00	15.30	10.20	25.50	0.00	60.00	20.00	80.00	170.00	18.60	12.40	201.00	0.00	77.33	38.67	116.00
Sectors 88 onwards (Except 101 Alpha)	0.00	3.00	2.00	5.00	0.00	8.00	3.00	11.00	0.00	4.80	3.20	8.00	0.00	8.07	4.03	12.10
Anandpur Sahib	0.00	0.06	0.04	0.10	0.00	0.09	0.01	0.10	0.00	0.00	0.00	0.00	0.00	0.06	0.01	0.10
Anandpur Sahib new scheme for 100 plots to be launched	0.00	0.00	0.00	0.00	7.50	0.00	0.00	7.50	0.00	0.00	0.00	0.00	8.25	0.00	0.00	8.25

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025-ACC-8R(HQ)-GMADA

TOTAL	0.00	172.41	114.94	287.35	7.50	212.59	38.51	258.60	243.00	94.00	62.67	399.67	382.20	226.22	113.06	731.48
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Annexure-B-3

SCHEDULE OF CAPITAL RECEIPT OF GROUP HOUSING/INSTITUTIONAL/CHUNK SITES

(Figures in Rs./Crores)

Scheme	Actual for 2023-24			Budget Estimates 2024-25			Revised Budget Estimates for 2024-25			Budget Estimates 2025-26			
	Installments			Installments			Installments			Installments			
	15%/25% 30%	Principal	Interest	15%/25% 30%	Total	Interest	15%/25% 30%	Principal	Interest	15%/25% 30%	Principal	Interest	Total
Nursing Site	0.00	13.07	8.72	21.79	53.36	15.76	0.00	1.60	1.07	0.75	3.00	1.25	5.00
School site(Including IT City)	0.00	0.00	0.00	0.00	25.20	7.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Chunk site	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UNIVERSITY	0.00	0.00	0.00	0.00	13.50	5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Receipt from old & other institutional sites including Hotel/food court sites and Group Housing	0.00	389.54	259.66	649.23	875.00	80.00	758.35	360.80	240.53	800.00	400.00	200.00	1200.00
IT city Industrial Plots	0.00	0.00	0.00	0.00	60.00	20.00	0.00	0.00	0.00	0.00	33.00	22.00	55.00
TOTAL	0.00	402.61	268.41	671.02	827.06	128.46	758.35	362.40	241.60	800.75	436.00	223.25	1260.00

SCHEDULE OF CAPITAL RECEIPT OF COMMERCIAL SITES

(Figures in Rs./Crores)

Scheme	Actual for 2023-24				Budget Estimates 2024-25				Revised Budget Estimates for 2024-25				Budget Estimates 2025-26			
	Instalments				Instalments				Instalments				Instalments			
	15% 25% 30%	Principal	Interest	Total	15% 25% 30%	Principal	Interest	Total	15% 25% 30%	Principal	Interest	Total	15% 25% 30%	Principal	Interest	Total
Old Sector and booths 700 No. Booths (incl. 278 Booths)	0.00	36.60	24.40	61.00	11.77	14.20	3.89	29.86	54.15	34.40	22.93	57.33	7.50	30.00	12.50	50.00
Aerocity and IT city (Commercial Group housing sites)	0.00	0.00	0.00	0.00	107.13	126.56	85.71	321.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	36.60	24.40	61.00	118.90	147.76	89.60	351.26	54.15	34.40	22.93	57.33	7.50	30.00	12.50	50.00

Annexure-B-5

SCHEDULE OF OTHER MISC. RECEIPT OF CAPITAL NATURE-ADDITIONAL PRICE

(Figures in Rs./Crores)

Scheme	Actual for 2023-24				Budget Estimates 2024-25				Revised Budget Estimates for 2024-25				Budget Estimates 2025-26			
	Instalments				Instalments				Instalments				Instalments			
	15%/25 %/30%	Principal	Interest	Total	15%/25% /30%	Principal	Interest	Total	15%/25% /30%	Principal	Interest	Total	15%/25% /30%	Principal	Interest	Total
Old Sectors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR.(HQ)-GMADA

Annexure- C
Revised Budget Estimate 2024-25 and Budget Estimate for 2025-26 relating to Licence fee / SIF / UDF / Penal Interest etc.
(Figures in Rs./Crores)

Sr	Receipts under No various heads	Actual for 2023-2024	Budget Estimate for 2024-2025	Actual Receipt 4/24 to 30/9/24	Actual Receipt 10/24 to 3/25	Revised B.E for 2024-25	Excess	Surrender	Budget Estimate for 2025-26	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	Licence fee	55.17	35.00	30.72	30.00	60.72	25.72	0.00	66.79	
2	UDF	0.25	0.51	0.25	0.25	0.50	0.00	0.01	0.55	
3	SIF	8.83	6.00	4.78	4.00	8.78	2.78	0.00	9.66	
4	Penal Interest	1.81	2.02	0.21	0.19	0.40	0.00	1.62	0.44	
5	EWS Fund	2.60	0.70	1.09	1.00	2.09	1.39	0.00	2.30	
6	Road Cess (PR-4/7)	23.76	16.16	13.07	4.36	17.43	1.27	0.00	19.17	
	Total	92.42	60.39	50.12	39.80	89.92	31.16	1.63	98.91	

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ANNEXURE-D

DETAIL OF REVENUE RECEIPT

(Figures in Rs./Lacs/Crores)

Sr.	Name of Beneficiary	Slab of Revenue	Slab of Application	Enrollment Fee	Boat seed pits	Water Connection Charges	Postal Interest	Misc. Benefits	Transfer Fee
1	D.E. (C-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
2	D.E. (PH-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
3	D.E. (PH-2)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
4	D.E. (PH-3)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
5	SAD (H-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
6	E.O. (M-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
7	D.E. (PH-4)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
8	D.E. (PH-5)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
9	D.E. (PH-6)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
10	LAC SAS NAGAR	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
11	D.E. (PH-7)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
TOTAL in Lacs		3.00	18.00	15.00	3.00	18.00	15.00	3.00	18.00
Total in crores		0.03	0.18	0.15	0.03	0.18	0.15	0.03	0.18

Sr.	Name of Beneficiary	Compound Fee	Processing Fee / Fees fix	Extension Fee	License Fee	Boat seed pits	Water Connection Charges	Postal Interest	Misc. Benefits	Transfer Fee
1	D.E. (C-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
2	D.E. (PH-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
3	D.E. (PH-2)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
4	D.E. (PH-3)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
5	SAD (H-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
6	E.O. (M-1)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
7	D.E. (PH-4)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
8	D.E. (PH-5)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
9	D.E. (PH-6)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
10	LAC SAS NAGAR	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
11	D.E. (PH-7)	Budget 2024-25	Budget 2025-26	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25	Budget 2024-25
TOTAL in Lacs		3.00	18.00	15.00	3.00	18.00	15.00	3.00	18.00	15.00
Total in crores		0.03	0.18	0.15	0.03	0.18	0.15	0.03	0.18	0.15

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TOTAL in Laos	300.00	206.75	305.15	152.00	253.62	2000.90	370.00	577.60	500.00	450.00	53.00	400.00	5.00	52.00	93.00	2.00	7.00	5.00	1500.00	1140.00	900.00	2420.45	1432.46	13214.71
Total in currencies	3.10	2.01	3.06	15.00	25.63	20.00	3.70	5.17	5.00	45.00	0.50	40.00	0.00	0.12	0.10	0.02	0.07	0.00	15.00	11.40	9.00	242.65	147.87	103.11

File No. GMADA-ACHB/19/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Annexure- E

Schedule of Revised Budget Estimate for the year 2024-25 and Budget Estimate for the year 2025-26 for Land Acquisition Collector, Mohali

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII
A	Urban Estates- Old Schemes											
1	Acquisition of Land for New Sec. 88 & 89 (682.91 + 0.87 +6.00 Acre)	1197.44	614.00	154.48	0.50	-	-	-	0.00	0.50	0.50	
2	Acquisition of land for Sector-90, Mohali (222.14 acre) - Max L P	0.00	-	1.97	1.00	-	-	-	0.00	1.00	1.00	
3	Acquisition of land for setting up Urban Estate Phase-2 at Mullanpur - 301.82 acre (Ecody 2) and Ecody - 2 (Extn) 86.825 Acres	1419.06	156.61	761.64	5.00	-	-	-	0.00	5.00	5.00	
4	Acquisition of land for Setting up of Urban Estate Mullanpur (435 acre Eco-1)	580.93	386.00	44.33	1.00	-	-	-	0.00	1.00	1.00	
5	Creation of Land Bank as Aero City Expansion Part-A - 737.1252 Acre & Part B, C & D-943.956 Acres	500.00	-	159.88	100.00	30.82	0.06	30.88	0.00	69.12	100.00	
6	For other Awards (Lump-Sum)	0.00	0.00	-	1.00	1.80	-	1.80	0.80	0.00	2.00	
7	Chakota for Various Awards	0.00	0.00	-	2.00	0.03	-	0.03	0.00	1.97	5.00	
	Total-A	3697.43	1169.61	1122.30	110.50	32.65	0.06	32.71	0.80	78.59	114.50	
B	Urban Estates- Ongoing Schemes											
1	Acquisition of missing khasra nos. For completion of Aero City Project, S.A.S. Nagar of Village Chett (4.40625 Acres)	31.00	-	-	31.00	-	-	-	0.00	31.00	10.00	
2	Remaining khasra numbers of sector 76-80 Area Approx 4.1027 Acres	-	-	-	-	-	-	0.00	0.00	0.00	-	

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(Figures in Rs./Crores)												
Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII
3	EcoDry-3 Scheme in Village Rasulpur, Salamatpur, Dhoke Majra, Takpur, Rajgathi, Majra, Kairatpur, Kansala and Hoshiarpur in accordance with the approved Master Plan of New Chandigarh (713.3750 Acres)	1,765.00	-	-	10.00	-	-	0.00	0.00	10.00	50.00	
4	Low Density housing and High Density scheme in village Mullampur Garibdas, in accordance with the approved Master Plan of New Chandigarh (309.3021 acres)	620.00	-	-	5.00	-	-	0.00	0.00	5.00	20.00	
	Total-B	2436.00	0.00	0.00	46.00	0.00	0.00	0.00	0.00	46.00	80.00	
C	Enhancements											
1	Acquisition of land for I.T. City (Area 1686.88 Acre)	0.00	0.00	1,385.69	100.00	743.72	14.48	758.20	658.20	0.00	200.00	
2	Acquisition of land for new road PR-4-132, 1687 Acre)	0.00	0.00	229.35	250.00	0.00	300.00	300.00	10.00	0.00	100.00	
3	Acquisition of land for setting up Urban Estate Phase-2 at Mullampur - 301.82 acre (EcoDry 2)	0.00	0.00	345.66	480.00	0.00	517.27	517.27	37.27	0.00	300.00	
4	Vertical Sector dividing road 200 ft. Wide road in Sector 86, 87, 97, 98, 105, 106, 108, 109 upto Kharar Banur Road (76.1337 acre) Revised Area 32.8803 Acre	-	-	-	50.00	3.85	30.81	34.66	0.00	15.34	10.00	
5	Horizontal 200 ft. Road of sector 87-97, 86-88, 85-99, 84-99 & 100 ft. Road of sector 96-106, 98-105 (Total 53.1612 acre) Revised Area 20.9006 Acre	-	-	-	50.00	-	44.74	44.74	0.00	5.26	10.00	
6	PR-7 Road	-	-	-	50.00	-	76.66	76.66	26.66	0.00	10.00	
7	For other Awards (Lump-Sum)	-	-	-	100.00	83.08	0.42	83.50	0.00	16.50	250.00	
	Total-C	0.00	0.00	1960.70	1120.00	830.65	984.38	1815.03	732.13	37.10	880.00	
D	Infrastructure - Old Schemes											

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Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
1	Acquisition of land for const. up gradation of 200 feet wide road from Shriwan Kurali T-junction to Mullanpur (8 Km) (95.62 acre)	-	-	-	-	-	-	-	0.00	0.00	-	-
2	Land Acquired for Revenue Paste for Ennar MGF	-	-	15.34	1.00	0.00	0.00	0.00	0.00	1.00	-	-
3	200 ft wide road from mullanpur to kurali T-junction (80% + 20%)	25.85	-	16.33	0.50	0.00	0.00	0.00	0.00	0.50	-	-
4	200 feet wide Master Plan (PR-7) part of (PR-6) (Thaska & Husanpur) - 23.825 Acres approx.	45.83	-	47.28	0.50	0.00	0.00	0.00	0.00	0.50	-	-
5	200 feet wide Road VR-3 in New Chandigarh as per approved Master Plan vide Sub-Tehsil Majra, Tehsil - Kharar, District Sahibzada Ajit Singh Nagar Villages Chahar Majra, Dhanoda, Raiwara and Mullanpur Garibdas of Tehsil Kharar, District Sahibzada Ajit Singh Nagar 24.188 Acres	-	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-
6	190 feet wide Masters Plan VR-5 Road in New Chandigarh (Samatpur, Rasulpur, Dode Majra, Devnagar and Saini Majra) - 30.83-22=8.831 Acres approx.	-	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-
	Total-D	71.68	0.00	78.96	2.00	0.00	0.00	0.00	0.00	2.00	0.00	
E	On Going Infrastructure Schemes											
1	200 feet wide road 95/96 and 96/97 dividing road - 26.6583 Acres	55.00	-	-	5.00	-	-	-	0.00	5.00	-	-
2	Missing Khassra Numbers of Sector 88-89 in Sector 90, village Lakhnau 4.3063 acre	8.00	-	-	-	-	0.00	0.00	0.00	0.00	8.00	-
3	Master Plan VR-7 road in New Chandigarh for disposal of Storm Sewer 25.3189 Acres	130.00	-	-	130.00	-	130.00	130.00	0.00	0.00	-	-
4	Master Plan Sector Dividing road 92 and 92 Alta for disposal of Storm Sewer in village Chappar Chiri Khurd & Landran 14.750 Acres	77.00	-	-	75.00	-	77.00	77.00	2.00	0.00	-	-
5	Acquisition of Missing Khassra Nos. Of Sector dividing road 81/84 of village Mancull and Rajpur Khurd 1.6771 Acres	9.00	-	-	9.00	-	9.00	9.00	0.00	0.00	-	-
6	Acquisition of land for N-Choe in Marauli in IT City. 9.3645 Acre Approval.	25.00	-	-	25.00	-	-	-	0.00	25.00	25.00	-

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(Figures in Rs./Crores)

Sr. No.	Type of Scheme	Est. cost.	LP in Acre	Exp. Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XII
7	200 feet wide road Sector 88-89 missing khasra no in village Sahana 0.2760 Acres	1.70	-	-	1.70	-	1.70	-	0.00	1.70	-	-
8	Missing khasra number of 200 feet wide PR-7 road Sector 74 to Kharar National Highway no 21 in the area of Tehsil mohali, Distt SAS Nagar (0.55 Acres)	2.50	-	-	1.00	0.00	0.00	-	0.00	1.00	2.50	-
9	200 Feet wideroad 96/97, 106/107, and 109/110 dividing road (15.6250 Acres)	60.00	-	-	-	0.00	0.00	-	0.00	0.00	60.00	-
	Total-E	368.20	0.00	0.00	246.70	0.00	217.70	246.00	2.00	32.70	95.50	-
F	<u>Old Industrial Schemes</u>								0.00	0.00		
1	Setting up of ESDM Industrial Park in Sector 101 as per approved Sahibzada Ajit Singh Nagar, Villages Chhurali, Marauli, Sarbeta, Rajpur Khurd, Chhap Majra and Sani Majra, Tehsil Mohali, District Sahibzada Ajit Singh Nagar 530 Acres	1522.64	-	-	100.00	-	-	0.00	0.00	100.00	100.00	-
	Total-F	1522.64	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00	100.00	-
	Grand Total (A to F)	8095.95	1150.61	3161.96	1625.20	863.30	1202.14	2063.74	734.93	296.39	1270.00	-

832662/2025/ACC BR(HQ)-GMADA
 File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)
 Annexure F
 Scheme wise breakup of revised budget estimate for the year 2024-25 and budget estimate for the year 2025-26 for Housing Schemes

(Figures in Rs./Crores)											
Sr. No.	Name of Scheme	Est. cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Purab Apartment, sector 88 (Phase -I)	687.96	678.42	3.00	0.02		2.98	3.00		5.00	C-2
		71.52	71.36	1.50					1.50	2.00	PH-2
		81.21	72.88	7.50	0.87		1.00	1.87	5.63	5.63	Electrical
		2.38	0.61								H
	Sub Total	843.07	823.25	12.00	0.89		3.98	4.87	7.13	12.63	
2	Mtc of Purab Apartments	9.00	1.51	1.75			0.50	0.50	1.25	2.00	C-2/PH-2/EH
		11.27	1.46	2.50	0.40		1.01	1.41	1.09	1.37	Electrical
		0.89	0.24	0.10	0.05		0.11	0.16	0.06	0.17	Horlt.
		3.00	0.19	3.00	0.29		0.53	0.82	2.18	2.00	PH-2
3	Extra work at Purab Premium Appt. Sec.88	0.50		0.20			0.15	0.15	0.05	0.34	Electrical
		1.50		0.30			0.15	0.15	0.15	0.25	H
		0.46	0.27	0.15					0.15	0.15	PH-2
		8.13		0.30					0.30	0.30	C-3
6	C/o 9000 Nos EWH SAS Nagar (Composite work)	987.50		2.00					2.00	2.00	C-3/PH/EH
	Sub Total	1002.25	3.67	10.39	0.74		2.45	3.19	7.17	8.58	
	Grand Total	1845.32	826.92	22.39	1.63		6.43	8.06	14.30	21.21	

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Annexure-G

Scheme wise breakup of Revised Budget Estimate for the year 2024-25 and Budget Estimate for the year 2025-26 for Development of Urban Estates

(Figures in Rs./Crores)												
Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks	
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	
	WORKS EXPENDITURE											
	Urban Estates											
1	Development of Sec 76-80	52.44	35.71	3.25	0.06	0.94	1.00	0.00	2.25	2.00	Civil-3	
		36.02	28.32	2.00	0.06	0.15	0.21	0.00	1.79	1.90	PH-1	
		81.50	22.55	6.25	0.48	0.10	0.58	0.00	5.67	3.80	Elect.	
		3.20	2.12	0.10	0.00	0.00	0.00	0.00	0.10	0.11	Hort.	
		10.00	3.10	2.50	3.06	2.49	5.55	3.05	0.00	2.00	PH 2	
	Sub Total	183.16	91.80	14.10	3.66	3.68	7.34	3.05	9.81	9.81		
2	Upgradation and Strengthening of sec in sec 61-62,69-70 kumbra road upto sec in 65-64 Bawa white house & Improvement of Jn. Adj. Nipper Bridge	18.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	5.00	Civil-3	
		7.64	0.00	7.64	0.00	3.50	3.50	0.00	4.14	4.00	PH-1	
		0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort	
		7.00	0.00	3.00	0.00	0.50	0.50	0.00	2.50	6.60	Electrical	
		33.14	0.00	12.74	0.00	4.00	4.00	0.00	8.74	15.60		
3	Const. of roads for Food Court in Sector 62 SAS Nagar	4.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-2	
		2.00	1.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2	
		0.41	0.03	0.02	0.00	0.00	0.00	0.00	0.02	0.00	Elect.	
		2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort	
		2.00	2.00	0.05	0.00	0.05	0.05	0.00	0.00	0.05	C-3	
4	Const. of Motor market at Sector-66 now shifted to Sec 65	3.77	2.48	0.05	0.00	0.05	0.05	0.00	0.00	0.05	Electrical	
		0.50	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.00	Hort	
			0.30	0.29	0.01	0.01	0.00	0.01	0.00	0.00	0.01	PH-2
			0.20	0.05	0.02	0.00	0.00	0.00	0.00	0.02	0.00	Electrical
5	Const. of Service road alongwith Sector Div. 69/70 Infront of Juklie	17.00	16.12	0.10	0.00	0.00	0.00	0.00	0.10	0.25	Civil-3	
6	Const of 150 ft road sec. Div.76/89,77/88, to 80/81,84/85	0.73	0.00	0.00	0.00	0.73	0.73	0.73	0.00	0.00	PH-1	
7	Const. of Service road in front of VRS building Sector-68	1.65	0.99	0.02	0.00	0.01	0.01	0.00	0.01	0.50	Electrical	
		0.39	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-1

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC 8R(HQ)-GMADA

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised 25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
8	Const. of Service road in front of NCB building Sector-66	0.47	0.00		0.00	0.00	0.00	0.00	0.00	0.00	Civil-1
9	Misc / New work raised/arises during the 2022-23 for the Dev. Of UE, SAS Nagar in New sectors	2.00	0.00	0.30	0.00	0.30	0.30	0.00	0.00	0.30	Civil-1
10	Misc / New work raised/arises during the 2020-21 for the Dev. Of UE, SAS Nagar New Chandigarh	2.00		0.20	0.07	0.13	0.20	0.00	0.00	0.20	Civil-2
		2.00	0.00	0.50	0.00	0.50	0.50	0.00	0.00	0.50	C-3
		1.00	0.05	0.30	0.00	0.00	0.00	0.00	0.30	1.00	PH-2
		1.00	0.10	0.20	0.00	0.00	0.00	0.00	0.20	0.80	PH-1
		0.50	0.00	0.50	0.09	0.00	0.09	0.00	0.41	0.50	Electrical
		0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort.
	Sub Total	44.92	23.47	2.62	0.17	1.77	1.94	0.73	1.41	3.96	
		114.11	45.75	2.00	0.00	1.00	1.00	0.00	1.00	2.00	C-2
11	Development of Sec 88-89, Commercial and residential pocket sector 95/96	95.20	36.01	4.00	0.00	0.36	0.36	0.00	3.64	10.00	PH-1
		56.80	27.99	1.00	0.00	1.01	1.01	0.01	0.00	4.00	Elect.
		12.35	7.33	1.25	0.85	1.54	2.39	1.14	0.00	1.20	Hort.
11(a)	Construction of STP/Portable Sec 88-89-90	21.50	0.11	0.18	0.00	0.00	0.00	0.00	0.18	0.00	PH-1
11(b)	Develop. Of Commercial Pocket 85/86 & 88/89	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	PH-1
		10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	Elect.
		25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	C-3
	Sub Total	344.76	117.22	8.43	0.85	3.91	4.76	1.15	4.82	36.20	
			0.11	4.00	0.46	0.04	0.50	0.00	3.50	4.00	C-3
12	Development of Sec 90	50.00	0.00	4.00	0.02	0.00	0.02	0.00	3.98	0.50	PH-1
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	10.00	Elect.
			0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort.
	Sub Total	50.00	0.11	8.20	0.48	0.04	0.52	0.00	7.68	14.50	
		2.06	1.80	0.10	0.00	0.10	0.10	0.00	0.00	0.05	C-2
13	Development of Dashmesh Nagar urban estate at Shri Anandpur Sahib.	6.43	4.97	0.00	0.08	0.00	0.08	0.08	0.00	0.00	PH 2
		0.47	0.25	0.05	0.04	0.02	0.06	0.01	0.00	0.06	Elect.
		0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort.
	Sub Total	9.16	7.02	0.25	0.12	0.12	0.24	0.09	0.10	0.11	
		260.00	211.35	24.00	4.61	19.39	24.00	0.00	0.00	15.00	Civil-1
		131.50	81.15	2.50	0.08	0.97	0.15	0.00	2.35	0.50	PH-1
	Development of Anandpur Sahib 0.1 mtr. min.										

Annexure-G

20

File No. GMADA-ACHB/18/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est. Cost	Exp. Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised 25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
14	Development of Aerocity Regeneration Zone (Including Overflow pipe/ Choe/ 66KV Substation & 66KV lines) & Internal Roads under Stage) Ext. of Aerocity recarpeting	86.58	69.05	1.50	0.00	0.76	0.76	0.00	0.74	28.50	Elect
		10.33	10.01	1.00	0.57	1.80	2.37	1.37	0.00	0.20	Hort
14(a)	Construction of STP at Aerocity.	32.00	12.72	0.50	0.00	2.50	2.50	2.00	0.00	2.00	PH-1
14(b)	Dev. Of Comm. Pocket - Aerocity	4.00	0.00	1.50	0.00	0.20	0.20	0.00	1.30	1.00	PH-1
		32.00	0.00	5.00	0.00	0.20	0.20	0.00	4.80	0.00	Electrical
	Sub Total	556.41	384.28	36.00	5.26	24.92	30.18	3.37	9.19	47.20	
15	Dev. Of Aerotropolis-SAS Nagar	117.34	0.00	40.00	0.00	25.00	25.00	0.00	15.00	75.00	Civil-1
		425.75	0.00	40.00	0.00	8.00	8.00	0.00	32.00	75.00	PH-1
		242.00	0.02	0.50	0.20	0.00	0.20	0.00	0.30	100.00	Elect
		15.00	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	Horti.
	Sub Total	800.09	0.02	80.55	0.20	33.00	33.20	0.00	47.35	250.00	
16	Development I.T. city / Urban Estate Sec. 82 A and 83 (including Construction of STP/220 KV Substation/ 66 KV Substation) New pocket & Bridge	310.00	247.24	35.00	9.10	18.90	28.00	0.00	7.00	20.00	Civil-1
		192.17	148.08	4.00	0.00	0.00	0.00	0.00	4.00	0.00	PH-1
		116.00	85.49	5.00	1.88	0.28	1.96	0.00	3.04	2.30	Elect.
		20.00	2.88	5.00	0.33	4.91	5.24	0.24	0.00	3.16	Hort
16(a)	Construction of STP at IT city.	35.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	PH-1
	Sub Total	673.17	483.49	50.00	11.11	24.09	35.20	0.24	15.04	25.46	
17	Upgradation of STP Sec.83	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Ph-1
	Sub Total	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
18	Development of Eco-city -1 (Commercial pocket and Gym)	88.89	84.70	1.20	0.14	2.36	2.50	1.30	0.00	10.00	C-2
		122.50	54.81	11.00	10.36	8.52	18.88	7.88	0.00	6.00	PH-2
		58.43	55.98	9.34	0.00	0.00	0.00	0.00	9.34	0.40	Electrical
		6.72	5.55	0.35	0.00	0.20	0.20	0.00	0.15	0.20	Hort., NewChd
18 a	Renovation/Upgradation of Hort Works in parks and Junctions of Eco-city Ph-1	1.44	0.00	1.44	0.00	0.00	0.00	0.00	1.44	0.50	Hort., NewChd
	Sub Total	277.98	201.04	23.33	10.50	11.08	21.58	9.18	10.93	17.10	
19	Development of Medicity-I & II (ISV/RH-7)	34.70	31.21	0.10	0.00	0.10	0.10	0.00	0.00	0.10	C-2
		44.70	0.00	1.00	0.42	0.00	0.42	0.00	0.58	1.00	PH-2
		8.17	0.12	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Electrical

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 256279)

832662/2025/ACC.BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est.Cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
		5.12	3.14	1.47	0.25	0.98	1.23	0.00	0.24	0.00	Hort
	Sub Total	92.69	34.47	2.67	0.67	1.08	1.75	0.00	0.92	1.10	
		54.02	39.94	2.00	0.00	2.00	2.00	0.00	0.00	8.00	C-2
		66.20	10.51	3.00	0.01	1.09	1.09	0.00	1.91	5.00	PH-2
20	Development of Eco City-II	29.80	23.28	0.20	0.00	0.69	0.69	0.49	0.00	0.20	Electrical
		6.23	2.17	1.50	0.00	1.52	1.52	0.02	0.00	0.70	Hort., NewChd
	Sub Total	156.25	75.90	6.76	0.01	5.29	5.30	0.51	1.91	13.90	
		0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	10.00	C-2
		24.72	0.10	0.00	0.00	0.00	0.00	0.00	0.10	10.00	PH-2
21	Development of ECO city-II extension	25.00	0.10	0.20	0.00	0.00	0.00	0.00	0.20	8.00	Electrical
		0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	Hort., NewChd
	Sub Total	25.00	0.00	1.30	0.00	0.00	0.00	0.00	1.30	28.50	
22	Dev. of parks & Mlt work of Horticulture works in open spaces including roads side plantation in various sectors	10.00	0.73	0.20	0.13	0.40	0.53	0.33	0.00	2.08	Hort
23	Planting of trees in vacant spaces and green area in New Chd	0.75	0.00	0.15	0.14	0.06	0.20	0.05	0.00	0.05	Hort., NewChd
24	Shifting of 11KV/LT, 66KV /220 Lines from GMADA Areas (SAS Nagar/New Chandigarh	10.00	3.56	0.00	13.28	0.00	13.28	13.28	0.00	0.00	Electrical
25	S.I.T.C of LED lights in place of HPSV lights in GMADA Area	2.37	1.59	0.80	0.00	0.00	0.00	0.00	0.80	0.60	Electrical
		28.00	5.16	15.00	2.71	19.29	22.00	7.00	0.00	3.00	C-3
26	Widening of Existing shopping street/Road from Ph-7 to Ph. 11& balance road Sec.62& transplation of trees	8.00	5.74	2.90	0.58	0.40	0.98	0.00	1.92	1.00	PH-1
		4.30	1.02	3.50	0.40	2.55	2.95	0.00	0.55	0.10	Electrical
		0.92	0.00	0.00	0.00	0.25	0.25	0.25	0.00	0.00	Horti.
		6.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect
27	Dev. Of Comm.pocket sec.69	7.67	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	C-3
		1.32	0.00	0.92	0.00	0.00	0.00	0.00	0.92	0.80	PH-1
		0.10			0.00	0.00	0.00	0.00	0.00	0.00	Horti.

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est Cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
28	Development and 3 yrs Maintenance of Entry points from NH-05 (Kharar to Chandigarh Road) to Mohali through PR-7 road and Balongi	0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	Horti.
	Sub Total	79.73	17.80	24.77	17.24	22.95	40.19	20.91	5.49	8.73	
29	Construction of 4 Nos. HL Bridges at Sector 62/63, 63/68, 67/68 and Village Balongi SAS Nagar	30.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	C-3
30	Prov storm water drainage service for parking of Chd Horse riders Sec 51	0.09	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.00	PH-1
		0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.02	0.00	Elec.
31	Providing laying joining of 2400mm id ms carrier pipe under railway line and constr and laying of RSB Box and manholes for storm drainage at Sec Jn 100/101 and 103/104	1.75	0.00	1.75	0.00	0.00	0.00	0.00	1.75	0.00	PH-1
32	Shifting of 300 and 200 KLD STP from Aerocity to IT City and Sector 89	0.82	0.00	0.50	0.00	0.10	0.10	0.00	0.40	0.50	PH-1
33	Development of water works at Sector 62 at existing water works of Sec 68	5.00	0.00	3.00	0.00	0.00	0.00	0.00	3.00	2.00	PH-1
34	Providing and Fixing water hydrant to supply TT Water in Parks of Aerocity	0.40	0.00	0.40	0.00	0.10	0.10	0.00	0.30	0.30	PH-1
35	Boring & Installation of 4 Nos T/Ws in IT City	3.00	0.00	3.00	0.00	0.20	0.20	0.00	2.80	2.80	PH-1
36	Construction of STP at Ecocity -2, New Chandigarh	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	PH-2
37	Shifting of 300 and 300 KLD STP from Ecocity-2 and Medcity	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	PH-2
	Sub Total	74.08	0.00	10.82	0.00	0.40	0.40	0.00	10.42	20.60	
	Gross Total-(A)	3540.54	1436.62	262.48	50.27	136.33	186.60	39.23	135.11	492.77	
	Infrastructure Works										
1	Prov Storm drainage scheme from Airport to Choe via vill nurka	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
2	Re-alignment of choe crossing through IT city. payment to Water Resource Dept.	26.00	0.00	12.00	0.00	0.00	0.00	0.00	12.00	12.00	Civil-1
	Sub Total	31.00	0.00	12.00	0.00	0.00	0.00	0.00	12.00	12.00	

File No. GMADA-ACHB/18/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est Cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
3	Balance work & approach, to 100' wide road sector in 66/67/80/81 to sector in 80/81/84/85 (Appro. To Bridge)	5.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	Civil-3
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Electrical
		2.80	0.00	0.50	0.00	0.00	0.00	0.00	0.50	2.80	PH-1
		0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	8.00	0.00	2.60	0.00	0.00	0.00	0.00	2.60	4.80	
4	Construction of STP at Shri Arambur Sahib	4.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	PH-2
5	Traffic lights in various sectors of SAS Nagar/ New Chandigarh	1.60	0.05	0.20	0.18	0.01	0.19	0.00	0.01	0.10	Electrical
6	Construction of portable STP at various location at Mohali	4.98	4.58	0.40	0.00	0.30	0.30	0.00	0.10	0.10	PH-1
	Sub Total	10.58	4.63	1.60	0.18	0.31	0.49	0.00	1.11	1.20	
		9.00	0.00	6.00	0.00	3.00	3.00	0.00	3.00	5.00	C-1
		2.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	PH-1
7	Dev of Various Junction SAS Nagar.	8.00	0.00	2.00	0.00	6.00	6.00	4.00	0.00	2.00	C-3
		0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.20	Hort
		3.10	0.00	1.50	0.00	0.00	0.00	0.00	1.50	0.86	Elect
	Sub Total	22.60	0.00	11.60	0.00	9.00	9.00	4.00	6.60	7.86	
8	Widening of Sector dividing road 46/65, 49/64 SAS Nagar	6.00	0.00	1.00	0.00	3.00	3.00	2.00	0.00	2.00	C-1
		3.90	0.00	3.00	0.00	2.00	2.00	0.00	1.00	1.50	PH 1
		0.80	0.00	0.50	0.00	0.40	0.40	0.00	0.10	0.40	Elect
9	Widening of road from Mohali Village to SSP residence, SAS Nagar	6.90	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.50	C-3
		1.50	0.00	1.50	0.00	0.00	0.00	0.00	1.50	1.50	PH 1
		1.30	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	Elect
	Sub Total	20.40	0.00	7.50	0.00	5.40	5.40	2.00	4.10	5.90	
10	Providing storm water drainage scheme on Sector dividing 81/84	1.00	0.00	0.00	0.00	0.20	0.20	0.20	0.00	0.80	PH-1
11	100' wide road Vill. Pallanpur	5.37	3.88	0.25	0.00	0.00	0.00	0.00	0.25	0.25	C-2
		0.25		0.00				0.00	0.00	0.00	Hort
	Sub Total	5.62	3.88	0.25	0.00	0.20	0.20	0.20	0.25	1.05	
12	STP portable at New chd	2.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.50	PH-2
13	Construction of Multi Recovery Facility (MRF) in New Chandigarh	7.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	5.00	PH-2
14	Treated water rising main from STP Sec 63 to Old Mohali.	62.60	0.00	3.00	0.00	0.15	0.15	0.00	2.85	10.00	PH 1

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832662/2025/ACC BR(HQ)-GMADA

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I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
15	Construction of 200 feet wide Sector dividing road 83/101	22.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	C-1
		25.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	PH-1
		1.35								0.13	Elect.
16	Construction of MRF Shri Anandpur Sahib	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	PH-2
17	Supply, Installation of Pumping machinery at Shri Anandpur Sahib	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	PH-2
	Sub Total	122.16	0.00	5.00	0.00	0.15	0.15	0.00	4.85	37.63	
	Gross Total - (B)	224.36	8.51	40.55	0.18	15.06	15.24	6.20	34.51	79.44	
	Misc. Works (Part -C)										
1	P & F of Stainless Board and number Plates in various Sectors at SAS nagar.	2.25	0.93	0.20	0.00	0.10	0.10	0.00	0.10	0.10	C-1/3
2	Survey and consultancy of new sector/roads.	0.20	0.00	0.20	0.05	0.15	0.20	0.00	0.00	0.20	C-1/3
		0.30	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.00	PH-1
		2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	C-3
3	Dev. Of commercial pocket & parking sector-71	0.20	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH 1
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Horti.
	Sub Total	5.25	0.93	1.45	0.05	0.25	0.30	0.00	0.85	0.40	
4	Realignment of RCC Box at N Choe on 100' wide Sector 80-81 dividing road. S.A.S Nagar	1.20	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	PH-1
5	Prov. PH/Electrical Services in Residential Pocket 46 Nos Plots Sector 65 mohali	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.90	0.96	0.03	0.00	0.00	0.00	0.00	0.03	0.00	Elect.
6	Installation of CCMS at CCTV Cameras for STP in Sec. 83, Lainj, Dera bassi	1.00	0.35	0.05	0.00	0.05	0.05	0.00	0.00	0.00	PH-1
7	Prov. & laying RCC pipes 1600mm NPS with HDPE lining for by pass arrangement for STP sec 83	0.98	0.00	0.15	0.00	0.00	0.00	0.00	0.15	0.00	PH-1
	Sub Total	4.33	1.21	0.73	0.00	0.05	0.05	0.00	0.68	0.00	
8	Repairing box drain for storm water drainage at N Choe Near Nature Park, Sec 62	0.30	0.00	0.29	0.00	0.00	0.00	0.00	0.29	0.00	PH-1
8	Providing internal electrical installation in cremation ground, Sector-57, Balongi	0.05	0.00	0.04	0	0.00	0.00	0.00	0.04	0.05	Elect.
9	Traffic Lights in New Chandigarh	0.60	0.06	0.10	0.00	0.00	0.00	0.00	0.10	0.10	Elect.

File No. GMADA-ACHB/19/2024-ACC.(HQ)-GMADA (Computer No. 256279)

832662/2025/ACC SR(HQ)-GMADA

Sr. No.	Name of Scheme	Est Cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
10	SIL on 192'x45mtr wide road & LED Fitting in Ecocity-I	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Eled.
11	Prov. Of Street Lighting & HMI Lighting In Comm. Area Sec. 78, 79, 80	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Eled.
	Sub.Total	1.54	0.06	0.43	0.00	0.00	0.00	0.00	0.43	0.15	
		2.50	0.25	2.25	0.40	0.80	1.20	0.00	1.05	0.85	C-3
13	Development of Leisure Valley, Sec 67	2.20	0.00	1.70	0.42	0.55	0.97	0.00	0.73	1.00	PH-1
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	Hort.
		0.84	0.00	0.64	0.10	0.10	0.20	0.00	0.44	0.40	Eled.
14	2 No. electrical sub Station - Eco City-I	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Eled.
		0.00								0.00	C-3
15	Construction of MRF centre 95-96, IT City and Aerocity	12.00	0.00	4.50	0.00	2.17	2.17	0.00	2.33	1.00	PH-2
16	Repair of overhead box drain for sewer crossing at N-Choe near Sector dividing Road 81/82	0.29	0.00	0.29	0.00	0.00	0.00	0.00	0.29	0.00	PH-1
17	Shifting of sewer line from boundary wall of houseled society in Sector 79	0.09	0.00	0.09	0.00	0.00	0.00	0.00	0.09	0.00	PH-1
	Sub.Total	21.92	0.25	9.67	0.92	3.62	4.54	0.00	5.13	3.25	
	Misc. Works (Part-C) TOTAL	33.04	2.45	11.96	0.97	3.92	4.89	0.00	7.09	3.80	
	Maintenance of Urban Estate- D										
		1.30		1.30	0.00	0.20	0.20	0.00	1.10	1.10	C-1
1	Maintenance of habitat centre Sector 64	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.00	PH-1
		0.60	0.00	0.30	0.00	0.00	0.00	0.00	0.30	0.00	Eled.
		0.20	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.10	C-3
2	Repair and Maintenance of Old Puda Building Phase-1	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	PH-1
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	Eled.
2 a	Mtc. Of H/work in Puda Bhawan Sec.62	0.25	0.00	0.00	0.00	0.14	0.14	0.14	0.00	0.25	Hort.
3	R & M of 200'x100' wide road from Jn. 80/81, 84/85 to 100/103/104	1.00	0.00	0.20	0.00	0.20	0.20	0.00	0.00	0.20	C-3
4	Mtc of 200 wide road from NH-64 road to Jn. 73/74 (PR-7)	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-1
5	Mtc of I.T City /Knowledge City	3.00	0.00	2.00	0.15	1.85	2.00	0.00	0.00	2.00	C-1
6	Mtc of I.T City /Knowledge City	7.50	0.00	6.00	1.70	0.39	2.99	0.00	3.91	2.50	PH-1

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised 25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
6(a)	Mtc of Aerocity LHS and RHS	2.00		1.00	0.00	0.50	0.50	0.00	0.50	1.00	C-1
7	Mtc of Urban estate Shri Anandpur Sahib	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	PH-2
8	Sweeping of Urban estate Shri Anandpur Sahib	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	PH-2
	Sub.Total	18.80	0.00	11.25	1.85	3.38	5.23	0.14	6.16	7.75	
9	Annual Mtc & Repair of 200' wide road from Vill. Togan to Boothgath(PR-4); 100' wide road kurali Siswam T-Jn. To Vill. PallanPur Service road along 200' wide road UT Boundry, UT Boundry to Kurali Siswan T-Jn.	0.30	0.00	0.30	0.00	0.30	0.30	0.00	0.00	0.25	Civil-III
10	Operation & maintenance of STP Sec 83 Mohali	2.54	0.20	1.00	0.00	0.25	0.25	0.00	0.75	0.80	PH-2
11	Maintenance of W/S, sewer & storm in Sector 85, 66, 67, 68, 69 & BMM	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
12	R & M of store (PH)	0.05	0.00	0.05	0.03	0.02	0.05	0.00	0.01	0.10	PH-1
13	R/M of WSS, Sewer and Storm, Cleaning of Major Roads/ Sanitations Sector 76-80	7.90	0.00	0.10	0.02	0.00	0.02	0.00	0.08	0.00	PH 1
14	Maintenance of PH services on 200' Aerocity road and 300' airport road	1.00	0.00	1.00	0.00	0.05	0.05	0.00	0.95	0.00	PH 1.
15	Mtc of UT STP to Matran (RCC pipeline and box)	0.25	0.00	0.25	0.00	0.00	0.00	0.00	0.25	0.00	PH-1
16	Maintenance of storm drainage from IISER chowk to sec 73-74	0.30	0.00	0.30	0.00	0.01	0.01	0.00	0.29	0.00	PH-1
17	R/M of sanitation work from cremation ground to NH-21 Road	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
18	Mtc of sewer jetting machine	0.25	0.00	0.25	0.02	0.05	0.07	0.00	0.18	0.12	PH-1
19	Mtc of Sector 88-89 (Sanitation)	1.80	0.00	1.85	0.24	0.50	0.74	0.00	1.11	2.65	PH-1
20	Mtc of Sector 88-89	1.37	0.00	1.50	0.00	0.70	0.70	0.00	0.80	1.37	Hot
21	Mtc of storm sewer on grid road of Sec 80/81, 84/85, 99/100, 85/86, 98/99, 104/99/100 Mohali	0.25	0.00	0.25	0.00	0.17	0.17	0.00	0.08	0.25	PH-1
	Sub.Total	16.22	0.20	6.95	0.31	2.65	2.36	0.00	4.60	5.54	
22	Operation and Mtc of W/S, Sewer of UE Sh.	0.20	0.00	0.90	0.00	0.03	0.03	0.00	0.87	0.00	PH-2

Annexure-G

27

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Sr. No.	Name of Scheme	Est.Cost	Exp.Upto 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised 25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
22	Anandpur Sahib	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-2
23	Maintenance of 200' wide & HR-2 road public health works New Chandigarh including Sanitations	0.20	0.22	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH-2
24	Mtc of ECO City-1, ECO City-2, Medi City-1 & 2 (Sanitation & PH Services)	3.25	3.24	3.25	0.57	1.13	1.70	0.00	1.55	9.00	PH-2
	Sub-Total	3.75	3.46	4.35	0.57	1.16	1.73	0.00	2.62	9.00	
25	Mtc. Of 200' wide road dividing Aerocity	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
26	Annual Mtc. of street light installed at various Location under Gmada Jurisdiction SAS nagar (2022-23)-Out of GMADA funds	7.17	0.00	5.70	3.67	5.43	9.10	3.40	0.00	7.17	Elect.
27	Annual Mtc of Traffic Signals in GMADA Area	0.19	0.00	0.19	0.00	0.00	0.00	0.00	0.19	0.19	Elect.
	Sub-Total	7.46	0.00	5.89	3.67	5.43	9.10	3.40	0.19	7.36	
28	Mtc of 200' wide road from NH-64 road to Aerocity Papri Bridge & JN 73/74 to NH-21 (PR-7)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
29	Maintenance of Plant nursery sec 63 SAS Nagar	0.12	0.00	0.13	0.04	0.10	0.14	0.01	0.00	0.12	Hort.
30	Mtc of Balongi Road sec.57 Mohali	0.15	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort.
31	Licofoging in Various sectors	0.26	0.00	0.27	0.06	0.28	0.34	0.07	0.00	0.26	Hort.
32	Eradication of Congress Grass & wild Growth in vacant plot, Comm.pocket Sec.48 to 71, 76 to 80, 88-89, IT City & Aerocity SAS Nagar	2.66	0.00	2.95	0.23	0.62	0.85	0.00	2.10	2.66	Hort.
33	Eradication of parthenium in Ecody 1&2, Medicity	0.63	0.00	0.65	0.05	0.50	0.55	0.00	0.10	0.63	Hort.
	Sub-Total	3.82	0.00	4.10	0.38	1.50	1.88	0.00	2.30	3.67	
34 A)	Mtc of Aerocity (LHS/RHS)	2.44	0.00	2.44	0.00	1.00	1.00	0.00	1.44	1.92	Hort.
B)	Mtc of Aerocity	5.00	0.00	6.12	2.50	2.29	4.89	0.00	1.23	6.29	PH-1
35	Sanitation work on major roads 200ft PR-7, PR-9, 300ft Airport road & 200ft TDI Road under Gmada Jurisdiction	1.45	0.00	1.45	0.14	0.10	0.24	0.00	1.21	2.28	PH-1

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC 8R(HQ)-GMADA

Sr. No.	Name of Scheme	Est.Cost	Exp. Upto 3/2024	B.E. 2024- 25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024- 25	Excess	Surrender	Budget Est. 2025- 26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
36	Sanitization work on Road Divi. Sec.86/87, 97/98, 106/105, 85/86, 98/99, 104/105, 80 /81, 81, 82, 84/85, 99/100, 99, 104 etc& Food Court Sec.62	0.92	0.00	0.92	0.14	0.30	0.44	0.00	0.48	1.20	PH-1
37	Sweeping work on major roads of Aerocity (LHS/RHS)	2.12	0.00	2.25	0.14	0.30	0.44	0.00	1.81	2.20	PH-1
38	Sanitization work on Major Internal of IT CITY	1.50	0.00	1.50	0.04	0.00	0.04	0.00	1.46	2.30	PH-1
39	Annual Mtc of PHS in Block B VII Narangam, Block Gaerocity	0.10	0.00	0.10	0.00	0.02	0.02	0.00	0.08	0.10	PH-1
40	O&M of Storm w/drainage scheme on 200 ft wide road from 73/74 JN to NH-5	0.40	0.00	0.25	0.00	0.25	0.25	0.00	0.00	0.00	PH-1
41	Annual mtc of Storm & water Drainage for 200 ft wide road New Chd.	0.15	0.00	0.15	0.00	0.05	0.05	0.00	0.10	0.20	PH-2
42	Maintenance of Ecocity-1	0.93	0.00	1.09	0.03	0.60	0.63	0.00	0.46	0.93	Hort New Chd
43	Mtc. Of H/works in Medicity New Chd	0.96	0.00	0.00	0.00	0.10	0.10	0.10	0.00	0.96	Hort New Chd
44	Maintenance of Ecocity-II	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	Hort New Chd
45	Sweeping of road dividing 87/97, 86/98, 85/99 and 84/100	0.30	0.00	0.30	0.04	0.10	0.14	0.00	0.16	0.32	PH-1
46	Removal of solid waste & garbage from site falling under GMADA	0.08	0.00	0.08	0.00	0.00	0.00	0.00	0.08	0.00	PH-1
47	Repair of sewer network in Iainu	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
48	Repair of SWD scheme near AMITY Univ.	2.50	0.00	0.00	0.00	0.20	0.20	0.20	0.00	2.30	PH-1
49	Repair of 1200mm id bypass sewer from STP	0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.10	PH-1
50	Annual O&M of sewerage and storm water drainage line on road dividing Sec 87/97, 86/98, 85/99, 84/100 at Mohali	0.25	0.00	0.25	0.00	0.05	0.05	0.00	0.20	0.20	PH-1
51	Mtc of Nature park sector 52, Mohali			0.00		0.15	0.15	0.15	0.00		PH-1
52	Mtc of STP Sector 90, Mohali	0.30	0.00	0.00	0.00	0.04	0.04	0.04	0.00	0.25	PH-1
53	Mtc of RCC Box of Sewer at Sector dividing road sector 81/82	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	PH-1

File No. GMADA-ACHB/19/2024-ACC. (HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR/HQ-GMADA

Sr. No.	Name of Scheme	Est Cost	Exp. Upto 3/2024	B.E. 2024- 25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised 25	Excess	Surrender	Budget Est. 2025- 26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
54	Mit of storm drainage scheme at 300' wide Airport road	0.10	0.00	0.00	0.00	0.05	0.05	0.05	0.00	0.37	PH-1
55	Drainage of village Rurika and Sector 66 Beta for making Non-Feasible Plots, Feasible at IT City, SAS Nagar	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.13	PH-1
56	Installation of Tubewell sector-62 SAS nagar.	2.70	0.00	0.00	0.00	0.30	0.30	0.30	0.00	2.00	PH-1
57	Balance works of 100 wide road connection to 150' wide road sector 77/88 dividing road at sector 88-89	0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	PH-1
58	Shifting of 300 KLD and 200 KLD STP's Based on MBR Technology including dismantling loading transporting, erection, commissioning and testing complete in all respect from Aerocity to IT City and sector 88/89, SAS Nagar (including One Year maintenance)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
59	Repair of damage storm water drainage system during heavy rainfall behind amity university at Roundabout of sector 82 Alpha and 83 Alpha, IT City	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
60	Providing the sewer services for crossing of N-choe on sector 80/81 dividing road sas nagar	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.76	PH-1
61	extension of tail end of pipes carrying treated water from UT STP, sector 66 to village matran sas nagar.	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14	PH-1
62	laying of new overflow box at 200' wide PR-7 road (Airport road) near TDI SAS Nagar.	1.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72	PH-1
63	Providing and laying of Storm Drainage Scheme on 150' road between sector 81 and 84, SAS nagar	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95	PH-1

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 256279)

832662/2025/ACC 8R(HQ)-GMADA

Sr. No.	Name of Scheme	Est Cost	Exp. Up to 3/2024	B.E. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised B.E. 2024-25	Excess	Surrender	Budget Est. 2025-26	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
64	R&M of 300 KLD capacity Portable STP based on MBBR technology at Sector -90, at SAS Nagar for the period from 01.08.2024 to 31.03.2024	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	PH-1
65	Sanitation work on 20' wide PR-7 (gopal sweets to PR-4) SAS Nagar from 01.04.2025 to 31.03.2026 (from F.Y. 2025-26)	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.69	PH-1
66	Providing Flood lights for highlighting advertisement boards installed at Airport Chowk, SAS Nagar	0.02	0.00	0.02	0.02	0.00	0.02	0.00	0.00	0.00	Electrical
67	Providing general lighting in Park near kothi no. 2714 to 2726 of Sector 67 at SAS Nagar	0.04	0.00	0.04	0.04	0.00	0.04	0.00	0.00	0.00	Electrical
68	Providing Street light and shifting of HTLT line on 20' wide road dividing sector 117/74A upto sector 116/32A-114/115 at sas nagar	3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	Electrical
69	Providing Street light and shifting of HTLT line on 160' wide road dividing sector 118/119 SAS Nagar.	1.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	Electrical
70	Plant nursery	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	Electrical
71	Outfall storm sewer for disposal of rain water Sector 83-89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	PH-1
	Sub.Total	34.76	0.00	17.26	3.19	5.90	9.09	0.84	9.01	41.25	
	Maintenance of Urban Estate-TOTAL -D	84.81	3.66	49.80	9.97	19.42	29.39	4.46	24.88	74.57	
	GROSS TOTAL-(A+B+C+D)	3879.75	1451.24	384.81	61.39	174.73	236.12	49.89	198.59	641.58	

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

Annexure-H

FUND DISBURSED ON BEHALF OF PUNJAB GOVT./ WORKS EXECUTED FROM LICENCE FEE

(Figures in Rs.(Crores)

Sr. No.	Name of Scheme	Est. cost	Exp. up to 3/2024	Budget Est. 2024-25	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Total Budget 2024-2025	Excess	Surrender	Budget Est. 2025-26	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
1	Estate Sewer & STP at Kurali and Padiala	68.10	66.67	0.50	0.05	0.06	0.11	0.00	0.39	0.50	PH-2
2	W/S & sewerage work at Dera Bassi & Lahru	20.00	17.55	0.50	0.17	0.00	0.17	0.00	0.33	0.00	PH-1
	Sub Total	88.10	84.22	1.00	0.22	0.06	0.28	0.00	0.72	0.50	
		0.42	0.42	0.42	0.00	0.42	0.42	0.00	0.00	0.42	C-2
3	Memorial of Baba Banda Singh Bahadur at vill. Chappar Charni including maintenance and new work	0.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Horti.
		0.40	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
		1.22	1.22	0.05	0.00	0.00	0.00	0.00	0.05	0.00	Elect.
		2.00	0.00	0.00			0.00	0.00	0.00	0.00	C-1/3
4	Const. of Maharaja Ranjit Singh Armed force Institute Phase-3, Sector-77	2.34	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	PH-1
		0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		0.20	0.00				0.00	0.00	0.00	0.00	Horti.
		5.00	0.48	0.30	0.11	0.19	0.30	0.00	0.00	0.20	C-1/3
5	Recapitling of Phrmi Roads Vill Mauli badwan, Lahnor/Kambal Bakarpur, Sohana & Boundry wall etc	4.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	Elect.
6	Services Provided of Civil Electrical in Govt College Ph-6 for Independence Republic day 2020-21	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	Civil
	Sub Total	16.91	2.14	1.02	0.11	0.61	0.72	0.00	0.30	0.62	
		0.66	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-3
7	Dev. of PH services on 60 ft wide proposed road/Electrical services D/WSS site of New Indle Site Sec.57	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.30	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.29	Electrical
	Sub Total	1.36	0.41	0.20	0.00	0.00	0.00	0.00	0.20	0.29	
		12.00	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.20	C-3
8	Const. of Community Centres in Various sectors.	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Horti.
		1.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Electrical
	Sub Total	14.10	0.00	0.30	0.00	0.10	0.10	0.00	0.20	0.20	
	Grand Total	120.47	86.77	2.52	0.33	0.77	1.10	0.00	1.42	1.61	

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Figures in Rs/Crores

Detail of works to be executed out of EDC												
Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2024	Budget Est. 2024-25	Actual exp. 4/24 to 9/24	Anticipat ed Exp. 10/24 to 3/25	Total Budget 2024-2025	Excess	Surrender	Budget Est. 2025-26	Remarks	
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	
1	Const. of road PR-7 (NH 21 to PR-4)	132.00	112.25	14.00	10.92	2.08	13.00	0.00	1.00	1.00	Civil-1	
		6.55	2.23	1.00	0.00	1.01	1.01	0.01	0.00	0.00	Elect	
		30.00	24.01	2.00	1.83	0.80	2.63	0.63	0.00	0.75	PH-1	
		1.48	0.00	1.50	0.00	0.00	0.00	0.00	1.50	1.00	Hort New Chd	
	Sub Total	170.03	138.49	18.50	12.75	3.89	16.64	0.64	2.50	2.75		
2	200' wide road in Sec. 88-96, 87-97 to 84/100, 83/101 upto railway bypass	16.50	14.20	0.10	0.00	0.10	0.10	0.00	0.00	0.10	Civil-3	
		2.50	1.27	0.25	0.00	0.00	0.00	0.00	0.00	0.25	0.00	Elect
		0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.50	Hortl
		19.50	15.47	0.85	0.00	0.10	0.10	0.10	0.00	0.75	0.60	
3	Const. of 100' wide road sector driving 97/106-98/105.	6.50	4.80	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Civil-1	
		0.50	0.32	0.01	0.00	0.01	0.01	0.01	0.00	0.00	0.00	Elect
		7.00	5.12	0.11	0.00	0.01	0.01	0.01	0.00	0.10	0.00	
		10.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	1.00	Civil-1
4	Const. of 132 ft wide Sector Divl. Road 101/103 & 101/102 SAS Nagar (Durai)	1.00	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH-1	
		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		10.59	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	2.00	PH-2
		22.09	0.00	2.20	0.00	1.00	1.00	1.00	1.00	2.20	3.00	
5	Balance work & up gradation road 100' wide from Jn. 79/80/85/86 to Kharar Banur road Sect. 104/105	7.00	1.30	0.20	0.00	0.00	0.00	0.00	0.20	0.20	Civil-3	
		1.05	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect.
		1.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	Hort
		2.50	0.00	0.00	0.00	1.00	1.00	1.00	1.00	0.00	2.00	PH-2
	Sub Total	11.55	1.32	0.70	0.00	1.00	1.00	1.00	0.70	2.20		
6	Spl Repair & maint. of sports stadium sector-59.61.65.71. &56	2.50	1.43	2.50	1.32	0.57	1.89	0.00	0.61	0.00	PH-2	
		0.65	1.19	0.00	0.07	0.00	0.07	0.07	0.07	0.00	0.00	Elect.
		3.50	3.11	0.20	0.05	0.15	0.20	0.20	0.00	0.00	0.60	C-3
		0.13	0.00	0.13	0.04	0.10	0.14	0.14	0.01	0.00	0.13	Hort.

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		Sub Total	6.78	5.73	2.83	1.48	0.82	2.30	0.08	0.61	0.73	
7	Prov. 66 KV/220 KV Lines & sub stations for Mega Projects of SAS Nagar/New Chandigarh		110.00	3.77	47.00	14.84	46.83	61.67	14.67	0.00	50.00	Elect.
8	Prov. Sewer scheme on vertical road between Jn. 84/85, 85-99, 99-100, 100-104, 103-104 sec. 85-86 on landran road upto STP IT City.		50.00	0.00	2.00	0.00	0.00	0.00	0.00	2.00	2.00	PH-1
9	Provid. & laying out fall storm water drainage and sewer line on 200' wide road from Jn. Sector 87-88, 96/97 to railway crossing upto Jn. Of sector.		37.71	18.22	6.00	0.63	0.00	0.63	0.00	5.37	7.00	PH-1
10	Provid. PHS at Pr-7 from chalt. to MCD Zirakpur Ambala road.		6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
11	80 MGD water supply scheme from Kajouli		215.00	197.46	10.00	0.00	0.04	0.04	0.00	9.96	10.00	PH-2
12	C/o 20 MGD capacity WTP at village sirhipur and P and L of rising		238.00	231.71	5.00	3.57	1.11	4.68	0.00	0.32	5.00	PH-2
	Sub Total		656.71	451.16	70.00	19.04	47.98	67.02	14.67	17.65	74.00	
			22.00	0.00	22.00	5.51	12.49	18.00	0.00	4.00	1.00	Civil-2
			7.00	0.00	0.50	0.00	3.00	3.00	2.50	0.00	2.00	PH-2
			0.10	0.10	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
13	Const. of grid roads in New Chandigarh- Mullanpur (VR- 5 HR- 3 Road)		0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	Hort New Chd
13(a)	Providing Street Lighting on HR-3 Road		0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	Electrical
	Sub Total		30.10	0.10	22.60	5.51	15.49	21.00	2.50	4.10	3.74	
			1.00	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.10	C-2
14	Const. of Balance portion of road IAS/ PCS Socetty		0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort New Chd
			0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
			1.10	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.10	
15	Misc. Survey work for new Grid road Mullanpur		0.20	0.00	0.10	0.00	0.10	0.10	0.00	0.00	0.10	C-2
16	Laying of 66KV cable in new chd Area (92ft wide road section)		6.67	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
17	Dev. Of Horticultural Work alongwith Grid Roads incl Sector 62 SAS Nagar		10.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	1.00	Horti
18	Strengthening of Road sec Jn 67/68, 79/80 up to Jn 79/80, 85/86		8.00	7.40	0.00	0.00	0.00	0.00	0.00	0.00	0.20	C-3
19	Const. of VR-6 Storm scheme New Chandigarh		11.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00	2.00	C-2
			4.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	1.00	PH-2

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20	Sewerage in New Chandigarh	20.00	3.40	0.50	0.12	1.71	1.83	1.33	0.00	1.00	PH-2
21	Water Supply Scheme in New Chandigarh	44.00	26.88	3.00	0.00	0.50	0.50	0.00	2.50	4.00	PH-2
	Sub Total	103.87	37.48	9.70	0.12	2.31	2.43	1.33	8.60	9.30	
22	Development of Golf Range	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-3
		2.80	0.00	0.05	0.00	0.00	0.00	0.00	0.05	0.00	PH-1
		3.07	0.85	0.07	0.00	0.02	0.02	0.00	0.05	0.00	Elect
		2.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort.
	Sub Total	9.27	0.85	0.12	0.00	0.02	0.02	0.00	0.10	0.00	
23	Development of Road 300' wide Airport Road (Part 1&Part-2)and Boom Barrier/Gantry , strengthening of road.	148.00	120.54	0.10	0.10	0.00	0.10	0.00	0.00	18.00	Civil-1
		13.11	11.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		4.19	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect
		7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	172.30	131.91	0.20	0.10	0.00	0.10	0.00	0.10	18.00	
24	Strengthening& Upgradation of 200' wide road(PR-7) from NH-64 to NH-21 & Service road IISER , SECL, recarpeting of roads Sector 73/74 to NH 21 and other allied work etc.	94.00	71.97	20.00	7.20	6.80	14.00	0.00	5.00	22.00	Civil-1/Civil-2
		38.80	0.00	0.40	0.00	0.00	0.00	0.00	0.40	0.00	PH-1
		3.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Elect
		6.20	3.05	2.90	0.32	1.20	1.52	0.00	1.38	0.10	Hort
	Sub Total	142.50	75.02	23.40	7.52	8.00	15.52	0.00	7.88	22.10	
25	200' wide road from jn 78-79, 86-87 from kharar banur road upto 108-109	44.16	11.08	24.00	1.72	10.00	11.72	0.00	12.28	14.00	Civil-2
		11.50	0.00	7.60	0.00	0.00	0.00	0.00	7.60	0.00	PH-1
		1.05	0.01	2.00	0.00	0.00	0.00	0.00	2.00	0.00	Elect
		1.05	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort
	Sub Total	57.76	11.09	33.70	1.72	10.00	11.72	0.00	21.98	14.00	
26	(a) Road 200' wide Mullanpur - Siswan T junction	109.00	87.53	0.50	0.00	1.00	1.00	0.50	0.00	0.50	C-2
		12.93	2.18	0.00	4.77	1.35	6.12	6.12	0.00	0.00	PH-2
		8.36	0.05	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Electical
		5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	135.29	89.76	0.60	4.77	2.35	7.12	6.62	0.10	0.50	
27	200' wide road Airport road to Kharar-Banur road (PR-9)	25.57	15.13	6.00	6.70	4.30	11.00	5.00	0.00	3.00	C-3
		27.00	3.88	0.10	0.00	0.00	0.00	0.00	0.10	0.00	PH-1
		2.98	0.72	0.05	0.04	0.00	0.04	0.00	0.01	0.00	Elect
		10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
	Sub Total	65.55	19.53	6.15	6.74	4.30	11.04	5.00	0.11	3.00	

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28	Construction of slip road both side aerocity (PR7) SAS Nagar	3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Civil-1
		0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-1
		0.07	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.07	0.00	Electrical
	Sub Total	4.11	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.07	0.00	
29	C/O one no. Bridge on N-Chero on 100' wide road sector dividing road 80/81 SAS nagar	12.25	11.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	Civil-3
		1.20	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	PH-1
	Sub Total	13.45	11.80	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.40	
30	Development of 150 wide road sector 81/84, SAS Nagar	6.60	3.87	0.50	0.00	0.00	0.00	0.00	0.00	0.50	3.00	Civil-3
		0.80	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.00	PH-1
		0.00	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.00	Elect.
	Sub Total	7.40	3.87	0.80	0.00	0.00	0.00	0.00	0.00	0.80	3.00	
31	Development of Focal Point Rajpura	2.80	1.66	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.10	Civil-2
		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH-2
		1.40	0.73	0.20	0.00	0.20	0.20	0.00	0.00	0.00	0.05	Electrical
		0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.10	Hort.
31 (A)	150' Approach road to AKIC Project at Rajpura	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	Electrical
	Sub Total	6.40	2.34	0.50	0.00	0.20	0.20	0.00	0.00	0.30	0.75	
32	100' wide road 66A-66 B, 81-82 along with railway line (chilla Bridge) new work	1.50	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.20	Civil-3
		1.30	0.00	0.00	0.75	0.00	0.75	0.00	0.75	0.00	0.00	PH-1
		0.56	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Electrical
	Sub Total	3.36	0.26	0.20	0.75	0.00	0.75	0.75	0.75	0.20	0.20	
33	Providing storm water drainage scheme on sector 117/74A towards 92/92A, Mohali	105.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	25.00	PH-1
			0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00	C-3
			0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.00	Electrical
	Sub Total	105.00	0.00	12.10	0.00	0.00	0.00	0.00	0.00	12.10	27.00	
34	Upgradation of 200 feet wide road from village Togan to Boodhgarh including 2 Nos. bridge PR-4 road, service road to PCA	84.00	31.16	32.50	5.95	19.05	25.00	0.00	0.00	7.50	6.00	C-2
		30.00	14.59	5.00	6.38	5.48	11.86	6.86	0.00	0.00	8.00	PH-2
		0.70	0.00	0.60	0.15	0.15	0.00	0.00	0.00	0.60	0.35	Elect
		0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.50	Hort New Chd
	Sub Total	115.20	45.74	38.60	12.48	24.68	36.86	6.86	0.00	8.60	14.85	
35	Maintenance of TDI road NH-21 to sec 73-74 chowk	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-1
35	Mtc of 300 wide road from Aerocity Jn to International Airport &	2.90	0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	C-1

Annexure-I

36

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 258279)

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36	200 feet wide PR-7 road from JLPL to 73/74 to NH-21	4.61	0.00	1.91	0.47	1.00	1.47	0.00	0.44	4.61	Hort
37	Maintenance of PH services public sanitation in TDI road including Batomajra	0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	PH-1
38	Mtc. Of Island around International Airport/aerocity Jn/Chhat island & other Area GMADA SAS Nagar	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
39	Mtc of 200 wide road (PR-9)	0.20	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.00	PH-1
		0.60	0.00	0.10	0.00		0.00	0.00	0.10	0.00	C-3
		0.62	0.00	0.64	0.16	0.35	0.51	0.00	0.13	0.62	Hort
40	Maintenance of Road 200' wide Mullampur - Siswan T junction	1.29	0.00	1.27	0.06	0.90	0.96	0.00	0.31	1.29	Hort New Chd
41	Maintenance of Horticulture Works at IAS/PCS Approach Road, New Chandigarh	0.07	0.00	0.07	0.01	0.06	0.07	0.00	0.00	0.00	Hort New Chd
	Sub Total	13.29	0.04	6.69	0.70	2.31	3.01	0.00	3.68	6.52	
		5.81	2.85	1.31	0.70	0.61	1.31	0.00	0.00	0.20	C-3
42	Dev Of Urban Forest Sec.97	1.10	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.40	Elect
		4.50	0.00	2.50	0.45	1.15	1.60	0.00	0.90	0.10	PH-1
		14.15	0.00	2.00	0.00	0.00	0.00	0.00	2.00	1.35	Hort
43	Plantation of Trees in Various New Roads in U/E	10.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	1.00	Hort
44	1 no HL bridge on 164 ft wide road on Bawa white house to 300 ft wide Airport road, SAS Nagar.	25.12	0.00	0.00	0.00	14.00	14.00	14.00	0.00	11.00	C-1
45	Annual Mtc of street light installed at various Location under Gmada Jurisdiction SAS nagar (2023-24)-Out of EDC	5.36	0.00	4.40	0.00	0.00	0.00	0.00	4.40	5.36	Elect
46	Const. of 25MGD WTP Ph-2 at Villi Sindhur	170.00	0.00	0.20	0.00	0.00	0.00	0.00	0.20	0.50	PH-2
	Sub Total	236.04	2.85	11.61	1.15	15.76	16.91	14.00	8.70	19.91	
		3.50	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.10	C-3
47	Dev of Dashmesh Canal Land, SAS Nagar	2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.00	Hort
		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH 1
		2.00	0.00	0.10	0.00	0.00	0.00	0.00	0.10	0.02	Elect
48	Upgradation of STP Sec.83	140.00	90.31	20.00	9.37	3.08	12.45	0.00	7.55	10.00	PH-2
49	Electrical services of road PR 4 New Chandigarh	3.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Elect
		32.73	0.00	15.00	0.00	18.00	18.00	3.00	0.00	7.00	C-1
50	Const. of 164 feet wide road from Bawa White house to Airport road to Sector 66B, IT city.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Hort
		2.08	0.00	0.50	0.00	0.30	0.30	0.00	0.20	1.00	Elect
		16.00	0.00	16.00	0.00	2.00	2.00	0.00	14.00	10.00	PH 1

File No. GMADA-ACHB/19/2024-ACC. (HQ)-GMADA (Computer No. 258279)

832662/2025/ACC SR (HQ)-GMADA

51	Construction of main carriage way of 190 feet wide VR 5 road including laying of PH and Electrical services from DLF upto PR	1.29	0.00	0.50	0.00	1.20	1.20	0.00	0.70	0.00	0.09	Electrical
52	Annual maintenance of Sports Complexes in GMADA	0.60	0.00	0.60	0.00	0.02	0.00	0.60	0.00	0.60	0.00	Electrical
53	150' wide road dividing Sector 118/119 (Gateway City)	4.50	1.50	0.00	0.00	0.18	0.00	0.00	0.00	0.00	4.50	PH-2
54	Development of Hort Works with 3 yr maintenance in green belts adjoining 300 Wide Airport Road and PR-9 Road in IT City	12.00	0.00	0.50	0.00	0.00	0.00	0.50	0.00	0.50	0.50	C-3
		14.00	0.00	0.50	0.00	0.00	0.00	0.50	0.00	0.50	3.00	PH-1
	Sub Total	7.00	0.00	2.00	0.00	0.00	0.00	2.00	0.00	2.00	0.00	Hortl.
55	200 ft wide Master Plan (PR-7) part of (PR-6) (Jandpur, Sinhpur, Daun, Hussainpur, Desu Majra, Rani Majra and Palheni) - 112 Acres Approx.	250.69	91.91	57.90	12.35	28.12	40.27	8.02	25.65	36.21		
56	O&M of Kajauli supply scheme from 12.10.2024 to 11.10.2029	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	LAC
57	Special protection works at Kajauli Pump house for flood protection	55.00	0.00	0.00	0.00	4.00	4.00	4.00	0.00	8.00		PH-2
58	Providing and fixing barbed wire chainlink and concrete coil fencing at various places for enhancing the security and safety at water treatment plant, village sinhpur.	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50		PH-2
59	Master Plan 200 feet wide road dividing sector 118-119, (Tole Majra, Tehsil Khatar and Chappar Chiri Khurd, Chappar Chiri Kalan, Balyali and Balo Majra) - 73 Acres	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50		PH-2
60	Providing laying jointing of 2400mm i/d ms carrier pipe under railway line and const. And laying of RSSB Box and manholes for storm drainage at sec in 100/101 and 103/104	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50		PH-1
	Sub Total	57.75	0.00	0.00	0.00	4.00	4.00	4.00	0.00	10.50		
	GRAND TOTAL	2424.09	1141.84	321.23	87.18	172.44	259.12	66.47	128.58	273.36		

File No. GMADA-ACHB/8/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR(HQ)-GMADA

ANNEXURE-J

Work wise Break up of Revised Budget Estimate for the year 2024-25 and Budget Estimate for the year 2025-26 for works to be executed out of Social Infrastructure Fund (SIF)

(Figures in Rs./Crores)

Sr. No.	Name of Scheme	Est cost	Exp. up to 3/2024	Budget Estimates 2024-2025	Actual exp. 4/24 to 9/24	Anticipated Exp. 10/24 to 3/25	Revised Budget 2024-2025	Excess	Surrender	Budget Estimates 2025-2026	Remarks
I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII
1	Mentorious School Sec 70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	C-1
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	PH
	Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

File No. GMADA-ACHB/8/2024-ACC. (HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR/ (HQ)-GMADA

ANNEXURE-A

REVISED BUDGET ESTIMATE FOR THE YEAR 2024-25 AND BUDGET ESTIMATE FOR THE YEAR 2025-26 OF ESTABLISHMENT AND OTHER REVENUE EXPENDITURE

(Figure in Rs. Lacs/Crores)

Sr. No.	Name of Office	Pay & Allowances			Medical Reimbursement			T.A.L.T.C.			Leave Salary & Pension Contribution & Gratuity			Office contingencies			Misc. Expenditure			Total		
		Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26	Budget-2024-25	R.B.E. 2024-25	Budget-2025-26
1	D.E.(C-I), Mohali	10.00	26.00	12.00	5.00	2.00	3.00	2.00	4.00	3.00	0.00	0.00	0.00	6.60	6.65	7.65	13.00	33.00	24.00	36.60	71.65	49.65
2	D.E.(C-II), Mohali	10.00	27.00	12.00	1.00	1.00	1.00	2.00	3.00	3.00	0.00	0.00	0.00	4.55	6.68	6.70	30.00	34.00	25.00	47.55	71.68	47.70
3	D.E. (C-III) Mohali	0.00	0.00	0.00	0.00	0.00	0.00	1.00	2.00	1.00	0.00	0.00	0.00	3.24	3.24	3.24	10.00	7.00	7.00	14.24	12.24	11.24
4	D.E.(Electrical), Mohali	0.00	20.00	10.00	2.50	1.25	3.00	3.00	0.50	2.00	0.00	0.00	0.00	8.75	2.25	6.00	8.30	1.50	3.50	22.55	25.60	24.50
5	D.E. (PH-I), Mohali	0.00	0.00	0.00	7.00	0.80	1.50	2.00	0.01	0.92	0.00	0.00	0.00	10.50	7.70	8.40	4.00	3.80	5.00	23.50	12.31	14.92
6	D.E. (PH-II), Mohali	0.00	0.00	0.00	0.00	0.50	1.50	3.00	0.30	0.80	0.00	0.00	0.00	5.00	0.80	1.50	6.00	0.50	2.50	13.00	2.50	6.30
7	D.E. (Hort-1), Mohali	60.00	50.00	60.00	3.00	4.00	4.00	1.00	0.00	1.00	0.00	0.00	0.00	6.05	4.14	6.00	10.20	5.85	8.90	80.25	63.99	79.90
8	D.E. (Hort-2), Mohali	0.00	0.00	0.00	2.00	0.20	1.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00	2.50	0.70	1.20	1.80	4.70	3.40	5.30
9	Estates Office,Mohali	45.20	0.00	0.00	5.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	20.95	20.99	22.10	271.80	264.46	251.60	343.15	275.45	313.70
10	Land Acquisition Collector Mohali	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.75	3.47	5.65	13.00	13.00	13.00	18.75	16.47	18.65
11	S.A.O.(HQ), Mohali	5200.00	4000.00	5200.00	2.00	20.00	20.00	25.00	7.00	5.00	350.00	1200.00	1500.00	55.70	44.60	50.00	751.00	1385.00	1610.00	8383.70	6656.50	8388.00
	Total-In Lacs	5325.20	4123.00	5294.06	27.50	29.75	55.00	39.20	16.91	18.82	350.00	1200.00	1500.00	129.89	102.42	119.74	1117.00	1759.71	1992.10	6867.99	7211.79	8959.65
	Total-In Crores	53.25	41.23	52.94	0.28	0.30	0.35	0.39	0.17	0.19	3.50	12.00	15.00	1.29	1.02	1.20	11.17	17.40	19.92	69.88	72.12	89.60

File No. GMADA-ACHB/9/2024-ACC.(HQ)-GMADA (Computer No. 256279)

832662/2025/ACC.BR(HQ)-GMADA

Sl. No.	Particulars	F.Y. 2024-25 (Rs. Lakhs)										F.Y. 2025-26 (Rs. Lakhs)										TOTAL									
		Budget-2024-25	R.B.C. 2024-25	DEK-4	BAC-4	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	Budget-2025-26	R.B.C. 2025-26	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	DEK-4	Budget-2024-25	R.B.C. 2024-25	Budget-2025-26	R.B.C. 2025-26	Budget-2024-25	R.B.C. 2024-25	Budget-2025-26	R.B.C. 2025-26	Budget-2024-25	R.B.C. 2024-25
A	Office Contingency																														
1	Printing and Stationery	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
2	Telephone Expenses	2.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
3	Postage and Telegram	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	License	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	Travel Charge	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	Stationery	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	Conveyance (Non-Executive)	12.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
8	Insurance	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	Office Consumables	15.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
SUB TOTAL		50.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
B																															
1	Sal. & Allowance	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00
2	Advertisement Exp.	30.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
3	Legal Charge	10.00	300.00	450.00	15.00	20.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
4	Stationery Fee	20.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
5	Professional Consultancy	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
6	Bank Charge	1.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	Interest paid to Adhikari	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	Other Misc. Exp. (Salary)	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	Programmer Expenses (FEEA)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	Printing Charge	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
SUB TOTAL B		81.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00	138.00
GRAND TOTAL A+B		131.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00	182.00

File No. GMADA-ACHB/18/2024-ACC.(HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR.(HQ)-GMADA

Punjab Government EDC- SAS Nagar

REVISED BUDGET ESTIMATES FOR THE YEAR 2024-25 & BUDGET ESTIMATES FOR THE YEAR 2025-26

(Figures in Rs./Crores)

SR. NO.	PARTICULARS	Budget Estimates 2024-25	Revised Budget Estimates 2024-25	Budget Estimates 2025-26
	Opening Balance	222.25	247.25	286.52
A	RECEIPTS DURING THE YEAR			
1	Receipts from EDC	300.00	298.39	328.23
	TOTAL RECEIPTS	300.00	298.39	328.23
B	EXPENDITURE DURING THE YEAR			
2	Expenditure from EDC	321.23	259.12	273.36
	TOTAL EXPENDITURE	321.23	259.12	273.36
	Surplus/deficit fulfilled by loan	-21.23	39.27	54.87
	Closing Balance	201.02	286.52	341.39

File No. GMADA-ACHB/19/2024-ACC. (HQ)-GMADA (Computer No. 258279)

832662/2025/ACC BR/ (HQ)-GMADA

Punjab Government EDC- SAS Nagar

Revised Budget Estimate 2024-25 and Budget Estimate for 2025-26 relating to EDC

Sr No	Receipts under various heads	Actual for 2023-24	Budget Estimate for 2024-25	Actual Receipt 04/24 to 9/24	Actual Receipt 10/24 to 3/25	Revised B.E for 2024-25	Excess	Surrender	Budget Estimate for 2025-26	Remarks
i	ii	iii	iv	v	vi	vii	viii	ix	x	xi
1	EDC	298.15	300.00	198.39	100.00	298.39	0.00	1.61	328.23	
	Total	298.15	300.00	198.39	100.00	298.39	0.00	1.61	328.23	

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Subject: Re-calculation of Additional Price for Plots in Sector 76-80, SAS Nagar

- In view of the guidelines issued by PUDA (**Annexure-1**) for the recovery of Additional Price from allottees, the applicable interest on loans raised by GMADA, and the conditions stipulated in the allotment brochure regarding such recoveries, GMADA had calculated an Additional Price of Rs. 3164.00 per square meter (**Annexure-2**). This calculation was based on the report submitted by the District Town Planner (DTP), Mohali regarding the distribution of acquired land across various land use categories in Sectors 76-80, SAS Nagar.
- The Additional Price was approved in the 30th meeting of GMADA held on 31.03.2023, under Agenda Item No. 30.15 (**Annexure-3**).
- In compliance of the decision, demand notices were issued to the allottees of Sector 76-80 for the recovery of Additional Price at the rate of Rs. 3164.00 per Square Meter.
- Representations to rollback the decision for the recovery of additional price were received and objections were raised that the land falling in other sectors is also being recovered from the allottees of Sec 76-80. President, Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.) has submitted requests vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 (**Annexure-4**) to roll back the recovery of enhanced price of plots and interest there on as the same were not justified. The objections were also raised that the enhanced price has not been loaded to the institutional, commercial, educational sites and the other reserved areas. It was also suggested that the calculations for the additional price be done afresh by taking only the proportionate enhanced compensation of Residential area only out of Rs. 588.44 Crores (**Annexure-5**), which is applicable for the total area of 1157 Acres.

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- These representations were discussed in various meetings at the level of the then Chief Administrator, GMADA and local MLA. Therefore, as per discussions held in the meetings, DTP, Mohali provided component wise detail of saleable/service areas (**Annexure-6**) and DTP, GMADA also vide letter no. 4594 dated 23/11/2023 (**Annexure-7**) intimated that approximately 80 Acre land acquired for Sector 76-80 falls in other Sectors ie. Sector 85 to 89. Further, DTP, Mohali has intimated regarding the saleable areas under different categories and the recovery of the Additional price amount was re-calculated keeping in view the residential area including Services, 50% of (Educational, Public Building, Veterinary Hospital and Religious) (**Annexure-8**) and excluding the Proportionate area of Residential Land under Land Pooling which comes out to 544.66 acres as per the revised preliminary information provided by the DTP office.
- Accordingly, the earlier proposal was sent by this office as per re-calculated amount of Additional Price i.e. Rs. 2340.00 per Square Meters (**Annexure-9**). However, there was a difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali which was yet to be reconciled. This case was then received back from the office of worthy PSHUD (**Annexure-10**) with the remarks to “*give an exhaustive self contained proposal covering everything.*”
- Consequently, the matter was deliberated upon in the multiple meetings held at various levels and as per discussions, a detailed report was sought from the DTP, Mohali regarding the category-wise distribution of saleable area and it was requested to clarify regarding the difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali. DTP , GMADA has provided the detail of area of other sectors included in the area of Sector 76-80 (**Annexure-11**).
- In the series of discussions held at different levels in the last one and a half years time, it was deliberated upon that since commercial sites are auctioned by GMADA at higher rates compared to residential plots, the

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enhanced compensation amount should be disproportionately and more heavily loaded on commercial sites, rather than being equally or uniformly distributed across all categories. As per discussions held in the various meetings, 3 calculations for the recovery of Additional Price have been prepared which are as under:-

Sr. No.	Commercial Area	Additional Price per Square Recoverable from Allottees (Rs.)
1	If Commercial Area is taken as 135% of the Gross Commercial Area (Annexure-12)	2555.00
2	If commercial area is taken as 250% of the actual saleable area (Annexure-13)	2325.00
3	If commercial area is taken as 300% of the actual saleable area (Annexure-14)	2216.00

- It is also pertinent to mention here that this decision may have huge financial implications in respect of other sectors where enhancement has been paid and is yet to be recovered from allottees as allottees may ask for similar relaxation/waivers in future.
- The agenda was presented in the 33rd meeting of the GMADA Authority vide agenda item no 33.28 **(Annexure-15)** for consideration and decision to recover the re-calculated amount of Additional Price out of the 3 options calculated above from the allottees of Sector 76 to 80, SAS Nagar and to issue revised notices to the allottees after approval of the rate and refund of the excess amount without any interest to the allottees who had deposited against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters in which the Authority has directed that GMADA should submit details regarding the methodology adopted in similar cases by NOIDA and HUDA (now HSVP).
- In compliance to the above, GMADA has approached NOIDA, GNIDA and HSVP to provide the detailed policy/guidelines/calculation methodology adopted by them for recovery of enhanced compensation and their methodology has been described as under.

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- The method of calculation of Additional Price in **HSVP** as per the policy dated 16.08.2016 (**Annexure-16**) is as under:-
 - Once the enhancement has been announced by the Court, the additional price shall be determined on liability basis without any condition whether payment of enhancement has been actually made or not.
 - The differential amount of enhancement shall be updated @ 15% p.a. up to the quarter in which determination is being made.
 - The approved layout in existence at the time of calculation of additional price shall be taken as the basis while determining the additional price.
 - The differential enhancement shall be proportionately off loaded on the total saleable area of the sector (sold both by allotment or auction). This automatically implies that common (non-saleable) area shall also be proportionately off loaded on the total saleable area of the sector.
- The policy for calculation of Additional Price in **Greater NOIDA Industrial Development Authority (Annexure-17)** is as under:-
 - Since 2013 Greater NOIDA Industrial Development Authority purchases the land from land owners with mutual consent/agreement at a rate notified by Government; therefore, there is no liability of Enhanced Compensation in Greater NOIDA Industrial Development Authority.
 - As per copy of PPT regarding method of recovery of additional price for the land acquired prior to 2013, additional price at different rates for different components has been charged by the Authority as detailed below:-

Name of Component	Additional Price per Square Metre
Residential	1287.00
Group Housing/Builder	1769.00
Institutional/IT/Industrial/ City/Recreational Green	483.00
Commercial	2895.00
Farm House	434.00

As per above, the agenda is submitted for consideration and consideration and decision to recover the re-calculated amount of Additional Price out of the 3 options calculated above from the allottees of Sector 76 to 80, SAS Nagar and to issue revised notices to the allottees after approval of the rate and refund of the excess amount without any interest to the allottees who had deposited against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters, please.

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 57.05

ਤਾਰੀਖ: 5.03.2019

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: Guidelines for assessment and recovery of Additional price from the present allottee/transferee of site/area.

ਮੌਜੂਦਾ ਸਮੇਂ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਹੇਠ ਆਉਣ ਵਾਲੀਆਂ ਸਮੂਹ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀਆਂ ਵਿਖੇ ਅਲਾਟੀਆਂ ਤੇ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜ਼ੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਵੱਖਰੇ ਤੌਰ ਕੋਈ ਵੀ ਵਿਆਪਕ Guidelines ਨਹੀਂ ਹੈ।

2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ. ਵਲੋਂ ਪੱਤਰ ਨੰਬਰ 3283 ਮਿਤੀ 4.06.2018 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ, ਚੰਡੀਗੜ੍ਹ ਵਲੋਂ ਮਿਤੀ 22.01.2018 ਨੂੰ ਭੂਮੀ ਮਾਲਕਾਂ ਦਾ ਮੁਆਵਜ਼ਾ ਵਧਾਇਆ ਗਿਆ ਹੈ। ਵੱਧੇ ਮੁਆਵਜ਼ੇ ਸਬੰਧੀ ਕੋਈ Comprehensive Guidelines ਨਾ ਹੋਣ ਕਰਕੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ ਵਲੋਂ ਅਲਾਟੀਆਂ ਤੇ ਇਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਸਬੰਧੀ ਇਸ ਦਫਤਰ ਤੋਂ ਸੇਧ ਮੰਗੀ ਹੋਈ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਗਮਾਡਾ ਵਲੋਂ ਵੀ ਭੋਂ ਮਾਲਕਾਂ ਨੂੰ ਵੱਧੇ ਮੁਆਵਜ਼ੇ ਦੀਆਂ ਅਦਾਇਗੀਆਂ ਕੀਤੀਆਂ ਜਾਂ ਰਹੀਆਂ ਹਨ ਪਰ ਅਲਾਟੀਆਂ ਤੇ ਵੱਧੇ ਮੁਆਵਜ਼ੇ ਦੀ ਰਕਮ ਵਸੂਲਣ ਸਬੰਧੀ ਕੋਈ Comprehensive Guidelines ਨਾ ਹੋਣ ਕਰਕੇ ਕੋਈ ਯਤਨ ਨਹੀਂ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ। ਪੁਰਾਣੇ ਸਮੇਂ ਦੌਰਾਨ ਕੁਝ ਸਕੀਮਾਂ ਵਿੱਚ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜ਼ੇ ਦੀ ਵਸੂਲੀ ਲਈ ਨੋਟਿਸ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ, ਜਿਨ੍ਹਾਂ ਦੀ ਤਰਜ ਤੇ ਅਲਾਟੀਆਂ ਤੇ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜ਼ੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਵੱਖ-ਵੱਖ ਅਥਾਰਟੀਆਂ ਵਲੋਂ ਵੱਖਰੇ ਵਿਆਪਕ Comprehensive Guidelines ਬਣਾਉਣ ਲਈ ਜ਼ਰੂਰਤ ਮਹਿਸੂਸ ਕੀਤੀ ਜਾਂ ਰਹੀ ਹੈ।

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3. ਅਲਾਟੀਆਂ ਤੇ ਵੱਧੇ ਹੋਏ ਮੁਆਵਜ਼ੇ ਦੀ ਰਕਮ ਨਿਰਧਾਰਤ ਕਰਨ ਅਤੇ ਉਸ ਦੀ ਵਸੂਲੀ ਕਰਨ ਲਈ ਲੇਖਾ ਸਾਖਾ ਪੁੱਛਾ, ਭੋ ਪ੍ਰਾਪਤੀ ਦਫਤਰ ਗਮਾਡਾ, ਕਾਨੂੰਨੀ ਸਾਖਾ ਪੁੱਛਾ ਅਤੇ ਪੁੱਛਾ ਦੀ ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਵੱਖ-ਵੱਖ ਸਮੇਂ ਤੇ ਵਿਚਾਰ ਵਟਾਦਰਾ ਕਰਨ ਉਪਰੰਤ ਹੇਠ ਦਰਸਾਈਆਂ Comprehensive Guidelines ਪ੍ਰਵਾਨ ਕਰਾਉਣ ਦੀ ਤਜਵੀਜ਼ ਤਿਆਰ ਕੀਤੀ ਹੈ:-

1. Additional Price shall be recovered from only those allottees who have been allotted site/plot by way of draw of lots or by calling application at tentative price with clear condition in the allotment letter that Additional Price on account of enhancement of compensation of the land shall be payable by the allottee.
2. Additional Price shall not be recovered from the property allotted through open auction or bidding or e-auction, whether it is residential or commercial and where no specific condition regarding payment of Additional price by the allottee, is imposed in the allotment letter.
3. The proportionate enhancement cost of compensation of such plot/site allotted by way of auction or bidding or e-auction shall be borne by the concerned Authority.
4. The rate of Additional Price shall be charged at per Square meter from the present allottee/transferee of site/area irrespective of their allotment Price or date of allotment.
5. Additional Price would be payable by the present allottee/transferee of site/area within 30 days of issue of the demand notice of the Additional Price either in lumpsum or in installments with 12% interest per annum. If present allottee/transferee of site/area opts for installments, then 25% of the Additional Price will be payable by the allottee/transferee of site/area within 30 days of issue of the demand notice of Additional Price and balance 75% shall be payable in three half yearly installments with 12% p.a. interest with first installment becoming due after 6 months from the date of issue of demand notice.
6. If the present allottee/transferee of site/area fails to pay the amount of installment of Additional Price in time, then penal interest of @. 18% p.a. will be charged on the default amount. This shall be without prejudice to the right of Development Authority to initiate action as per the provisions of the Punjab Regional and Town Planning and Development Act, 1995.

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7. While calculating the Additional Price of particular Urban Estate/Sector/ Scheme, the cost of land under public utilities/common amenities of that Urban Estate/Sector/Scheme shall be loaded to the net planned area of the scheme.
 8. Where the total area of particular Urban Estate/Sector/Scheme includes unsold area which is yet to be sold then the cost of Additional Price of eligible unsold area is to be first borne by the concerned Development Authority and thereafter, while fixing allotment price of that unsold plot/site, the amount of Additional Price is to be considered in the allotment Price/Reserve Price of plot/site.
 9. The Additional Price shall be calculated uniformly for all types of properties irrespective of the allotment price and date of allotment.
 10. Accounts Branch of Head Office of the Concerned Development Authority will calculate the Additional Price upon specific reference from Estate Office/Land Acquisition Collector with the help of the following formula and after getting approval of Competent Authority, inform the same to the concerned Estate Officer for its recovery from the respective present allottee/transferee of site/area:-

Sr. No.	Particulars	Amount
i)	Total liability on account of Acquisition Cost including enhanced Compensation and interest awarded by all Courts for the Land measuring acres up to dated	Original cost + A.P
ii)	Less:- Cost of acquisition of Land and compensation existing at the time of launch of first scheme for allotment.	
iii)	Net enhancement (i-ii)	
iv)	Saleable area on which cost of Additional Price is to be loaded in per Square Meter as per layout plan (Excluding land pooling area).	
v)	Total Additional Price per Square Meter (iii/iv)	
vi)	Less:- Additional Price already recovered earlier per Square Meter.	
vii)	Balance Additional Price to be recovered per Square Meter.	

11. The recovery of Additional Price from the present allottee/transferee of site/area shall be made by the concerned

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Estate Officer of the Development Authorities by issuing demand notices through registered post. The concerned Estate Officer may also get publish a public notice in this regard in at least two leading newspaper (One English & One Punjabi).

4. ਇਸ ਲਈ ਇਹ Comprehensive Guidelines ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਹੇਠ ਆਉਣ ਵਾਲੀਆਂ ਸਮੂਹ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆਂ ਤੇ ਲਾਗੂ ਹੋਣਗੀਆਂ।
5. ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 14.01.2019 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡਾ ਆਇਟਮ 89.02 (ਅਨੁਲੱਗ-1) ਵਿੱਚ ਪੈਰਾ ਨੰ: 3 ਅਤੇ 4 ਵਿੱਚ ਦਿੱਤੀਆਂ ਤਜਵੀਜ਼ਾਂ ਵਿਚਾਰੀਆਂ ਗਈਆਂ ਸਨ ਅਤੇ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵਲੋਂ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ (ਅਨੁਲੱਗ-2) ਦਿੱਤੀ ਚੁੱਕੀ ਹੈ।
6. ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵਲੋਂ ਅਜੰਡਾ ਆਇਟਮ 89.02 ਦੇ ਪੈਰਾ ਨੰ: 3 ਅਤੇ 4 ਵਿੱਚ ਦਿੱਤੀਆਂ ਤਜਵੀਜ਼ਾਂ ਸਮੂਹ ਅਥਾਰਿਟੀਆਂ ਤੇ ਲਾਗੂ ਕਰਨ ਸਬੰਧੀ ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਕੋ-ਚੇਅਰਮੈਨ, ਪੁੱਛਾ/ ਸਪੈਸਲ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆਂ ਜੀ ਦੇ ਹੁਕਮ (ਅਨੁਲੱਗ-3) ਲਏ ਗਏ ਹਨ। ਪਾਲਿਸੀ ਸਾਖਾ ਵਲੋਂ ਪਤਰ ਨੰਬਰ: ਪੁੱਛਾ/ ਪਾਲਿਸੀ/2019/3728-39 ਮਿਤੀ 7.02.2019 (ਅਨੁਲੱਗ-4) ਰਾਹੀਂ ਇਹ ਹੁਕਮ ਲਾਗੂ ਕਰਨ ਲਈ ਸਮੂਹ ਅਥਾਰਿਟੀਆਂ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ। ਕੋ-ਚੇਅਰਮੈਨ, ਪੁੱਛਾ/ ਸਪੈਸਲ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀਆਂ ਜੀ ਵਲੋਂ ਇਸ ਦੀ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚੋਂ ਲੈਣ ਦੇ ਵੀ ਹੁਕਮ ਕੀਤੇ ਜਾ ਚੁੱਕੇ ਹਨ।
7. ਇਸ ਲਈ ਪੈਰਾ ਨੰਬਰ 6 ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦਾ ਅਜੰਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ ਅਤੇ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

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Sr no	Particulars	Amount (Rs) without interest	Amount (Rs) with interest @ 8%
i)	Total Liability on account of acquisition cost including enhance compensation and interest awarded by all courts for the land		
ii)	Less Cost of acquisition of land and compensation existing at the time of launch of first scheme for allotment		
iii)	Net Enhancement [(i) - (ii)] - value of enhanced compensation	3,004,170,437	5,884,371,898
iv)	Saleable area on which cost of Additional Price is to be loaded in per sq mtr as per layout plan (Excluding land pooling area)	1,859,514	1,859,514
v)	Total Additional Price per sq mtr (iii/iv)	1,616	3,164
vi)	Less: Additional Price already recovered earlier per sq mtr	-	-
vii)	Balance Additional Price to be recovered per sq mtr	1,616	3,164

Note

- 1 EO to recover the AP against sites sold
- 2 AP relating to sites sold through auction will be borne by the Authority
- 3 AP relating to sites unsold will be added to the reserve price of the sites whenever sold through auction or allotment

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
2. ਵਪੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
3. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
4. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
5. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਮਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ,
ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
7. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਪੱਤਰ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2023/

ਮਿਤੀ:

ਵਿਸ਼ਾ:-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 30ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-03-2023 ਨੂੰ ਦੁਪਹਿਰ 12:00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪਣੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।
(ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ)

—ਜੀ—
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਮਿਤੀ:

ਪਿੱਠ ਔਕਟ ਨੰ:ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-4-2023/

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।
(ਨੱਥੀ/ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ)

—ਜੀ—
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

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Minutes of 30th Authority Meeting of GMADA

ਮਿੰਟ: 30.14

ਮਰਾਬ ਦੇ ਠੋਕਿਆਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਸਬੰਧੀ।

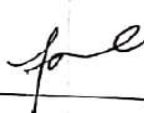
ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮਿੰਟ: 30.15

Assessment and recovery of Additional price from the present allottee / transferee of Sector 75- 80

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।


ਮੁੱਖ ਮੰਤਰੀ,
ਪੰਜਾਬ।



Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

Regd. No. 5278

PATRON

Raghubir Singh Sandhu
Ph 9914467825

PRESIDENT

Sucha Singh Kalaur
M. 9876063235

SR. VICE PRESIDENT

Major Singh
M. 9993999119

SECRETARY FINANCE

G. S. Pathania
M 9872983093

GENERAL SECRETARY

Ranjit Singh
M. 9876670485

JOINT SECRETARY

Harmesh Lal
M. 9417279320

PRESS SECRETARY

Sardul Singh Poonian
M. 9463838089

LEGAL ADVISOR

Amrik Singh Ashok
M. 9944444917
8427660722

ORGANIZING SECRETARY

Gurmail Singh Dhinsh
M. 9417146277

OFFICE SECRETARY

Darshan Singh
M. 9463955535

ADVISOR

Sukhdarshan Singh
M. : 9417780396

Dyal Chand

M. : 9779457681

Ref. No. S/2011-3
To

1. Hon'ble Chief Minister, Punjab.
2. The Secretary to Government of Punjab,
Department of Housing and Urban Development,
Chandigarh.
3. The Chief Administrator,
Greater Mohali Area Development Authority,
S.A.S.Nagar (Mohali).

Subject: Request to roll back/ revoke the decision of enhancement of rates on plots and recovery of additional price from the allottees/transferees in sector 76 to 80, S.A.S.Nagar.

Respected sir,

We have come to know from the reliable sources that GMADA has enhanced the prices of all types of plots in sector 76 to 80, S.A.S.Nagar and also has decided to recover the additional price of plots from the present allottees and transferees. We would like to put the following points for your kind perusal and consideration and favourable action regarding rolling back the decision taken for enhancement of rates of plots in sector 76 to 80, S.A.S.Nagar.

1. At the outset, we want to put forth the facts that the scheme for allotment of 3950 plots in sector 76 to 80 S.A.S.Nagar was launched on 27.11.2000 by PUDA/GMADA even without acquiring the whole land to be required for the said purpose. This action of PUDA/GMADA lead undue delay in allotment of plots to the allottees followed by multiple court cases. Hence, leading to mental and financial harassment to the allottees. Even till date, more than after 22 years after, the entire land has still not be taken over by GMADA/PUDA and GMADA could not allot/hand over the possession of plots to more than 100 allottees/transferees which clearly reflects a total failure of GMADA/PUDA in performing their official duties.
2. The allottees had deposited 10% of hard earned money in December, 2000/ January 2001 with the application submitted for draw of lots and further successful allottees deposited additional 15% amount of the total price of the plot in the month of May, 2001 onwards. However, the possessions of the plots have not been handed over to many allottees/ transferees till date for the reasons best known to GMADA whereas such allottees have already completed all the formalities as demanded by GMADA.

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- The 25% of the total price of the plots have already been deposited by the allottees which come to the tune of Rs.82.7 crores approx. If we calculate the interest at the rate of 10% on this amount upto March 2023, it comes out to be Rs.183 Crores approx. This amount is calculated upto first draw only. If interest on deposits is calculated as per subsequent draws, the interest will increase many folds.
 - The construction cost is increased more than three times since 2002. The plot holders are already under the burden of increased costs of the material and labour as its is clear from the comparison given below:-

Item	Rates 2002(Rs)	in	Rates in 2008 (Rs.)	Rates in 2013 (Rs.)	Rates in 2023. (Rs.)
Bricks (1000)	1600		2600	5500	7500
Stone agg. Cft.	8		12	35	40
Sand cft.	6		10	32	40
Steel	17		37	51	75
Cement	170		235	300	400
Labour (Raj Mistri per day	500		700	800	1000
Labour Majdoor, per day	250		350	400	500

It is clear from the above position that the construction cost has increased more than three times since 2002. If the possession of plots were handed over to the allottees in the year 2002, this extra burden on the allottees could have been avoided.

- The cost index has increased more than double since 2002. The below table from quarterly and annual construction cost index for Punjab State (Base 1999-2000=100) by Economic and Statistical Organization, Punjab confirms the same.

Year/Quarter	Cost index of building material (Group A).	Cost index for wages of labour (Group B)	Building Construction cost index number
2002	106.85	111.52	108.15
2009	182.40	180.07	181.76
2017	270.93	309.35	-----
2022	-----	-----	-----

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6. The land in sectors 76 to 80, S.A.S.Nagar has been earmarked for various purposes as mentioned below:-

Type of Land	Size
A. Commercial	100 acres approx.
B. Educational	60 acres approx.
C. Public Building	40 acres approx.
D. Societies	30 acres approx.

If we calculate the value of above said land on average basis (Gmada rates), it comes out Rs. 3000 crores. This amount does not include the value of approximately 25 acres of reserve land and commercial area adjoining the 150 ft. wide road connecting sectors 85 to 87. This land was acquired under the same scheme of sectors 76 to 80. The net value of above said land comes out to much mote than Rs. 3000 crores. This clearly indicates that after paying the handsome amount to the farmers/land owners and keeping reserve funds for future development, GMADA will still be in a comfortable position of profit. It is not understood why GMADA is unable to pay the enhanced amount of compensation to the farmers and land owners from this profit.

7. It is pertinent to mention here that on behalf of State Government and itself, PUDA/GMADA has already submitted in a written statement dated 14.7.2005 in the Hon'ble Punjab and Haryana High Court in the Civil Writ Petition no. 8766 of 2005 titled as Ashok Kumar and Others versus State of Punjab and Others which reads as under:-

“ That realizing the difficulty faced by the allottees due to pendency of the Land Acquisition Cases in this Hon'ble Court, it is ot out of place to mention here that in order to protect the interests of the allottees like the petitioners, the Finance and Accounts Committee in its 47th meeting held on 8.4.2005 has

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decided that any revision of rates will not be applicable in case of residential plots where letter of intent has already been issued at the existing rates as in case of sectors 76 to 80, S.A.S.Nagar, Mohali.”

8. GMADA has already paid amount of enhanced compensation to the land owners from the year 2006 onwards, but GMADA never demanded money from the transferees till date as GMADA already had given written statement before the Hon'ble Punjab and Haryana High Court as mentioned above in the Writ Petition that it will give the plots to the allottees/transferees on the rates which were offered them by GMADA in the Letter of Intent. After the commitment given by GMADA in the above said writ petition, GMADA never stated in any court case or before any court of law that it will revise the prices of plots in sectors 76 to 80, S.A.S.Nagar on the enhancement of compensation and to recover the additional price from the allottees and transferees. GMADA has already given No Due Certificates to the allottees and transferees who have paid all dues as demanded by GMADA from time to time after the enhanced compensation was paid by it to the land owners. Now GMADA intend to recover the enhanced compensation with interest till date which is unjust, unfair, illegal and against the law. Therefore, GMADA has no right to recover the additional price and interest from the allottees and transferees.
9. GMADA has huge number of commercial plots, plots for public buildings, plots for schools, vacant residential plots which will be auctioned by GMADA and will earn thousands crores of rupees from the said auction. Without adjusting the amount, to be earned by GMADA in auction in future, in the payment of enhanced compensation, it has no right to take any action to recover any amount from the allottees and transferees of sectors 76 to 80.
10. GMADA has already promised in the written statement given on its behalf and on behalf of State Government in the C.W.P. No. 8766 of 2005 titled as Ashok Kumar and others versus State of Punjab and others that any revision of rates will not be applicable in case of residential plots in sectors 76 to 80. If GMADA will take any action to recover any amount from the allottees and transferees in the name of enhancement of compensation in land acquisition cases or what so ever, it will be a case of contempt of court.

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11. The price of plots was fixed as per the market rates prevailed in the year 2001 for the area of sectors 76 to 80.

12. S. Sucha Singh Kalaur, President, Sector 76-80 Plot Allotment Sangarsh Committee, S.A.S.Nagar had sent two letters no. Spl-1 dated 13.8.2013 and Spl-2 dated 3.9.2013 to the Chief Administrator, GMADA and the Secretary, Housing and Urban Development, Punjab, Chandigarh, respectively. When the members of the above said committee met the concerned officers at that time they assured them that no additional price of the plots or enhanced compensation what so ever, would be recovered from the allottees and transferees.

Keeping in view the above, it is requested that the decision to recover the additional price of the plots and interest from the allottees and transferees of sectors 76 to 80, S.A.S.Nagar may please be rolled back/ revoked and the notice for the said purpose be not issued to such allottees and transferees

We shall be highly thankful to you, sir.

Yours sincerely,


(Sucha Singh Kalaur)

President,

Sector 76-80 Plot Allotment & Development Welfare Committee(Regd.),

S.A.S. Nagar.(Mohali). M.No.98760 63235



Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

Regd. No. 5278

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

PATRON

Raghubir Singh Sandhu
Ph. : 9914467825

PRESIDENT

Sucha Singh Kalaur
M. : 9876063235

SR VICE PRESIDENT

Major Singh
M. : 9876063235

SECRETARY FINANCE

G. S. Pathania
M. : 9872983093

GENERAL SECRETARY

Ranjit Singh
M. : 9876670485

Ref. No. 4, S. + 6.....

ACA (F&A)

Diary No. 1374

Date 10/6/2023

Date 13/06/2023

To

Please examine

JOINT SECRETARY

Harmesh Lal
M. : 9417279320

1. Hon'ble Chief Minister, Punjab.
2. The Secretary to Government of Punjab,
Department of Housing and Urban Development,
Chandigarh.
3. The Chief Administrator,
Greater Mohali Area Development Authority,
S.A.S.Nagar (Mohali).

PRESS SECRETARY

Sardul Singh Poonian
M. : 9463838089

LEGAL ADVISOR

Ashok Singh Kumar
M. : 9876670485
822766782

Subject: Request to roll back/ revoke the decision of enhancement of rates on plots and recovery of additional price from the allottees/transferees in sector 76 to 80, S.A.S.Nagar.

Respected sir,

dated 11-5-23

ORGANIZING SECRETARY

Gurmair Singh Dhinsh
M. : 9417146277

It is submitted that we have already requested in our letter sent to your good self in the month of May, 2023 to roll back/ revoke the decision of enhancement of rates of plots and recovery of additional price from the allottees/ transferees in sector 76 to 80, SAS Nagar.

2. It is further requested that the additional price fixed by GMADA @ Rs. 3164/- per square meter is not in accordance with the guidelines approved under Agenda Item No. 57.05 of 57 th meeting of the Punjab Urban Planning and Development Authority held on 5.3.2019 under the chairmanship of the then Hon'ble Chief Minister, Punjab. There is no provision in the above said guidelines to calculate and recover any amount of interest from the allottees/transferees before issuance of demand notice to such allottees/transferees.

3. It is also requested that many of the allottees had approached GMADA office to issue No Due Certificate/ No Objection Certificate for sale of plots to other persons, after issuance of allotment letter/ hand over possession of the plot. GMADA issued such certificates to the seller allottees without performing their duties to recover the "additional price". Now the burden of payment of "Additional Price" lies upon the buyers who do not know the truth about the said matter. Keeping in view the above situation the buyers/ transferees are not liable to pay additional price what so ever.

4. It is submitted that that the PUDA and State Government had already submitted a written statement on in CWP No.8766 of 2005 Ashok Kumar Sharma and others versus State of Punjab and others, on 14.7.2005 that the Finance and Accounts Committee in its 47 th meeting held on 8.4.2005 has decided that any revision of rates will not be applicable in case of

OFFICE SECRETARY

Darshan Singh
M. : 9463955535

ADVISOR

Sukhedarshan Singh
M. : 9417780396

Dyal Chand

M. : 9779457681

पुनर्वास, मोहाली, रोहतास
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residential plots where Letter of Intent has already been issued at the existing rates as in case of sector 76 to 80, SAS Nagar, Mohali. This fact has not been brought to the notice and discussed in the 57th meeting while deciding the matter regarding enhancement of rates of plots and recovery of additional price from the allottees/transferees of sector 76 to 80, SAS Nagar.

5. Keeping in view the above, it is requested that the decision to recover the additional price of the plots and interest from the allottees and transferees of sectors 76 to 80, S.A.S.Nagar may please be rolled back/ revoked and the notice for the said purpose be not issued to such allottees and transferees

We shall be highly thankful to you, sir.

~~Respect~~

Yours sincerely,


(Sucha Singh Kalaur)

President,

Sector 76-80 Plot Allotment & Development Welfare Committee(Regd.),

S.A.S. Nagar.(Mohali). M.No.98760 63235

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ANTI ENHANCEMENT COMMITTEE SEC 76-80, MOHALI

No. Anti-Enhancement Committee Sec 76-80 / Mohali Special-2 dated 17-09-24

To

The Chief Administrator
GMADA,
S.A.S. Nagar, Mohali.



ACA(F&A)

Subject: Request to Rollback (Revoke) the decision of enhancement on plots and recovery of additional price with 8 % interest from allottees/ transferees/purchasers of sector-76 to 80 S.A.S. Nagar, Mohali.

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Respected Sir,

In continuation of this Committee's letter no. Anti-enhancement Committee / 76-80 / Mohali/Special 1 dated 28.08.2024 (copy enclosed) on the subject cited above. I submit the following another point in addition to the points raised in the letter under reference for your kind consideration.

Unjustified recovery of interest @ 8%

The notice of recovery were never issued earlier i.e. before 2023, as such there was no fault of the allottees and there was no justification in charging interest at the rate of 8 % per annual from the allottees for the last more than 15 years. Moreover, there was no such condition in the letter of intent/allotment.

Again request for early resolution and sympathetic consideration of long pending issue.

Thanking you.

Yours sincerely

(Signature)

(Sukhdev Singh Patwari)

Convenor

Anti-Enhancement Committee

Sector 76-80 S.A.S. Nagar

Mb: 9915333668

Encl:- As above.

(Signature)
20/9/2024

(Signature)
SAO (CA)

ACA (F&A)

Despatch No. 736533

Date 19-09-24

(Signature)
So(F)/CA
Regd. Admt.

(Signature)
23/9/24

To,
The Hon'ble Chief Minister,
Punjab.

✓ The Secretary to Govt. of Punjab,
Department of Housing and Urban Development.

The Chief Administrator,
GMADA,
SAS Nagar, Mohali.

AEC-76-80/ 28-08-2024

Subject:

Request to Rollback (Revoke) the decision of enhancement of rates on plots and recovery of additional price with 18% interest from allottees/Transferees/Purchaser of Sector 76 to 80 SAS Nagar

Respected Sir,

1. We the Residents of sector 76-80 would like to put the following points for your kind consideration and favourable action regarding rolling back the decision of enhancement of plots in sectors 76-80.
2. Plot Allotment scheme was launched on 27-11-2000 by PUDA/GMADA for 3950 Plots without acquiring the total land. This led to undue delay in plot allotment followed by multiple court cases, hence leading to mental and financial harassment to allottees which clearly reflects inadequate planning by PUDA/GMADA.
3. The allottees had deposited 10% of their hard earned money in December 2000 and further successful allottees deposited additional 15% i.e. total 25% cost of a plot in May 2001. However plots were not handed over to allottees. The first draw of plots was held in 2007 where few allottees were given plot numbers. Total 5 draws were held in 2008 onwards. Still about 100 allottees have not been allotted plots till date. By this time the cost of construction as per Govt. of Punjab cost index increased three times (Copy Enclosed), putting additional burden on allottees. This again reflects inadequate planning by PUDA/GMADA.

Put up urgently,
Amrinder
11/9/2024

SAO (G)

So (F)
RHS

11/9/24
SA Acc 1

Amrinder
731037
10.9.24



10.9.24
C.A. (G)

4. The total interest earned by PUDA/GMADA on the deposit of 25% cost of plot from year 2000 till the last draw in 2012 and also from plots still not allotted works out to be more than **200 crores**.

5. Enhancement was also proposed by GMADA in 2013

- (a) Rs. 750 per sq. yard for upto 200 sq. yard plots
- (b) Rs. 850 per sq. yard for 201 to 500 sq. yard plots
- (c) Rs. 910 per sq. yard for above 501 sq. yard plots

6. However, this was verbally rolled back by Chief Administrator Mr. A.K. Sinha as the survey was done in 2013(Copy Enclosed) where GMADA would make profit of 3000 Crores by selling commercial property. Three letters were written to CA GMADA asking for present position of the above mentioned enhancement on 29-8-2013, 19-11-2013 and 24-01-2014, but no response has been received from GMADA till date.

7. We fail to understand why GMADA is now asking enhancement after 10 years that too with 8% interest which is illogical as even banks today do not charge such high rates of interest.

8. The scheme was 1264.25 Acres for 3950 Plots however only 3930 plots were catered. It is pertinent to mention that 80 Acres of land was acquired under the above scheme from sector 85-89 on 150 feet road outside sector 70-80 for commercial purposes.

9. The breakdown of land is tabulated below :-

SI No.	Land Allottee	Area (Acres)
(a)	Radhaswami Satsang	200.00
(b)	Judicial Complex and societies	35.18
(c)	Commercial	99.46
(d)	Public Building	50.96
(e)	Educational	43.20
(f)	Reserve Land	24.87
(g)	M S Flats	41.56
(h)	Bus Stand now Stadium	19.13
(j)	Public Corp Offices	5.70
(k)	Outside 76-80 Sectors	80.00
(l)	Future planning in sector 80	10.06
(m)	Judge complex	72.14
(n)	Guru Ashra	2.92
(p)	Maharaja Ranjit Singh Academy	0.74

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(q)	Punjab School Education Board	1.23
(r)	Religious Places	1.42
(s)	Gurdwara Mata Sunder Kaur Ji (sold for Flats Sec 77)	2.67
(t)	Land Acquired under new rule 2013	102.00
(u)	Total Land	793.50
(v)	Total Land Acquired	1264.25
(w)	Balance Land (v – u)	470.75

10. Balance Land Includes Roads, Resident plots, parks, waterworks (2.16 Acres), EGS, Vet Hospital, Fire Station, Electricity Grid (4.59 Acres) etc

11. Total of 3930 Plots were catered, however as per Maps (NAKSHAS) of sectors 77-80 total plots are shown as 5050 i.e. 1120 more plots than the scheme. As per reply to RTI(Copy Enclosed) total plots are 5216 i.e. 1236 more plots than the scheme. GMADA would earn Huge Amount by selling these extra plots. GMADA would also earn Huge Amount from the 80 Acres of land(Commercial Purpose) acquired outside sector 76-80 and 10.06 Acres of land(Reserved for future planning) of Sector 80.

12. A few Commercial/Educational Sites sold by GMADA are as follows:

SI No.	Site	Reserve Price	Sold	Remarks
(a)	Booths	As of 2013, Rs. 12 Lac Ground Floor, Rs. 8Lac First Floor.	Amount Rs. 19,70,32,675. 00	Number of Booths sold not disclosed by GMADA
(b)	SCO	As of 2014, Rs. 680.00 Lac	Unknown	Number of SCOs sold and amount not disclosed
(c)	Shivalik School Sector 78	As of 2014, Rs. 15,92,36,000.00	Sold	Amount not disclosed
(d)	Amity School Sector 79	Unknown	Sold	Amount not disclosed
(e)	National Wonder Smart School Sector 79	Unknown	Sold	Amount not disclosed
(f)	Land earmarked for Gurdwara Mata Sunder Kaur Ji (2.67 Acres) Sector 77	Unknown	Sold	Sold for Flats

13. The cost of plots was fixed at prevailing market rates in 2000 for sector 76-80, hence enhancement cannot be charged in such a scenario as directed by Hon'ble High Court Punjab and Haryana for Samrala road Ludhiana in 1992.

14. In view of the above it is requested that the entire enhancement may please be rolled back/Revoked. The Allottees are already overburdened due to the increased cost of construction.

Looking forward for early resolution of long pending issue.

Yours sincerely

Anti Enhancement Committee

Sector 76-80, S.A.S. Nagar

Encls:

1. Breakdown of Plots
2. Survey report of 2013
3. Reply to RTI
4. Construction Cost Index of Govt. of Punjab

1. S. Singh & Ashwini Singh Pat. 9915333668
2. Jarnail Singh (JARNAIL SINGH) 9815205878
3. Chaitan 9463309779
4. Major Singh 9872615728
5. Rajen Kumar 98141-51678
6. Suresh Choudhary



Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.)

Regd. No. 5278

S.A.S Nagar, Mohali (Pb.)

Head Office : # 369, Sector 80, SAS Nagar (Mohali)

PATRON

Raghubir Singh Sandhu
Ph 9914467825

PRESIDENT

Sucha Singh Kalaur
M 9876063235

SR VICE PRESIDENT

Major Singh
M 9463309379

SECRETARY FINANCE

G. S. Pathania
M 9872983093

GENERAL SECRETARY

Ranjit Singh
M 9876670485

JOINT SECRETARY

Harmesh Lal
M 9417279320

PRESS SECRETARY

Sardul Singh Poonia
M 9463838089

LEGAL ADVISOR

Amrik Singh
M 9914444017

ORGANIZING SECRETARY

Gurmail Singh Dhinsh
M 9417146277

OFFICE SECRETARY

Darshan Singh
M 9463955535

ADVISOR

Sukhendarshan Singh
M 9417780396

Dyal Chand

M 9779457681

Ref No 8626

To

S. Bhagwant Singh Mann

Hon'ble Chief Minister, Punjab-cum-Chairman,
Greater Mohali Area Development Authority,
PUDA Bhawan, Sector 62, SAS Nagar.

Subject: - Representation to roll back/revoke the decision of assessment and recovery of additional price from the allottees and transferees of Sectors 76 to 80, Mohali.

Respected Sir,

I am to submit that on having been issued notices to a number of allottees/purchasers of residential plots by the Estate Officer GMADA, Mohali we made various requests vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 to roll back the recovery of enhanced price of plots and interest there on as the same were not justified but no action has been taken by the GMADA authorities so far. It is once again reiterated that the basis on which notices have been issued are not justified and deserve to be withdrawn in view of the position stated below: -

- i. It has been noticed that while calculating enhanced price of plots, against enhanced compensation of Rs300.41 Crore GMADA has claimed Rs 588.43 Crores. This includes an amount of Rs.288.02 crores on account of interest, which is wrong and illegal as there is neither any provision in the Act, Rules and Regulations of GMADA nor any condition in the allotment letters issued to the allottees. Besides, there is no

Please examine

MS
22/5/24

Prepare list upon rule

23/5/24

SAO (d) 23/5/24
28/5/24
28/5/24

- fault of allottees as notices of recovery were never issued earlier at the time of payment of enhancement by GMADA.
- ii. As per information collected from the GMADA through various RTIs, the cost price of plots developed by the GMADA works out to Rs 1774/- per Sq Yard as on 2001(including cost of land and development etc.) whereas, the GMADA, foreseeing the future element of enhancement has allotted plots@ Rs 3350 per sq. yard for plot size up to 200 sq. yards, Rs 3750 for size above 200 sq yard and up to 500 sq yard and Rs 3900/- per sq. yard for plots above the size of 500 sq yard. The detailed calculations are attached as per annexure -A to this letter.
 - iii. The fact of considering and including the element of enhancement price of the plots, while fixing initial rates, is further supported by the ensuing facts. On the basis of information collected from GMADA it came to light that the sale price of plots after charging initial cost of purchase of land, enhanced compensation of land, administrative charges, development charges, maintenance charges, subsidy for public utility and profit margin of GMADA works out to Rs 3184/- per sq yard, which means that after charging enhanced price of land, GMADA had good margin of sale money with them, the sale price being Rs3350/- to 3950/- per sq yard as mentioned in para -i above. The detailed calculations are depicted in Annexure -B of this letter. A comparison of amount already recovered from allottees on the basis of cost of land in 2001 with that of enhanced cost of land, including initial cost of land (Annexure -C) would reveal that GMADA authorities have already made excess recovery of Rs.39.03 Crore (Annexure—C) from allottees.
 - iv. Out of 1265.25 acres of land, shown as purchased initially for fixing per square yard rate, to be charged from allottees, 102 acres land was subsequently acquired under land pooling scheme and about 80 acres land falls under Sector 85-90. Further, based on cost price of Rs 1774/- per sq yard, GMADA had recovered @ Rs 3350 to 3950 per sq yard. Taking minimum rate of Rs 3350/ - per sq yard GMADA has

already recovered an amount of Rs 388.10 crore in excess as depicted in Annexure D of this letter. Thus, additional demand of Rs 300.41 crores calculated by GMADA should be adjusted against already recovered excess amount from the allottees.

- v. The amount earned and yet to be earned by GMADA from auction of commercial property is also required to be taken into account while working out loss or profit of GMADA from this scheme.

Keeping in view the above facts, it is quite evident that the rates fixed by GMADA at the time of allotment are much more to take care of the enhancement and other costs involved. The GMADA has still sufficient balance as excess recovered from the allottees. Thus, issue of demand notices is not at all justified.

It is, therefore, humbly requested that the matter may kindly be re-examined in light of the above facts and issue of demand notices closed at the earliest as there is strong feeling of resentment and disappointment amongst the allottees against the unreasonable demand of enhancement price.

Thanking you in anticipation.

Yours faithfully,

Sudha S. Kulkarni
22/07/24

Annexure-A

Cost analysis for fixing the reserve rates of residential plots of Sectors 76-80 at S.A.S. Nagar for old allottees (**calculated on the basis of original acquisition cost per acre in 2001**)

S.No	Particulars	Figures in Lacs	
1	Cost of acquisition of land including structures etc per acre as per LAC Letter No 8574 Dated 21.9.2012 i. Original acquisition cost during 2001(16576 Lacs/1265.25, acre	13.10	
2.	Admn. Charges @3% on land cost (1+2)	0.14	
3.	Total land cost per acre (1+2+3)	13.50	
4	Development cost per acre as intimated by Divisional Engineer (HQ) vide letter No2251 dated30.5.2013(19075.235 Lac/1065acre Annexure C	17.91	
5	Maintenance charges@2.5 % P A on development cost for 5 years (5+6)	2.24	
6	Total Development cost (5+6+7)	20.05	
7.	ADMN charges@10% on dev. Cost	2.02	
8	Add 10 % profit margin on (Land + Dev cost)4+8	3.36	
9	Total cost per acre (4+8+9+10)	39.02	
10	Add cross subsidy of 10% for public utility	3.90	
11	Total cost of saleable 50% i.e.,2420 sq yard (11+12)	42.92	
12	Rate per sq yard of saleable area (2420 sq yard) i.e.50 % of the developed area (42,92,000/2420)	1774/- per sq yard	

Annexure -B

Cost analysis for fixing the reserve rates of residential plots of Sectors 76-80 at S.A.S. Nagar for old allottees(calculated after taking into account original cost of land plus enhancement paid up to 2023)

S.No	Particulars	Figures in Lacs	
1	Cost of acquisition of land including structures etc per acre as per LAC Letter No 8574 Dated 21.9.2012(Annexure A)		
	i. Original acquisition cost during 2001(16576 Lacs/1265.25, acre	13.10	
	ii. Enhanced compensation paid after 2001 to 31.3.23 including interest etc-30000 lacs/1163.25 acres (1265.25 Acre minus 102 Acre{land pooling})	25.79	
	iii. Total Cost(i+ii)	38.89	

2.	Admn. Charges @3% on land cost as per 1(iii) above	1.17	
3.	Total land cost per acre (1+3)	40.06	
4	Development cost per acre as intimated by Divisional Engineer (HQ) vide letter No2251 dated30.5.2013(19075.235 Lac/1065acre Annexure C	17.91	

5.	Maintenance charges@2.5 % P A on development cost for 5 years (5+6)	2.23	
6	Total Development cost (5+7)	20.14	
7.	ADMN charges@10% on dev. Cost	2.02	
8	Add 10 % profit margin on (Land + Dev cost)4+8	6.02	
9	Total cost per acre (4+8+9+10)	68.24	
10	Add cross subsidy of 10% for public utility	6.82	
11	Total cost of saleable 50% i.e.,2420 sq yard (11+12)	77.06	
12	Rate per sq yard of saleable area (2420 sq yard) i.e.50 % of the developed area (77,06,000/2420)	3184/- per sq yard	

Annexure-C

Calculations in support of excess amount already recovered by GMADA on saleable area (compared with basic rate per sq. yard charged/chargeable for plots of size up to 200 Sq. Yard)

1. Total cost of land (as in 2001) already recovered

Saleable area =2351187 sq.yard

Rate already charged for plots size up to 200 sq yard =Rs 3350/-per sq.yd y

Total amount recovered- 2351187x3350 =Rs 787.65 crore

2. Total cost of land including enhanced

acquisition cost paid.

Rate per sq. Yard =Rs3184/- Per sq. Y

Total amount recoverable-2351187x3184 =Rs 748.62 crore

3. Amount already recovered in excess (1-2) =Rs 39.03 crore

Note:-If comparison is done with rates charged for plots sizes above 200 sq. yard also the amount already recovered in excess will increase.

Annexure -D

Calculations in support of excess amount already recovered by GMASDA on saleable area on account of land acquired under land pooling, land falling in sectors 85 to 90 and excess amount recovered initially.

1	1. Land acquired under land pooling scheme-- -102 Acres 2. Cost per acre as worked out in 2001=13.10 Lacs 3. Total cost of land 102X13.10=13.36 Crores	13.36 Crores	
2	Land falling under sectors 85 to 90=32 Acres Total Cost-32x13.10=4.19Crores	4.19 Crores	
3	Cost already recovered in excess. Total Saleable area=2148985 Sq Meter say2351187 sq yards Difference in rate=3350-1774=1576 per sq yard- Amount of excess recovery 2351187 x1576=370.55 crores	370.55 Crores	
4	Total excess already recovered by GMADA 1+2+3 13.36+4.19+370.55Crores	388,10 crores	

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Sector 76-80 Plot Allotment Welfare Committee

S.A.S Nagar (Mohali)

H.O. 2676 Sector 79 SAS Nagar Mohali

No. PAWC/01/24

Regd 5113

25 ~~August~~ 2024
SEP



To.
The Hon'ble Chief Minister
Punjab

The Secretary to Govt. of Punjab
Department of Housing and Urban Development

The Chief Administrator
GMADA

SAS Nagar Mohali

Subject:

Request to Rollback (Revoke) the decision of enhancement of rates on plots and recovery of additional price with 18% interest from allottees/Transferees/Purchaser of Sector 76 to 80 SAS Nagar

Respected Sir,

1. We the Residents of sector 76-80 would like to put the following points for your kind consideration and favourable action regarding rolling back the decision of enhancement of plots in sectors 76-80.
2. Plot Allotment scheme was launched on 27-11-2000 by PUDA/GMADA for 3950 Plots without acquiring the total land. This led to undue delay in plot allotment followed by multiple court cases, hence leading to mental and financial harassment to allottees which clearly reflects inadequate planning by PUDA/GMADA.
3. The allottees had deposited 10% of their hard earned money in December 2000 and further successful allottees deposited additional 15% i.e. total 25% cost of a plot in May 2001. However plots were not handed over to allottees. The first draw of plots was held in 2007 where few allottees were given plot numbers. Total 5 draws were held in 2008 onwards. Still about 100 allottees have not been allotted plots till date. By this time the cost of construction as per Govt. of Punjab cost index increased three times(Copy Enclosed), putting additional burden on allottees. This again reflects inadequate planning by PUDA/GMADA.

ACA (F&A)

Despatch No.....741530

Date.....30-9-24

741530
30/9/24
741530
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741530
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AC (F&A) / Ro (P)
in
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Mayhwar

Relate to
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16/10/24
SAAC-1

4. The total interest earned by PUDA/GMADA on the deposit of 25% cost of plot from year 2000 till the last draw in 2012 and also from plots still not allotted works out to be more than 200 crores.
5. Enhancement was also proposed by GMADA in 2013
- Rs. 750 per sq. yard for upto 200 sq. yard plots
 - Rs. 850 per sq. yard for 201 to 500 sq. yard plots
 - Rs. 910 per sq. yard for above 501 sq. yard plots
6. However, this was verbally rolled back by Chief Administrator Mr. A.K. Sinha as the survey was done in 2013(Copy Enclosed) where GMADA would make profit of 3000 Crores by selling commercial property. Three letters were written to CA GMADA asking for present position of the above mentioned enhancement on 29-8-2013, 19-11-2013 and 24-01-2014, but no response has been received from GMADA till date.
7. We fail to understand why GMADA is now asking enhancement after 10 years that too with 18% interest which is illogical as even banks today do not charge such high rates of interest.
8. The scheme was 1264.25 Acres for 3950 Plots however only 3930 plots were catered. It is pertinent to mentioned that 80 Acres of land was acquired under the above scheme from sector 85-89 on 150 feet road outside sector 76-80 for commercial purposes.
9. The breakdown of land is tabulated below :-

Sl No.	Land Allotee	Area (Acres)
(a)	Radhaswami Satsang	200.00
(b)	Judicial Complex and societies	35.18
(c)	Commercial	99.46
(d)	Public Building	50.96
(e)	Educational	43.20
(f)	Reserve Land	24.87
(g)	M S Flats	41.56
(h)	Bus Stand now Stadium	19.13
(j)	Public Corp Offices	5.70
(k)	Outside 76-80 Sectors	80.00
(l)	Future planning in sector 80	10.06
(m)	Judge complex	72.14
(n)	Guru Ashra	2.92
(p)	Maharaja Ranjit Singh Academy	0.74

3

(q)	Punjab School Education Board	1.23
(r)	Religious Places	1.42
(s)	Gurdwara Mata Sunder Kaur Ji (sold for Flats Sec 77)	2.67
(t)	Land Acquired under new rule 2013	102.00
(u)	Total Land	793.50
(v)	Total Land Acquired	1264.25
(w)	Balance Land (v – u)	470.75

10. Balance Land Includes Roads, Resident plots, parks, waterworks (2.16 Acres), EGS, Vet Hospital, Fire Station, Electricity Grid (4.59 Acres) *etc and all Societies*

11. Total of 3930 Plots were catered, however as per Maps (NAKSHAS) of sectors 77-80 total plots are shown as 5050 i.e. 1120 more plots than the scheme. As per reply to RTI(Copy Enclosed) total plots are 5216 i.e. 1236 more plots than the scheme. GMADA would earn Huge Amount by selling these extra plots. GMADA would also earn Huge Amount from the 80 Acres of land(Commercial Purpose) acquired outside sector 76-80 and 10.06 Acres of land(Reserved for future planning) of Sector 80.

12. A few Commercial/Educational Sites sold by GMADA are as follows:

Sl No.	Site	Reserve Price	Sold	Remarks
(a)	Booths	As of 2013, Rs. 12 Lac Ground Floor, Rs. 8Lac First Floor	Amount Rs. 19,70,32,675. 00	Number of Booths sold not disclosed by GMADA
(b)	SCO	As of 2014, Rs. 680.00 Lac	Unknown	Number of SCOs sold and amount not disclosed
(c)	Shivalik School Sector 78	As of 2014, Rs. 15,92,36,000.00	Sold	Amount not disclosed
(d)	Amity School Sector 79	Unknown	Sold	Amount not disclosed
(e)	National Wonder Smart School Sector 79	Unknown	Sold	Amount not disclosed
(f)	Land earmarked for Gurdwara Mata Sunder Kaur Ji (2.67 Acres) Sector 77	Unknown	Sold	Sold for Flats

4

13. The cost of plots was fixed at prevailing market rates in 2000 for sector 76-80, hence enhancement cannot be charged in such a scenario as directed by Hon'ble High Court Punjab and Haryana for Samrala road Ludhiana in 1992.

14. In view of the above it is requested that the entire enhancement may please be rolled back/Revoked. The Allottees are already overburdened due to the increased cost of construction.

Looking forward for early resolution of long pending issue.

Yours sincerely



Commander Gurdev Singh Deol

President

Sector 76-80 Plot Allotment Welfare Committee

SAS Nagar Mohali

Mob= 9877571472 - 9417196181 (Whatsapp)

Ends:

1. Breakdown of Plots
2. Survey report of 2013
3. Reply to RTI
4. Construction Cost Index of Govt. of Punjab

11/11/2021-2

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Year wise payment of Enhanced compensation									
Sr.No.	FY	Total		Days	ROI	Interest	TOTAL		
1	2006-07	75,879,293	3/31/2007	5693	0.08	94,680,727	170,560,020		
2	2007-08	1,340,628,943	3/31/2008	5327	0.08	1,565,266,932	2,905,895,875		
3	2008-09	221,429,746	3/31/2009	4962	0.08	240,818,499	462,248,245		
4	2009-10	22,274,225	3/31/2010	4597	0.08	22,442,655	44,716,880		
5	2010-11	19,485,276	3/31/2011	4232	0.08	18,073,795	37,559,071		
6	2011-12	775,410,043	3/31/2012	3866	0.08	657,037,858	1,432,447,901		
7	2012-13	59,770,869	3/31/2013	3501	0.08	45,864,726	105,635,595		
8	2013-14	13,395,150	3/31/2014	3136	0.08	9,207,055	22,602,205		
9	2014-15	100,252,917	3/31/2015	2771	0.08	60,387,854	161,140,771		
10	2015-16	207,467,121	3/31/2016	2405	0.08	109,360,751	316,827,872		
11	2016-17	56,784,560	3/31/2017	2040	0.08	25,389,699	82,174,259		
12	2017-18	41,649,854	3/31/2018	1675	0.08	15,290,631	56,940,485		
13	2018-19	21,356,223	3/31/2019	1310	0.08	6,131,869	27,488,092		
14	2019-20	46,743,115	3/31/2020	944	0.08	9,671,343	56,414,458		
15	2020-21	-	3/31/2021	579	0.08	-	-		
16	2021-22	1,643,102	3/31/2022	214	0.08	77,068	1,720,170		
Total		3,004,170,437				2,880,201,461	5,884,371,898		

21 -

Master Table of Services Sector - 76 to 80								
S. No	Detail	Services	Sector - 76	Sector - 77	Sector - 78	Sector - 79	Sector - 80	Total
1	Residential Area	Including Services (Gross Area)	13.89	141.18	97.42 ✓	179.70	140.53	
		Without Service (Net Area)	12.26	85.34	53.45	100.8	63.8	
2	Commercial	Including Services (Gross Area)	0.35	36.13	51.62 ✓	47.83	39.41	
		Without Service (Net Area)	0.307	21.84	28.32	26.83	17.89	
3	Religious	Including Services (Gross Area)	226.87	0	0.07 ✓	0	0	
		Without Service (Net Area)	200.25	0	0.04	0	0	
4	Public Building	Including Services (Gross Area)	16.14	27.48	61.90	29.93	23.17	
		Without Service (Net Area)	14.25	16.61	33.96	16.79	10.52	
5	Educational	Including Services (Gross Area)	0	34.33	11.96 ✓	15.63	15.68	
		Without Service (Net Area)	0	20.75	6.56	8.77	7.12	
6	Reserved	Including Services (Gross Area)	0.85	13.23	3.72 ✓	11.75	17.18	
		Without Service (Net Area)	0.753	8	2.04	6.59	7.8	
7	Total Area	Including Services (Gross Area)	258.11	252.35	226.68	284.85	235.97	1257.96
		Without Service (Net Area)	227.82	152.54	124.37	159.78	107.13	
					Area acquired by GMADA			1264.84
					Difference			6.88

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ

ਵਧੀਕ ਮੁਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ)

ਗਮਾਡਾ, ਪੁੱਡਾ ਭਵਨ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਮੀਮੋ ਨੰ: ਕਮਾਡਾ/ਡੀਟੀਪੀ/2023/

4594

ਮਿਤੀ: 23/11/23

for N.A.P.
23.11.23
23/11/23
56 P1

ਵਿਸ਼ਾ: -

Information regarding Area falling under sector 76-80,
SAS Nagar

ਹਵਾਲਾ:- ਆਪ ਜੀ ਦੇ ਦਫਤਰ ਵਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ 85322 ਅਤੇ 87380 ਮਿਤੀ 19.10.2023
ਅਤੇ 21.11.2023 ਦੇ ਸੰਬੰਧ ਵਿੱਚ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਆਪ ਜੀ ਵਲੋਂ ਸੈਕਟਰ 76 ਤੋਂ 80 ਦਾ ਜੇ ਹਿੱਸਾ ਦੂਜੇ
ਸੈਕਟਰਾਂ ਵਿੱਚ ਪੈਂਦਾ ਹੈ, ਬਾਰੇ ਰਿਪੋਰਟ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ। ਜਿਸ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ
ਸਕੀਮ ਸੈਕਟਰ 76 ਤੋਂ 80 ਅਧੀਨ acquire ਕੀਤੇ ਗਏ ਰਕਬੇ ਦਾ ਲੱਗਭਗ 80 ਏਕੜ ਰਕਬਾ ਸੈਕਟਰ 85
ਤੋਂ 89 ਵਿੱਚ ਪੈਂਦਾ ਹੈ ਜਿਸ ਨੂੰ ਦਰਸਾਉਂਦਾ ਪਲੈਨ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਆਪ ਨੂੰ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਜਿਲ੍ਹਾ ਨਗਰ ਸਿਜਨਾਕਾਰ,
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਮੋਮ ਲੇਖਾ ਅਵਸਰ, ਗਮਾਡਾ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਮੋਹਾਲੀ
ਮਿਤੀ: 23/11/23

-148-

ਸੈਕਟਰ 76-80, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਮੌਜੂਦਾ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਵਸੂਲ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 10.08.2022 ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀ ਸ਼ਾਮਲ ਹੋਏ:

1. ਸ਼੍ਰੀ ਅਮਰਿੰਦਰ ਸਿੰਘ ਟਿਵਾਣਾ, ਪੀ.ਸੀ.ਐਸ., ਭੌ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
2. ਸ਼੍ਰੀ ਅਜੈ ਮਿੱਤਲ, ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
3. ਸ਼੍ਰੀ ਵਿਪਨ ਜੇਠੀ, ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
4. ਸ਼੍ਰੀ ਗੁਰਦੇਵ ਸਿੰਘ ਅਟਵਾਲ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮੀਟਿੰਗ ਦੇ ਸ਼ੁਰੂ ਵਿੱਚ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਸੈਕਟਰ 76-80, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਵਿਕਾਸ ਲਈ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਭੌ ਵਿਰੁੱਧ ਗਮਾਡਾ ਵੱਲੋਂ ਰੈਫਰੇਂਸ ਕੋਰਟ, ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਅਤੇ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਭੌ ਮਾਲਕਾਂ ਨੂੰ 300.41 ਕਰੋੜ ਰੁਪਏ ਦੇ ਵਧੇ ਮੁਆਵਜ਼ੇ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਅਦਾਇਗੀ ਤੇ ਮਿਤੀ 31.08.2022 ਤੱਕ 8% ਸਲਾਨਾ ਦੀ ਦਰ ਨਾਲ ਵਿਆਜ ਚਾਰਜ ਕਰਨ ਉਪਰੰਤ ਇਹ ਰਕਮ 584.41 ਕਰੋੜ ਰੁਪਏ ਹੋ ਗਈ ਹੈ, ਜੋ ਕਿ ਇਸ ਸਕੀਮ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਵਜੋਂ ਰਿਕਵਰ ਕੀਤੀ ਜਾਵੇਗੀ, ਕਿਉਂ ਜੋ ਗਮਾਡਾ ਵੱਲੋਂ ਬੈਂਕਾਂ ਤੋਂ ਕਰਜ਼ਾ ਲਿਆ ਹੋਇਆ ਹੈ, ਜਿਸ ਤੇ ਗਮਾਡਾ ਨੂੰ ਵਿਆਜ ਦੀ ਅਦਾਇਗੀ ਕਰਨੀ ਪੈਂਦੀ ਹੈ।

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਵੀ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਮੁਹੱਈਆ ਕਰਵਾਏ ਗਏ ਸੇਲੇਬਲ ਰਕਬੇ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੈਕਟਰ 76-80 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਰਿਕਵਰ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਵਧੀ ਕੀਮਤ ਦੀ ਕੈਲਕੁਲੇਸ਼ਨ ਕੀਤੀ ਗਈ ਹੈ, ਜੋ ਕਿ 2830/- ਰੁਪਏ ਪ੍ਰਤੀ ਵਰਗ ਮੀਟਰ ਬਣੀ ਹੈ, ਪ੍ਰੰਤੂ ਇਸ ਰਿਪੋਰਟ ਵਿੱਚ ਵਿੱਦਿਅਕ, ਪਬਲਿਕ ਬਿਲਡਿੰਗਾਂ ਹਸਪਤਾਲ ਅਤੇ ਧਾਰਮਿਕ ਮੰਤਵਾਂ ਦਾ ਰਕਬਾ ਵੀ ਸੇਲੇਬਲ ਏਰੀਆ ਦਿਖਾਇਆ ਗਿਆ ਹੈ, ਜਦੋਂ ਕਿ ਇਹਨਾਂ ਮੰਤਵਾਂ ਲਈ ਰਾਖਵਾਂ ਸਾਰਾ ਰਕਬਾ ਗਮਾਡਾ ਵੱਲੋਂ ਵੇਚਿਆ ਨਹੀਂ ਜਾਂਦਾ ਅਤੇ ਗਮਾਡਾ ਦੀ ਸੰਸਥਾਤਮਕ ਰਕਬੇ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਪ੍ਰਚਲਿਤ ਪਾਲਿਸੀ ਤਹਿਤ ਇਹ ਰਕਬਾ ਵੱਖ-ਵੱਖ ਰੇਟਾਂ ਤੇ ਅਲਾਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ। ਇਸ ਲਈ ਇਸ ਸਾਰੇ ਰਕਬੇ ਨੂੰ ਸੇਲੇਬਲ ਰਕਬੇ ਵਿੱਚ ਸ਼ਾਮਲ ਕਰਨਾ ਉਚਿਤ ਨਹੀਂ ਜਾਪਦਾ।

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ਮਾਮਲੇ ਤੇ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਰਵ ਸੰਮਤੀ ਨਾਲ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਮੁਹੱਈਆ ਕਰਵਾਈ ਗਈ ਸੇਲੇਬਲ ਏਰੀਆ ਦੀ ਰਿਪੋਰਟ ਵਿੱਚ ਆਉਂਦੇ ਵਿੱਦਿਅਕ, ਪਬਲਿਕ ਬਿਲਡਿੰਗਾਂ, ਹਸਪਤਾਲ ਅਤੇ ਧਾਰਮਿਕ ਮੰਤਵਾਂ ਦੇ 50% ਰਕਬੇ ਨੂੰ ਸੇਲੇਬਲ ਮੰਨਦੇ ਹੋਏ ਵਧੀ ਕੀਮਤ ਦੀ ਕੈਲਕੁਲੇਸ਼ਨ ਕਰ ਦਿੱਤੀ ਜਾਵੇ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਅਲਾਟੀਆਂ ਤੋਂ ਵਧੀ ਕੀਮਤ ਦੀ ਰਕਮ ਮੰਗ ਲਈ ਜਾਵੇ।

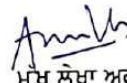
ਮੀਟਿੰਗ ਪੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।



ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ



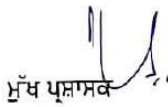
ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ



ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ



ਡੈਂ ਪ੍ਰਾਪਤੀ ਕਲੈਕਟਰ



ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

- 3 -

From Previous Page

Detailed Office Note may be perused. In view of the guidelines issued by PUDA for recovery of Additional Price, the interest given on the loans raised by GMADA, conditions of the brochure regarding recovery of additional price from allottees and the report sent by DTP, Mohali regarding area distribution, Additional Price of Rs. 3164.00 per Square Metres was calculated which was approved in the 30th meeting of GMADA held on 31.03.2023 vide Agenda item no. 30.15.

In compliance of the decision, demand notices were issued to the allottees of Sector 76-80 for the recovery of Additional Price at the rate of Rs. 3164.00 per Square Meter against which lot of representations to rollback the decision for the recovery of additional price were received and objections were raised that the land falling in other sectors is also being recovered from the allottees of Sec 76-80. President, Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.) has submitted vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 to roll back the recovery of enhanced price of plots and interest there on as the same were not justified. The objections were also raised that the enhanced price has not been loaded to the institutional, commercial, educational sites and the other reserved areas. It was also suggested that the calculations for the additional price be done afresh by taking only the proportionate enhanced compensation of Residential area only out of Rs. 588.44 Crores, which is applicable for the total area of 1157 Acres.

These representations were discussed in various meetings at the level of Chief Administrator, GMADA and a report from District Town Planner, Mohali regarding the saleable areas under different categories has been received in which District Town Planner, GMADA intimated that approximately 80 Acre land acquired for Sector 76-80 falls in other Sectors i.e. Sector 85 and 86. The Enhanced Compensation and interest on 80 Acre land falling in Sector 85 and 86 is Rs. 20.77 Crores and Rs. 19.91 Crores. Therefore the balance enhanced compensation and interest to be recovered for Sector 76-80 is Rs. 547.76 Crores i.e. (Rs. 588.44 Crores-Rs. 20.77 Crores-Rs. 19.91 Crores). Further, District Town Planner, Mohali has intimated regarding the saleable areas under different categories and the recovery amount has been re-calculated keeping in view the residential area including Services, 50% of (Educational, Public Building, Veterinary Hospital and Religious) and excluding the Proportionate area of Residential Land under Land Pooling which comes out to 544.66 acres as per the

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

revised preliminary information provided by the DTP office, However, there is difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali.

The Additional Price re-calculated recoverable from the allotted residential area excluding the land pooling area shall Rs. 2340.00 per Square Meters approximately.

GMADA will have to present an agenda before the Executive Committee and Authority of GMADA for consideration and approval of the following:-

1. Approval of re-calculated amount of Additional Price i.e. Rs. 2340.00 per Square Meters
2. Issuance of Fresh Notices to the allottees after approval of the rate mentioned in point no 1 and refund of the excess amount deposited by the allottees against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters within 3 months from the date of receipt of application without any interest

A

Amr
19/11/2024

ACA (FPA) 30.11.25

CA/GMADA

How will the recovery of enhancement of commercial areas be done? Will the above proposal give any financial burden on GMADA?

MS
21/11/24

ACA/FPA 21.11.25
CA/GMADA

Amr 21/11/2024 SO/CA 21/11/24

With reference to the observations of Hon'ble Chief Administrator, GMADA, the amount of Enhanced Compensation related with commercial Area shall be recovered from the purchasers of commercial by adding the amount of

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5. ਇਸ ਉਪਰੰਤ ਸਬੰਧਤ ਅਲਾਟੀਆ ਪਾਸੋਂ ਵਸੂਲਣਯੋਗ Additional Price ਨੂੰ Land Pooling Area ਘਟਾਉਣ ਉਪਰੰਤ 2340 per square meters ਮੁੜ ਕੈਲਕੁਲੇਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਅਨੁਸਾਰ ਦਫ਼ਤਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਜੰਡਾ executive committee & Authority of GMADA ਵਿੱਚ ਵਿਚਾਰਨ ਹਿਤ ਪੇਸ਼ ਕਰਨ ਹਿਤ ਸਰਕਾਰ ਪਾਸੋਂ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਹਿਤ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ।

- I. Approval of re-calculated amount of Additional Price i.e., 2340 per square meters.
- II. Issuance of Fresh Notices to the allottees after approval of the rate mentioned in point no. 1 and refund of the excess amount deposited by the allottees against the earlier notices issued at the rate of Rs 3164.00 per square meters within 3 months from the date of receipt of application without any interest.

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਸਥਿਤੀ ਦੇ ਸਨਮੁੱਖ ਉਕਤ ਪੈਰਾ 05 ਵਿੱਚ ਦਰਜ ਦਫ਼ਤਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੀ ਤਜਵੀਜ਼ ਨਾਲ ਸਹਿਮਤੀ ਪ੍ਰਗਟ ਕਰਦੇ ਹੋਏ ਦਫ਼ਤਰ ਦਾ ਵਿਚਾਰ ਹੈ ਕਿ ਵਿਤਾਗ ਵੱਲੋਂ ਸੈਕਟਰ 76-80 ਦੇ ਸਬੰਧ ਵਿੱਚ ਐਕੁਆਇਰ ਕੀਤੀ ਗਈ ਜਗ੍ਹਾ ਤੇ ਵਾਧੂ ਖਰਚੇ ਦੀ ਰਿਕਵਰੀ Rs. 2340 per square meters ਅਨੁਸਾਰ ਕਰਨ ਅਤੇ ਇਸ ਸਬੰਧੀ ਨੋਟਿਸ ਜਾਰੀ ਕਰਦੇ ਹੋਏ ਸਬੰਧਤ ਅਲਾਟੀਆ ਵੱਲੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟਿਸ ਮਿਤੀ 10.07.2023 ਤਹਿਤ Rs. 3464.00 per square meters ਅਨੁਸਾਰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਜ਼ਿਆਦਾ ਰਕਮ (Excess Amount than Rs. 2340 per square meters) ਵਾਪਿਸ ਕਰਨ ਬਾਬਤ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅਤੇ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਹਿਤ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਮਿਸਲ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ ਜੀ, ਮਕਾਨ ਉਸਾਰੀ ਨੂੰ ਪ੍ਰਵਾਨਗੀ/ਸਹਿਮਤੀ ਹਿਤ ਪੇਸ਼ ਕਰ ਦੇਣੀ ਯੋਗ ਹੋਵੇਗੀ ਜੀ।

ਉਕਤ ਅਨੁਸਾਰ ਮਿਸਲ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ/ਯੋਗ ਹੁਕਮਾਂ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਸ਼.ਮੁੱਖ

03.01.2025

ਸ਼.ਮੁੱਖ

ਤਰਜਮਾ ਕੋਰ
31/1/2025

ਵਿਸ਼ੇਸ਼

Amr-
8/1/25

PSMUP

Pl. ask CA
made w
give an exhaustive
self contained
proposal covering
everything.

Pl. speak

SSMUP. Amr-
8/1/25
S-H-1

13.1.25

HUD
PA/SSMUP. 88
Date 07.01.25

SECTOR 76 TO 80

AREA UNDER SECTOR DIVIDING ROAD = 31.00 ACS.

= 13.65 ACS. ✓

= 1.13 ACS. ✓

= 0.01 ACS.

= 5.94 ACS. ✓

= 2.83 ACS. ✓

= 1.19 ACS.

= 3.02 acs. ✓

= 7.00 ACS. ^{Unac}

= 7.94 ACS.

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)

993241/2025/ACC BR(HQ)-GMADA

Calculation with Commercial Area taken as 135% of the Gross Commercial Area

ANNEXURE-12

Gross Area of Sector 76-80 (Including Services)

Area in Acres

Sr. No.	Types of Area under	Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors	Less: Area of other sectors in 76-80 Planning	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Additional 135% of Commercial						0.00			77.38
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	258.10	252.35	226.69	284.84	235.97	1257.95	80.00	73.71	1341.62
	sqmt	1044493.53	1021224.11	917381.79	1152706.46	954936.61	5090742.51			

77.38

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang

1264.24

Residential Area excluding Services		Commercial Area excluding Services		Area of Other Sectors in 76-80 Planning		
Sector	Area	Sector	Area	Area Without Services	Services	Area With Services
76	12.26	76	0.31	1.14	1.72	2.86
77	85.34	77	21.84	13.65	20.61	34.26
78	53.45	78	28.32	5.94	8.97	14.91
79	100.80	79	26.83	2.83	4.27	7.10
80	63.80	80	17.89	3.02	4.56	7.58
Total	315.65	Total	95.19	26.58	40.13	66.71
Area In Sq. Yards	1527746.00	Area in Sq. Mtrs	1277391.36	40.13		
Less Area Under Land pooling	107501.69	Residential Area Only	89885.07			
Balance Area	1420244.31	Balance Area	1187506.29			

1264.83

-0.59

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)

993241/2025/ACC BR(HQ)-GMADA

				Area in Acre	Area in Acres
Add-	Residential area including Services			572.72	Total Area 1341.62
	Area Under Educational, Public Building				Land Poling 107.50169
	Vet. Hospital and Religious				Net Area 1234.1163
	(77.6+120.69+2.59+.07)	200.95	100.475	100.475	
Add:	Sports Complex Area			11.85	
	(27.26/1341.62*572.72)				
				685.045	
Less:-	Proportionate area of Residential Land under Land Pooling				
	= 572.72/1264.24*107.50169			48.70	
	Net area excluding Land Pooling Area			636.345	
	Total Compensation paid including Interest				588.44 Rs Crores
	Compensation for 636.345 Acres				303.42 Rs Crores
	Additional Price With Land Pooling effect				
	Additional price in Sqmtr (Rs. 303.42 crore/1168971 sqmtr)				2555
	Additional price in Sqyd (Rs. 303.42 crore/1398077.11 sqyd)				2136

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)

993241/2025/ACC BR(HQ)-GMADA

Calculation with commercial area taken as 250% of the actual saleable area

ANNEXURE-13

Sr No.:- 1 Gross Area of Sector 76-80 (Including Services)- Flag-D

Sr. No.	Types of Area under							Area in Acres		
		Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors- Flag-E	Less: Area of other sectors in 76-80 Planning- Flag-B	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Extra for Commercial-Taking SCO & Booths-250%						0.00			197.30
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	258.10	252.35	226.69	284.84	235.97	1257.95	80.00	73.71	1461.54
	sqmt	1044493.53	1021224.11	917381.79	1152706.46	954936.61	5090742.51			

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang

Less 197.30
Balance Area 1264.24
LAC Area 1264.83
Difference -0.59

Sr. No.:- 2- Commercial Area excluding Services- Flag-B			
		Sector	Area
		76	0.31
		77	21.84
		78	28.32
		79	26.83
		80	17.89
		Total-A	95.19
	Add: 76-80 Area fall under other sectors		50.00
	Less: Area of other sectors in 76-80 Planning		13.65
		Total-B	131.54
	250% of Total-B		328.84

Sr. No. :-3- Area of Other Sectors in 76-80 Planning (Including Services)- Flag-B				
Sr. No.	Types of Area under	Area Without Services	Services	Area With Services
1	Residential Plots	1.14	1.72	2.86
2	Commercial	13.65	20.61	34.26
3	Radha Soami	5.94	8.97	14.91
4	Reserved	2.83	4.27	7.1
5	Sports Complex	3.02	4.56	7.58
		26.58	40.13	66.71
			40.13	

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Extra Commercial Area for Booths/SCOs	197.30
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Sr. No. :- 4 Land acquired under Land Pooling - 107.50169 Acres - Flag- F

		Sq. Yards	Factor	Sq. Meter	
107.50169	1000	107501.69	0.836127	89885.06555	Residential Area

Sr. No.:-5- Residential Area excluding Services

Sector	Area		
76	12.26		
77	85.34		
78	53.45		
79	100.80		
80	63.80		
Total	315.65		
Area In Sq. Yards	1527746.00	Area in Sq. Mtrs	1277391.36
Less- Area Under Land pooling	107501.69	Residential Area Only	89885.07
Balance Area	1420244.31	Balance Area	1187506.29

Sr. No. :-6 - Calculation of Total Area Exculding Land Pooling area

	Area in Acres
Total Area	1461.54
Land Poling	107.50169
Net Area	1354.04131

Sr. No.:- 7 - Caculation of Net Residential area exculding Land Pooling Area

Residential area including Services
Area in Acre 572.72

Add- **Area Under Educational, Public Building Vet. Hospital and Religeous - Flag-G**

(77.6+120.69+2.59+.07) **Total Area** 50% Area 100.475

Add: **Sports Complex Area** 10.88

(27.26/1461.54*572.72)

684.075

Less:- **Proportionate area of Residential Land under Land Pooling**

= 572.72/1264.24*107.50169 **48.70**

Net Residential area exculding Land Pooling Area 635.375

Sr. No. : 8 - Calculation of Compensation Paid in Respect of Residential Area

Total Compensation paid including Interest- **Flag-H** 588.44 Rs Crores

Compensation for 635.375 Acres 276.12 Rs Crores (588.44x635.375/1354.04131)

Sr. No. :-9- Amount of Additonal Price for Residential Area

Additional price in Sqmtr (Rs. 276.12 crore/1187506.29 Sq. Mtr)	2325	Per Square Meter
Additional price in Sqyd (Rs. 276.12 crore/1420244.31 Sq. Yds)	1944	Per Square Yards

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Calculation with commercial area taken as 300% of the actual saleable area

ANNEXURE- 14

Gross Area of Sector 76-80 (Including Services)

Area in Acres

Sr. No.	Types of Area under	Sector-76	Sector-77	Sector-78	Sector-79	Sector-80	Total	Add: 76-80 Area fall under other sectors	Less: Area of other sectors in 76-80 Planning	Net Area
1	Residential Plots	13.89	141.18	97.42	179.70	140.53	572.72		2.86	569.86
2	Commercial	0.35	36.13	51.62	47.83	39.41	175.34	80.00	34.26	221.08
3	Extra for Commercial-Taking SCO & Booths-300%						0.00			263.07
4	Religious	226.87	0.00	0.07	0.00	0.00	226.94		21.91	205.03
5	Public Buildings	16.14	27.48	23.97	29.93	23.17	120.69			120.69
6	Reserved	0.85	13.23	3.72	11.75	17.18	46.73		7.10	39.63
7	Educational	0.00	34.33	11.96	15.63	15.68	77.60			77.60
8	Sports Complex	0.00	0.00	35.34	0.00	0.00	35.34		7.58	27.76
9	Vet. Hosiptal	0.00	0.00	2.59	0.00	0.00	2.59			2.59
	Total	258.10	252.35	226.69	284.84	235.97	1257.95	80.00	73.71	1527.31
	sqmt	1044493.53	1021224.11	917381.79	1152706.46	954936.61	5090742.51			

263.07

Note: Religious area under Sector 76 is treated as area under Radha Soami Satsang

1264.24

Residential Area excluding Services

Commercial Area excluding Services

1264.83

Sector	Area	Sector	Area
76	12.26	76	0.31
77	85.34	77	21.84
78	53.45	78	28.32
79	100.80	79	26.83
80	63.80	80	17.89
Total	315.65	Total	95.19
	Add: 76-80 Area fall under other sectors		50
	Less: Area of other sectors in 76-80 Planning		13.65
			131.54
		300%	394.611
			263.07

Area of Other Sectors in 76-80 Planning

Area Without Services	Services	Area With Services
1.14	1.72	2.86
13.65	20.61	34.26
5.94	8.97	14.91
2.83	4.27	7.1
3.02	4.56	7.58
26.58	40.13	66.71
	40.13	

Area In Sq. Yards 1527746.00 Area in Sq. Mtrs 1277391.36

Less Area Under Land pooling 107501.69 Residential Area Only 89885.07

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Balance Area 1420244.31 Balance Area 1187506.29

			Area in Acre		Area in Acres
Add-	Residential area including Services		572.72	Total Area	1527.31
	Area Under Educational, Public Building			Land Poling	107.50169
	Vet. Hospital and Religeous			Net Area	1419.8123
	(77.6+120.69+2.59+.07)	200.95	100.475		
Add:	Sports Complex Area		10.41		
	(27.26/1527.31*565.14)				
			683.605		
Less:-	Proportionate area of Residential Land under Land Pooling				
	= 572.72/1264.24*107.50169		48.70		
	Net area excluding Land Pooling Area		634.905		
	Total Compensation paid including Interest		588.44 Rs Crores	281.51172	
	Compensation for 634.905 Acres		263.14 Rs Crores		
	Additional Price With Land Pooling effect				
	Additional price in Sqmtr (Rs. 263.14 crore/1168971 sqmtr)			2216	
	Additional price in Sqyd (Rs. 263.14 crore/1398077.11 sqyd)			1853	



GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Agenda Item No.
(GMADA Authority)
(Accounts HO, GMADA)

Subject: Re-calculation of Additional Price for Plots in Sector 76-80, SAS Nagar

1. In view of the guidelines issued by PUDA (**Annexure-1**) for the recovery of Additional Price from allottees, the applicable interest on loans raised by GMADA, and the conditions stipulated in the allotment brochure regarding such recoveries, GMADA had calculated an Additional Price of Rs. 3164.00 per square meter (**Annexure-2**). This calculation was based on the report submitted by the District Town Planner (DTP), Mohali regarding the distribution of acquired land across various land use categories in Sectors 76-80, SAS Nagar.
2. The Additional Price was approved in the 30th meeting of GMADA held on 31.03.2023, under Agenda Item No. 30.15 (**Annexure-3**).
3. In compliance of the decision, demand notices were issued to the allottees of Sector 76-80 for the recovery of Additional Price at the rate of Rs. 3164.00 per Square Meter.
4. Representations to rollback the decision for the recovery of additional price were received and objections were raised that the land falling in other sectors is also being recovered from the allottees of Sec 76-80. President, Sector 76-80 Plot Allotment & Development Welfare Committee (Regd.) has submitted requests vide registered letter dated 11.5.2023, 10.6.2023, 25.8.2023, 13.10.2023 and 4.4.2024 (**Annexure-4**) to roll back the recovery of enhanced price of plots and interest there on as the same were not justified. The objections were also raised that the enhanced price has not been loaded to the institutional, commercial, educational sites and the other reserved areas. It was also suggested that the calculations for the additional price be done afresh by taking only the proportionate enhanced compensation of Residential area only out of Rs. 588.44 Crores (**Annexure-5**), which is applicable for the total area of 1157 Acres.

5. These representations were discussed in various meetings at the level of the then Chief Administrator, GMADA and local MLA. Therefore, as per discussions held in the meetings, DTP, Mohali provided component wise detail of saleable/service areas (**Annexure-6**) and DTP, GMADA also vide letter no. 4594 dated 23/11/2023 (**Annexure-7**) intimated that approximately 80 Acre land acquired for Sector 76-80 falls in other Sectors ie. Sector 85 to 89. Further, DTP, Mohali has intimated regarding the saleable areas under different categories and the recovery of the Additional price amount was re-calculated keeping in view the residential area including Services, 50% of (Educational, Public Building, Veterinary Hospital and Religious) (**Annexure-8**) and excluding the Proportionate area of Residential Land under Land Pooling which comes out to 544.66 acres as per the revised preliminary information provided by the DTP office.
6. Accordingly, the earlier proposal was sent by this office as per re-calculated amount of Additional Price i.e. Rs. 2340.00 per Square Meters (**Annexure-9**). However, there was a difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali which was yet to be reconciled. This case was then received back from the office of worthy PSHUD (**Annexure-10**) with the remarks to "*give an exhaustive self contained proposal covering everything.*"
7. Consequently, the matter was deliberated upon in the multiple meetings held at various levels and as per discussions, a detailed report was sought from the DTP, Mohali regarding the category-wise distribution of saleable area and it was requested to clarify regarding the difference of 67.66 acre of land with the area acquired by GMADA and the area details provided by the office of DTP Mohali. DTP , GMADA has provided the detail of area of other sectors included in the area of Sector 76-80 (**Annexure-11**).
8. In the series of discussions held at different levels in the last one and a half years time, it was deliberated upon that since commercial sites are auctioned by GMADA at higher rates compared to residential plots, the

enhanced compensation amount should be disproportionately and more heavily loaded on commercial sites, rather than being equally or uniformly distributed across all categories. As per discussions held in the various meetings, 3 calculations for the recovery of Additional Price have been prepared which are as under:-

Sr. No.	Commercial Area	Additional Price per Square Meter Recoverable from Allottees (Rs.)
1	If Commercial Area is taken as 135% of the Gross Commercial Area (Annexure-12)	2555.00
2	If commercial area is taken as 250% of the actual saleable area (Annexure-13)	2325.00
3	If commercial area is taken as 300% of the actual saleable area (Annexure-14)	2216.00

9. It is also pertinent to mention here that this decision may have huge financial implications in respect of other sectors where enhancement has been paid and is yet to be recovered from allottees as allottees may ask for similar relaxation/waivers in future.

Therefore, agenda is placed before the GMADA Authority for consideration and decision on the following:-

1. To recover the re-calculated amount of Additional Price out of the 3 options calculated at Point no. 8 from the allottees of Sector 76 to 80, SAS Nagar
2. Issuance of Revised Notices to the allottees after approval of the rate mentioned in point no 1 and refund of the excess amount without any interest to the allottees who had deposited against the earlier notices issued at the rate of Rs. 3164.00 per Square Meters.

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Haryana Urban Development Authority
C-3, Sector 6, Panchkula



Instruction No. 10

NO. HUDA-CCF-ACCTT-II-2016/- 48281-82 DATED:- 16/8/16

To

1. All the Administrator,
HUDA (In the State).
2. All the Estate Officers,
HUDA (In the State).

Subject: Policy regarding recovery of additional price on account of enhanced compensation from allottees in case of sale or lease of land or building by allotment.

Kindly refer refer to the subject cited above.

A policy regarding recovery of additional price on account of enhanced compensation from allottees in case of sale or lease of land or building by allotment has been approved by the HUDA Authority on item 111th meeting held on 27.7.2016 at Agenda item No. 22. A copy of same is enclosed herewith at **Annexure "X"** for information and further necessary action.

Encls : As above


(P.K. Sachdeva),
Chief Accounts Officer,
for Chief Administrator,
HUDA, Panchkula.

ANNEXURE "X"

Policy regarding recovery of additional price on account of enhanced compensation from allottees in case of sale or lease of land or building by allotment.

1. The landowners whose land is acquired under the Land Acquisition Act, have a statutory right to file references under Section 18 of the Act seeking higher compensation as compared to what has been determined by the Land Acquisition Collector and paid to them at the Award stage. Notwithstanding the Government Policy of minimum floor rates, scheme of Annuity payments and the R & R Policy, the amount of compensation is often enhanced by the Courts of competent jurisdiction. Finality in this behalf is a long drawn process. As such, the pricing of plots at the initial stage does not take into account any component of enhancement allowed by the Courts subsequently. It is for this reason that the enhanced cost of the land announced subsequently by the competent Courts is being recovered proportionately from the allottees separately under Regulation 10 of the Haryana Urban Development (Disposal of land and Building Regulations, 1978 by issuing demand **of additional price on account of enhanced compensation from allottees in case of sale or lease of land or building by allotment.**
2. There is a lot of litigation and queries from the plot owners about the manner of determination of additional price. A need has been felt to notify the procedure required to be followed while determining the additional price under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978.
3. The general Principles for determination of additional price are being enclosed as **Annexure 'A'** in the form of FAQs.
4. The manner of calculation of additional price will be as below:-
 - (i) Once the enhancement has been announced by the Court, the additional price shall be determined on liability basis without any condition whether payment of enhancement has been actually made or not.
 - (ii) The differential amount of enhancement shall be updated @ 15% p.a. upto the quarter in which determination is being made.
 - (iii) The approved layout in existence at the time of calculation of additional price shall be taken as the basis while determining the additional price.
 - (iv) The differential enhancement shall be proportionately off loaded on the total saleable area of the sector (sold both by allotment or auction). This automatically implies that common (non-saleable) area shall also be proportionately off loaded on the total saleable area of the sector.
 - (v) HUDA will make an earnest effort for calculation of the additional price within one year from the date of award/court order. These calculations will be displayed on the HUDA website alongwith complete details.

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- (vi) The additional price determined w.e.f. January, 2015 onwards are available on HUDA website at the link below:-

https://www.huda.gov.in/Financial%20Wing/Calculation_of_additional_price_on_account_of_enhancement_compensation.pdf

- (vii) Immediately after display on website, the IT Wing of HUDA shall upload the details in the individual plot account of the allottee on the PPM (Plot and Property Management) system.
- (viii) The allottee can view the amount of additional price required to be deposited, by logging in his respective plot account on the PPM system on HUDA website.
- (ix) The allottee shall update his email id and mobile phone number in his respective plot account. This will ensure timely dispatch & receipt of notices through the electronic media.
- (x) For elucidation purpose, sample calculations for determination of additional price in respect of Sector 11 Fatehabad are enclosed as **Annexure 'B'**.

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ANNEXURE 'A'

FAQ's on recovery of Enhancement from Plot Holder(s)

Question No.1: What are the provisions for the demand on account of enhancement is made on the allottees of the residential plots despite the fact that the entire amount as per the allotment letter has been paid by them ?.

Answer: - Plots are allotted by the HUDA on the basis of Tentative Price. This is clearly mentioned in **Clause no. 9 of the allotment letter which is as under:-**

"The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within 30 days of its demand."

Also Regulation 2(i) of the Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978 clarifies that tentative price does not include any enhancement that may be awarded by the courts on a reference made under Section-18 of Land Acquisition Act. Therefore, the prices quoted in the allotment letter were tentative and did not include any enhancement compensation.

Question No.2:- How the amount to be recovered on account of enhancement is determined?.

Answer: The enhanced compensation to be recovered from the allottees, is worked out by the Chief Administrator as per Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulations, 1978. This amount is calculated sectorwise and is applicable for the full sector. The calculations are made on account of the full enhancement of compensation in the particular sector awarded by the Court.

Question No.3:- What is the legal authority to recover this additional amount on account of enhancement from the residential plot-owners.

Answer: Regulation 10(2) of The Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978 empowers the Estate Officer to recover this additional amount from the allottees on the basis of the calculations worked out by the Chief Administrator.

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Question No.4: What is the necessity on the part of HUDA to recover additional amount on account of enhancement from the allottees ?.

Answer: The Urban Estates Department acquires the land on which the sectors are developed by HUDA. The tentative price of the plot under Regulation 4 of The Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978, for allotment is fixed by considering the cost of acquisition of land. If subsequently the land-owners are awarded higher compensation by the court in appeal procedures, the additional amount is liable to be paid by HUDA. In turn, such cost needs to be passed on to the allottees of the same sector. Regulation 2(h) of The Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978 stipulate that fixation of sale price/premium has to be done sectorwise. Similarly, additional amount of compensation to be paid after court's orders is also to be distributed over the same sector as per Regulation 2(b) of The Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978. Therefore, the cost incurred by HUDA for acquisition of land has to be distributed over the same particular sector.

Question No.5: Why demand on account of enhancement is not made on the commercial plot-owners?.

Answer: As per Regulation 3 (c) of the Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978, the plots are given either by allotment or by auction. The residential plots are allotted on the tentative price worked out on costing method on basis of initial acquisition cost of land, prescribed under Regulation 4 of Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978.

The procedure of allotment is by draw of lots prescribed by Regulation -5 of Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978. But in case of commercial plots, tentative price of land so determined is taken as initial reserve price of auction and allotment is to the highest bidder by auction under Regulation -6 of Haryana Urban Development (Disposal of Land & Buildings) Regulations, 1978.

Therefore, the allotment of residential plots and commercial plots are governed by entirely two separate methods. There is no legal provision to recover enhanced compensation from the plot-owners to whom allotment was made as a result of auction.

But for the purpose of calculation of additional price, the incidence on account of commercial area is not cross subsidized and passed on to the residential plot-holders. Any amount payable on account of enhanced compensation of the commercial area is born by HUDA and

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is taken outside the purview of the calculations made for determining the additional price payable by the residential.

Similar issue has already been decided by the Hon'ble Punjab and Haryana High Court vide order dated 8.7. 1986 in CWP No.1270 of 1985 read with CWP No.1283,2975 and 5794 of 1985 in the matter of Urban Estate Welfare Association (Registered), Karnal sector-13, Karnal where under it was held on page-13 of the order :-

"It was next contended by the learned counsel for the petitioners that the stand of the HUDA is that they are working on the principle "no profit no loss" basis, that area has been reserved as commercial area and for nursery, that from the sale of some commercial sites, huge amount has been earned by HUDA and that the enhanced amount of compensation paid by HUDA with regard to the commercial area is also being charged from the plot holders. According to the learned counsel, the incidence of the enhanced amount of compensation regarding commercial area or for the area which has been shown as "undetermined use" cannot legally fall on the plot holders and that this incidence should be borne by HUDA itself. At the initial stage when this argument was advanced, we felt very much impressed and were tentatively of the view that the incidence of the enhanced amount of compensation regarding the commercial area should not be borne by the plot holders. Dr. Rajinder Singh, learned counsel appearing for HUDA, controverted the contention and submitted that its incidence was not falling on the plot holders and was being borne by HUDA. This argument of the learned counsel did not find any support from the pleadings as in the written statement, no specific averment had been made in this respect, with the result that Shri Rajinder Singh, prayed for time to enable him to file an additional affidavit. The prayer was allowed and written statement in the shape of additional affidavit, dated 31st march, 1986, was filed by Shri I.M. Khunger, Dy. Secretary. To the pleas taken in this written statement, detailed reference has already been made in the earlier part of the judgment. In this written statement, it has been clearly stated that for the purpose of calculation of additional price, the incidence on account of commercial area is not chargeable to the plot-holders. Any amount payable on account of enhanced compensation of the

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commercial area is debited to HUDA and is taken outside the purview of the calculations made for determining the additional price payable by the plot holders, as is clear from the statement of account attached with the additional written statement filed. With regard to the area shown as "undetermined use", it is averred that wherever an area gets shown as "undetermined use", as it happened in the case of Sector-14, Gurgaon (which is presently maintained as an open space), the land use may not be changed and the area will not be utilized for any other purpose till the plan is modified and approved by the State Government. In view of this specific averment made in the written statement, no merit is left in the contention of the learned counsel for the Petitioner is concerned, so far as the area which is shown as "undetermined use" the same has to remain as it is till the plan is modified and approved by the State Government. In this situation for this area the incidence of compensation must fall on the plot holders. So far as the commercial area is concerned, it has been brought out clearly in the written statement that the amount of enhanced compensation payable in respect of the commercial area is debited to HUDA and is taken outside the purview of the calculation made for determining the additional price payable by the plot holders. In view of this specific averment it cannot be justifiably argued that incidence of the enhanced compensation of the commercial area is falling on the plot holders. Consequently, the contention of the learned counsel has no force."

Question No.6: **What is the rate of interest applicable on the period of delay in payment of additional price by the plot-owners?**

Answer: - In Civil Appeal No.4436 of 2008(arising out of special leave petition No.13644 of 2005) titled as HUDA V/s Raja Singh Riana, the question of charging of interest on the delayed payment of instalment was challenged in the Hon'ble Apex Court of India. In this regard, attention is invited to this office letter No.HUDA-CCF-Actt-1/2008/3654/7-78 dated 25.10.08 vide which the details of the case and charging of interest on the delayed payment of enhancement of compensation were conveyed.

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In this case, the Hon'ble Supreme Court of India observed that the concept of levying of interest is applicable in almost all statutes involving financial deals and commercial transactions. Therefore, HUDA is entitled to charge interest on the balance dues of enhancement of compensation at a rate which is different from the rate of interest stipulated in the allotment letter. Under these circumstances, the Hon'ble Supreme Court of India allowed to charge simple interest on the basis of prevailing current rate of interest as defined under section-3 of the Interest Act, 1978. Therefore, charging of 15%p.a. rate of interest as defined on the delayed payment of enhancement of compensation is as per the judgement of Hon'ble Supreme Court of India in the case of Sh. Raj Singh Rana V/s HUDA as the same rate of interest is provided in the Land Acquisition Act, 1894.

Question no. 7: There is delay on the part of HUDA in payment of enhanced compensation to the land owners/farmers. This results to payment of interest to the land-owners/farmers and in turn this leads to increase in demand from the plot-owners. Why HUDA does not pay the amount to the land-owners immediately?.

Answer: - *Payment of enhanced compensation is made by HUDA out of its own resources and no assistance from the State Government or financial institutions is available to the Organization for this purpose. Since this amount is to be subsequently recovered from the allottees from over a period of times, it becomes difficult to make payment immediately after the announcement of the enhanced amount of compensation by the District Courts/High Courts. The investment made by HUDA towards the payment of enhanced compensation from its own resources further strains the commitment or development works in other areas. Consequently, a certain amount of delay is inevitable.*

This issue has already dealt by the Hon'ble Punjab and Haryana High Court vide order dated 8.7. 1986 in CWP No.1270 of 1985 read with CWP No.1283,2975 and 5794 of 1985 in the matter of Urban Estate Welfare Association (Registered), Karnal Sector-13, Karnal under page-9 of the order .

Question no.8. Whether the enhancement of common areas like roads, parks, schools, dispensaries, police posts, tubewell/water supply etc. is also passed on the commercial areas?

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Answer: - Yes. The enhancement of common areas is proportionately divided between the residential as well as commercial areas as per their respective saleable areas. For example, if total area of sector is 100 acres as below :-

Sr. No.		Area (in acres)
1.	Residential plots	30.00
2.	Commercial plots	10.00
3.	Common area	60.00
	Total area	100.00

		Area (in acres)
1.	Load of enhancement of common area on commercial areas	15.00
2.	Load of enhancement of common area on residential plots	45.00

If total enhancement to be paid is Rs.100.00 lacs. Then the residential plots have to bear enhancement load of only Rs.75.00 lacs. The remaining load of Rs.25.00 lacs will be loaded on the commercial areas.

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)
 993295/2025/ACC BR(HQ)-GMADA

HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

No. HUDA-CCF-Acctt-II-2015/

2774-75

Dated: 9/2/0

To

The Estate Officer,
HUDA, Hissar.

Subject: Recovery of Enhanced Compensation in respect of Sector-11, Fatehabad.

Please refer to the subject cited above.

In pursuance of the reference filed by land-owners under section-18 of the Land Acquisition Act, the Hon'ble Additional District Judge vide order dated 24.12.2013 in case No. RBT-161-LA of 2008 titled as Smt. Shanti Devi Vs. State, has enhanced the compensation and ordered to pay compensation @ Rs. 965/- per sq. yd. in respect of land acquired under Award No. 2 dated 31.03.2008.

Now, additional price of Rs. 4437.24 per sq. yd. (Rs. 5306.94 per sq. mtr.) for General Category and Rs. 257.47 per sq. yd. (Rs. 307.93 per sq. mtr.) for EWS Category on account of this enhancement has been determined by Chief Administrative under Regulation 2(b) of Haryana Urban Development (Disposal of Land & Building) Regulation, 1978, which shall be payable by the plot-holders of Sector-11, Fatehabad.

As the plots for this Sector are still under flotation and draw of plots have not been held so far. You are advised to issue advertisement in the news paper that in addition to the tentative price notified in the scheme broucher, the final allottees shall also be required to pay the above additional price also.

This is for your information and necessary action please.

DA/as above.


 (Manohar Lal)
 Sr. Accounts Officer,
 for Chief Administrator,
 HUDA, Panchkula

CC:

The Administrator, HUDA, Hissar alongwith calculation sheet for information & necessary action please. He is requested to take necessary action in the matter immediately under intimation to this office.

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)
993205/2025/ACC BR(HQ)-GMADA

CALCULATION OF SECTOR-11, FATEHABAD

	Rate Per sq.yd as per the Additional District Judge order		965.00	
	Rate Per Acre as per the Additional District Judge order i.e. 965 x 4840		46,70,600.00	
Add:	30% Solatium	(Section 23(2) of LA Act, 1894)	14,01,180.00	
Add:	12% additional interest w.e.f. 04.07.2006 to 31.03.2008 Year 8 Months & 28 Days)	(Section 23 (IA) of LA Act, 1894)	5,60,472.00	(1 Years)
			3,73,648.00	(8 Months)
			42,995.00	(28 Days)
	Total		70,48,895.00	
Less:	Rate of land per acre accounted for at the time of tentative price fixation on basis of amount of award announced by LAO, Hisar in award No.2 dated 31.03.2008		17,06,937.00	
	Balance		53,41,958.00	
Add:	9% additional interest w.e.f. 01.04.2008 to 31.03.2009 (1 Year)	(Section 28 of LA Act, 1894)	4,80,776.00	1 Year
Add:	15% Interest w.e.f. 01.04.2009 to 31.12.2014 (5 Years 9 months)	(Section 28 of LA Act, 1894)	40,06,469.00	(5 Years)
			6,00,970.00	(9 Months)
	Grand Total		1,04,30,173.00	
Less:	Interest @ 15% w.e.f. 01.04.2008 to 31.12.2011 has already been included at the time of tentative price fixation of land. (3 Years 9 Months)		9,60,152.00	
	Net Enhancement Per Acre		94,70,021.00	
	Enhancement of 132.75 Acres 132.75 x 94,70,021/-		1,25,71,45,287.75	

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)
 993295/2025/ACC BR(HQ)-GMADA

0.08.2011:-

Sector-11, Fatehabad

Sr No	Area of Sector-11, Fatehabad	
1	2	3
		(Area in Acre)
1	Total area under scheme	151.79
2	Area under released Structure	4.14
3	Area under C.L.U. Granted	2.90
4	Area under sector road	12.00
5	Net planned area	132.75
Details of planned area of the sector		
1	Area under plots	48.60
2	Area under commercial use	5.23
3	Area under Electric Sub-Station	3.44
4	Area under Taxi Stand	0.48
5	Area under Community Centre	2.03
6	Area under Dharmshala	0.43
7	Area under primary/Crèches/Nursery Schools	2.12
8	Area under religious building	0.62
9	Area under N.H./Clinic	0.89
10	Area under Police Post	0.50
11	Area under EWS Housing	26.00
12	Area under Roads Green belts and open spaces, parking	42.41
	Total Area	132.75

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)

993205/2025/ACC BR(HQ)-GMADA

Sector-11, Fatehabad

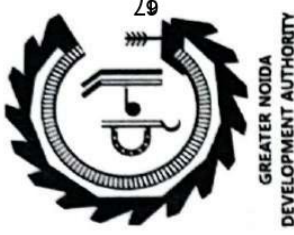
NO		Total Saleable	Proportionate Area of Saleable/ Common Area	Total (3+4) (In Acres)	Total Chargeable / Common area	Common Facility for other sectors
1	2	3	4	5	6	
1	Area Under residential Plots	48.60	28.61	77.21		
2	Area under EWS Housing	26.00	15.31	41.31		
3	Area under Commercial area	5.23	3.08	8.31		
4	Area under Dharmshala				0.43	
5	Area under Primary/Creche/Nursery	1.06	0.62	1.68	1.06	
6	Area under Religious building				0.62	
7	Area under taxi stand	0.00	0.00	0.00	0.48	
8	Area under Clinic/N.H.	0.89	0.52	1.41		
9	Area under community centre				2.03	
10	Area under Police Post				0.25	0.25
11	Area under electric substation (3.00 Acre/4= .75) <i>3.00 ÷ 4 = .75</i>				0.86	2.58
12	Area under road, Green Belt, open spaces, Boosting Station, Parking				42.41	
	Total Area	81.78	48.14	129.92	48.14	2.83

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)
983205/2025/ACC BR(HQ)-GMADA

1	Total liability	1,25,71,45,287.75			
2	Total Land acquired	132.75			
3	E.C. per Acre	94,70,021.00			
4	Total Land as per layout plan	129.92			
5	Proportionate Enhancement for 129.92 acres	1,23,03,45,128.00			
6	Tentative Price of General Category at time of flotation of Sector as per Regulation 2 (i)	8,617.00	Per Sq.yd		
7	Tentative Price of EWS Category at time of flotation of Sector as per Regulation 2 (i)	500.00	Per Sq.yd		
8	Proportionate Ratio				
i)	General Category	(A)	(55.78x8617 x4840)	2,32,63,76,298.00	
ii)	EWS Category	(B)	(26.00x500 x4840)	6,29,20,000.00	
		(C)	Total	2,38,92,96,298.00	
9	Amount for EC (General Category)	(A/C* 1230345128)		1,19,79,45,080.00	
10	Amount for EC (EWS Category)	(B/C* 1230345128)		3,24,00,048.00	
11	Additional Price for General Category as per Regulation 2 (b)	(1197945080/ 55.78/4840)		4,437.24	Per Sq.yd
12	E.C. for EWS Category as per Regulation 2 (b)	(32400048/26.00/ 4840)		257.47	Per Sq.yd

File No. GMADA-ACHB0MISC/9/2025-ACC.(HQ)-GMADA (Computer No. 300596)
993286/2025/ACC BR(HQ)-GMADA

Greater Noida Industrial Development Authority



- Presentation on Method of calculation of recovery rate of additional compensation.

Prepared By:
R. M. LALL & Co.

Details of area acquired and Additional Compensation (64.70%) paid in 61 Villages

S.NO.	Description	AREA in Hectare	AMOUNT in Crores
1	Gajraj Case	8919.16	4068.17
2	Board order in 95th and 96th meeting	769.41	437.80
3	Under Diff. court orders of HON' High Court	205.72	42.19
	Grand Total	9894.29	4548.15

S.NO.	COST ELEMENT	Amount in Crores
1	Additional Compensation paid (Less: Makoda Village being disputed)	4546.13
2	Cost of Land required for developed 4% additional abadi plots	230.38
3	Cost of development of 4% abadi plot net of recovery from farmers	1207.12
4	Total Recoverable Cost	5983.63
5	Less: 34% of the total recoverable cost not being recovered from allottees (till 2011)	2034.43
6	Final Recoverable Amount	3949.19

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Method of Recovery

SR	LAND USE	ALLOTTED AREA (IN SQM)	OLD ALLOTTED RATE BASED ON 2010-11 (IN Rs.)	RECOVERABLE AMOUNT Rs. NOTIONAL VALUE OF ALLOTTED LAND (Rs.)	% NOTIONAL VALUE	AMOUNT TO BE RECOVERED FROM ALLOTTED (IN Rs.)	RECOVERY RATE (IN Rs)	SAY (IN Rs.)
1	RESIDENTIAL	4280795	8000	34246359840	13.95%	5509128692	1286.94	1287.00
2	GROUP HOUSING	4284078	11000	47124856020	19.19%	7578507498	1768.99	1769.00
3	BUILDER	3804839	11000	41853224820	17.04%	6729430316	1768.65	1769.00
4	INSTITUTIONAL/IT	8981129	3000	26943386580	10.98%	4336217422	482.81	483.00
5	INDUSTRIAL	7295495	3000	21886486380	8.92%	3522683006	482.86	483.00
6	COMMERCIAL	3290602	18000	59230840680	24.12%	9525461222	2894.75	2895.00
7	FARM HOUSE	742460	2700	2004641298	0.82%	321859490	433.50	434.00
8	SPORTS CITY	864031	3000	2592093240	1.06%	417035118	482.66	483.00
9	RECREATIONAL GREEN	3215386	3000	9646158060	3.93%	1552034105	482.69	483.00
10	SALEABLE SUB-STATION	143114	4000	572457600				
	TOTAL	36901929	ReRE	246100504518.00	100.00%	39492356869		
							0.160472474	

₹0

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 36.05

ਪਾਲਿਸੀ ਸ਼ਾਖਾ

ਵਿਸ਼ਾ:- Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar through E-Auction.

1.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ(ਗਮਾਡਾ) ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਅਧੀਨ ਆਉਂਦੇ ਐਰੋਸਿਟੀ ਵਿਖੇ ਦੇ ਵਪਾਰਿਕ ਸਾਈਟਾਂ , Commercial Pocket-1 (ਰਕਬਾ 11.50 ਏਕੜ, ਪਾਰਟ ਪਲੈਨ-ਅਨੁਲੱਗ-01) and Commercial Pocket-2 (ਰਕਬਾ 12.00 ਏਕੜ, ਪਾਰਟ ਪਲੈਨ- ਅਨੁਲੱਗ-02) ਪਲੈਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ। ਐਰੋਸਿਟੀ ਗਮਾਡਾ ਦਾ ਬਹੁੱਤ ਹੀ ਮਹੱਤਵਪੂਰਨ ਪ੍ਰੋਜੈਕਟ ਹੈ ਅਤੇ 200 ਫੁੱਟ ਸੜਕ ਤੇ ਹੋਣ ਕਰਕੇ ਐਰੋਸਿਟੀ ਵਿਖੇ ਪਲੈਨ ਕੀਤੇ ਜਾਣ ਵਾਲੇ SCOs ਦਾ ਰਕਬਾ 500 ਵ:ਗ: ਰੱਖਣ, 100% Ground Coverage ਦੇਣ, FAR 1:4 ਕਰਨ ਅਤੇ SCOs ਨੂੰ 04-04 SCOs ਨੂੰ ਕਲੱਬ ਕਰਕੇ ਵੇਚਣ ਅਤੇ ਬਾਅਦ ਵਿੱਚ sub-divide ਕਰਨ ਦਾ ਫੈਸਲਾ ਗਮਾਡਾ ਦੀ ਰੀਜਨਲ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 89.04 ਅਤੇ 89.05 ਅਤੇ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16-09-2025 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 26.04 ਅਤੇ 26.05 ਰਾਹੀਂ ਲਿਆ ਗਿਆ ਹੈ। ਰੀਜਨਲ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਅਤੇ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16-09-2025 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀਆਂ ਕ੍ਰਮਵਾਰ ਅਨੁਲੱਗ-03 ਅਤੇ ਅਨੁਲੱਗ-04 ਤੇ ਰੱਖੀਆਂ ਜਾਂਦੀਆਂ ਹਨ।

2.0 ਐਰੋਸਿਟੀ ਵਿਖੇ ਪਲੈਨ ਕੀਤੇ ਗਏ SCOs ਅਤੇ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਵਧੇਰੇ ਵਿੱਤੀ ਲਾਭ ਹੋਵੇ ਅਤੇ ਆਮ ਜਨਤਾ/bidders ਦੀ ਸੌਖ ਲਈ ਇਨ੍ਹਾਂ SCOs ਅਤੇ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਆਮ ਸ਼ਰਤਾਂ ਦੀ ਥਾਂ ਤੇ ਕਰਨ ਦੀ ਬਜਾਏ

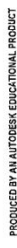
ਗਮਾਡਾ ਲਈ ਇੱਕ ਵੱਖਰੀ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਇੱਕ ਉੱਚ ਪੱਧਰੀ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਦੇ ਸਬੰਧ ਵਿੱਚ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਦੀ ਕਾਪੀ ਅਨੁਲੱਗ-05 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

3.0 ਗਠਿਤ ਕੀਤੀ ਗਈ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 19-09-2025 ਅਤੇ ਮਿਤੀ 23-09-2025 ਨੂੰ ਮੀਟਿੰਗਾਂ ਹੋਈਆਂ ਹਨ, ਜਿਨ੍ਹਾਂ ਦੀ ਸੰਯੁਕਤ ਤੌਰ ਤੇ ਪ੍ਰਾਪਤ ਹੋਈ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਅਤੇ ਪ੍ਰਤਾਵਿਤ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ, ਜੋ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਵਿੱਚ ਦਰਜ ਹੈ, ਅਨੁਲੱਗ-06 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

4.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਕਮੇਟੀਜ਼ ਅਤੇ ਕੰਡਕਟ ਆਫ ਬਿਜ਼ਨਸ) ਰੈਗੂਲੇਸ਼ਨਜ਼, 2006 ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਦੇ ਅੱਖਤਿਆਰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਪਾਸ ਸਨ, ਲੇਕਿਨ ਹੁਣ ਗਮਾਡਾ ਵਿਖੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਹੋਂਦ ਵਿੱਚ ਨਾ ਹੋਣ ਕਰਕੇ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੇਸ਼ ਕਰਨਾ ਬਣਦਾ ਸੀ, ਲੇਕਿਨ ਸਤੰਬਰ, 2025 ਦੀ ਆਕਸ਼ਨ ਸ਼ੁਰੂ ਹੋਣ ਦੀ ਮਿਤੀ ਨੇੜੇ ਹੋਣ ਅਤੇ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ ਨਿਰਧਾਰਿਤ ਨਾ ਹੋਣ ਕਰਕੇ ਪਾਲਿਸੀ ਦਾ ਖਰੜਾ ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਜੀ ਤੋਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਮਿਲਣ ਦੀ ਆਸ ਵਿੱਚ ਮਿਤੀ 23-09-2025 ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਵਾਇਆ ਗਿਆ ਹੈ ਅਤੇ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ: 1/128458/2025 ਮਿਤੀ 24-09-2025 (ਅਨੁਲੱਗ-7) ਰਾਹੀਂ ਸਰਕੁਲੇਟ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ।

ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੈਰਾ 4.0 ਵਿੱਚ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ।

* * * * *





ਮਨੁੱਖ - 3 1

ਵਿਸ਼ਾ: -

ਮਾਨਯੋਗ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 09-09-2025 ਨੂੰ ਸ਼ਾਮ 3.30 ਵਜੇ ਹੋਈ ਰੀਜਨਲ ਪਲੇਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ (ਆਰ. ਪੀ. ਡੀ.) ਦੀ 89ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 09-09-2025 ਨੂੰ ਸ਼ਾਮ 3.30 ਵਜੇ ਹੋਈ ਰੀਜਨਲ ਪਲੇਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ (ਆਰ. ਪੀ. ਡੀ.) ਦੀ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ: -

- 1) ਸ੍ਰੀ ਹਰਪ੍ਰੀਤ ਸਿੰਘ, ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ (ਕਨਵੀਨਰ ਮੈਂਬਰ)
- 2) ਸ੍ਰੀ ਹਰਵਿੰਦਰ ਸਿੰਘ, ਮਿਲਪ ਅਫਸਰ (ਪਲਾਟਸ ਅਤੇ ਹਾਊਸਿੰਗ), ਗਮਾਡਾ।
- 3) ਸ੍ਰੀ ਪ੍ਰਤਾਪਤ ਸਿੰਘ, ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਐਸ. ਏ. ਐਸ. ਨਗਰ) ਸਪੈਸ਼ਲ ਇਨਵਾਇਟੀ
- 4) ਸ੍ਰੀ ਗੁਰਵਿੰਦਰ ਸਿੰਘ ਅਰਨੇਜਾ, ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
- 5) ਸ੍ਰੀ ਮਨਦੀਪ ਸਿੰਘ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਾਗਬਾਨੀ-1), ਗਮਾਡਾ।
- 6) ਸ੍ਰੀ ਪੰਕਜ ਮਹਿਮੀ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-1 ਅਤੇ ਬਿਜਲੀ), ਗਮਾਡਾ।
- 7) ਸ੍ਰੀ ਹਿਮਾਂਸ਼ੂ ਸ਼ੰਧੂ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-1), ਗਮਾਡਾ।
- 8) ਸ੍ਰੀ ਰੇਜੀਵ ਮਨਕਟਾਲਾ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਜਸ-2), ਗਮਾਡਾ।
- 9) ਸ੍ਰੀ ਹਰਪ੍ਰੀਤ ਸਿੰਘ ਸੇਥੋਂ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਾਗਬਾਨੀ-2), ਗਮਾਡਾ।
- 10) ਸ੍ਰੀ ਅਵਦੀਪ ਸਿੰਘ, ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਸੀ-2), ਗਮਾਡਾ।

ਅਜੇਡੇ ਦੀਆਂ ਮੱਦਾਂ ਨੂੰ ਲੜੀਵਾਰ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ

ਫੈਸਲੇ ਲਏ ਗਏ: -

ਮੱਦ ਨੰ: 89.01:- ਰਿਜਨਲ ਪਲੇਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 25-07-2025 ਨੂੰ ਹੋਈ 88ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ: -

ਇਸ ਮੱਦ ਅਧੀਨ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 25-07-2025 ਨੂੰ ਹੋਈ 88ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਮੱਦ ਨੰ: 89.02:- ਮਿਤੀ 25-07-2025 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੇਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ 88ਵੀਂ ਮੀਟਿੰਗ ਅਤੇ ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਹੋਈਆਂ ਪਿਛਲੀਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ: -

ਮੱਦ ਨੰ:	ਮਿਤੀ 25-07-2025 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੇਨਿੰਗ ਐਂਡ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 88ਵੀਂ ਮੀਟਿੰਗ ਅਤੇ ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਹੋਈਆਂ ਪਿਛਲੀਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ: -	ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ:-
80.06	ਮਾਸਟਰ ਪਲੈਨ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਵੱਖ-ਵੱਖ ਸੈਕਟਰਾਂ ਵਿਖੇ ਪੈਂਦੇ ਤਜਵੀਜਤ sports Complexes/ Clubs ਦੀਆਂ ਪੰਜ ਸਾਈਟਾਂ ਦੇ ਪਲੈਨਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ: - ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਖ ਸਬੰਧੀ Consultant, By Design, Art & Architecture, 66, Sector-9A, Chandigarh ਵੱਲੋਂ ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-66 ਸੀਟਾ, ਆਈ. ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ-83 (ਐਲਵਾ) ਸਲਾਕ-ਏ, ਸੈਕਟਰ-89, ਮਿਹਿਸਿਟੀ ਅਤੇ ਈਕੋ ਸਿਟੀ-2 ਵਿਖੇ sports Complexes/ Clubs ਲਈ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਇੰਗਾਂ	ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਅਗਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

	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 ਸਦਲੀ 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 ਵਿਚਾਰਣਾ ਹਿੱਤ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ। ਉਪਰੰਤ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ 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 ਸਨ ਕਿ ਇਸ ਮੱਦ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਕਰਦੇ ਹੋਏ ਅਜੇਡਾ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇ। ਉਪਰੰਤ ਇਸ ਮੱਦ ਸਬੰਧੀ ਮੁੜ ਤੋਂ ਪਲੇਨ ਮੈਂਬਰਾਂ ਨੂੰ ਭੇਜ ਦਿੱਤੇ ਗਏ ਸਨ, ਪਰੰਤੂ ਇਸ ਸਬੰਧੀ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 1033 ਮਿਤੀ 27-06-2025 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਕਿ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਵੱਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: 18/30/09-5HG2/853 ਮਿਤੀ 12-06-2023 ਅਨੁਸਾਰ 2.5 ਏਕੜ ਜਾਂ ਇਸ ਤੋਂ ਵੱਧ ਰਕਬੇ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਨਕਸ਼ਿਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ ਕਮੇਟੀ ਗਠਿਤ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਦੇ ਚੇਅਰਮੈਨ ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਗਮਾਡਾ ਜੀ ਹਨ ਅਤੇ ਤਕਨੀਕੀ ਮੈਂਬਰ ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਜੀ ਨੂੰ ਨਿਯੁਕਤ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਲਈ ਉਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨ ਅਨੁਸਾਰ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕਰ ਲਈ ਜਾਵੇ।	
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 (ਖਰੜ-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 ਫਿਜ਼ੀਬਲਟੀ ਚੈੱਕ ਕਰਦੇ ਹੋਏ ਅਗਲੀ ਕਾਰਵਾਈ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਮੁਕੰਮਲ ਵਿਸ਼ਲੇਸ਼ਣ ਰਿਪੋਰਟ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀ ਜਾਵੇ। ਉਪਰੰਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਤੋਂ ਕੋਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਨਾ ਹੋਣ ਕਰਕੇ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਨੂੰ ਮੁਕੰਮਲ ਰਿਪੋਰਟ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਸਨ।	ਇਸ ਮੱਦ ਸਬੰਧੀ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਤੋਂ ਅਜੇ ਤੱਕ ਕੋਈ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਹੈ। ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

86.07	ਡਾਗ ਪਾਰਕ ਲਈ ਜਗ੍ਹਾ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਸਬੰਧੀ:- ਕਮਿਸ਼ਨਰ, ਨਗਰ ਨਿਗਮ, ਐਸ ਏ ਐਸ ਨਗਰ ਵੱਲੋਂ ਪੰਜਾਬ ਵਿਧਾਨ ਸਭਾ ਦੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ ਸਬੰਧੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 05-10-2023 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਅਨੁਸਾਰ ਮੋਹਾਲੀ ਸਹਿਰ ਵਿਖੇ ਡਾਗਪਾਰਕ ਸਥਾਪਿਤ ਕਰਨ ਲਈ ਜਗ੍ਹਾ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਜਾਂ ਸਹਿਰ ਵਿੱਚ ਪਹਿਲੇ ਬਣੇ ਪਾਰਕਾਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਪਾਰਕ ਨੂੰ ਡਾਗ ਪਾਰਕ ਬਣਾਉਣ ਲਈ ਪ੍ਰਵਾਨਗੀ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਇੰਡਸਟ੍ਰੀਅਲ ਏਰੀਆ, ਫੇਜ਼-5 ਵਿਖੇ ਪੈਂਦੀ 2.60 ਏਕੜ ਦੀ ਪਾਰਕ ਡਾਗ ਪਾਰਕ ਵਜੋਂ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਹੈ।	ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਮੱਦ ਸਬੰਧੀ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ।
86.08	Sector-101 (Alpha), ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਨਵੇਂ ਕਾਰਵ ਆਊਟ ਕੀਤੇ ਗਏ ਇੰਡਸਟ੍ਰੀਅਲ ਪਲਾਟਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ:- ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਵੱਖ-ਵੱਖ ਸਮਿਆਂ ਤੇ ਆਈ. ਟੀ ਸਿਟੀ ਵਿਖੇ ਹੋਰ ਇੰਡਸਟ੍ਰੀਅਲ ਪਲਾਟ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਹਿੱਤ ਲਿਖਿਆ ਜਾਂਦਾ ਰਿਹਾ ਹੈ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਸੈਕਟਰ-101 (ਐਲਫਾ) ਵਿਖੇ ਰਿਜਰਵਡ ਫਾਰ ਇੰਡਸਟ੍ਰੀ ਆਊਟ 28.92 ਏਕੜ ਰਕਬੇ ਦੀ ਪਲੈਨਿੰਗ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਸ ਵਿੱਚ 1.50 ਏਕੜ ਰਕਬੇ ਦੇ 10 ਪਲਾਟ ਅਤੇ 0.5 ਏਕੜ ਰਕਬੇ ਦੇ 20 ਪਲਾਟ ਕਾਰਵ ਆਊਟ ਕੀਤੇ ਗਏ ਹਨ ਅਤੇ 60 ਫੁੱਟ ਰੋਡ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਹੈ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਸੈਕਟਰ ਵਿੱਚ 28.92 ਏਕੜ ਰਕਬਾ ਇੰਡਸਟ੍ਰੀ ਲਈ ਰਿਜਰਵ ਰੱਖਿਆ ਗਿਆ ਸੀ, ਕਿਉਂ ਜੋ ਰਿਜਰਵ ਪਲਾਟਾਂ ਦੀ ਪਲੈਨਿੰਗ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਖਤਿਆਰ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਕੋਲ ਹਨ, ਇਸ ਲਈ ਤਜਵੀਜ਼ਤ ਡਰਾਇੰਗ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।	ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਇਸ ਮੱਦ ਸਬੰਧੀ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਮੱਦ ਸਬੰਧੀ ਤਜਵੀਜ਼ ਕੀਤੀਆਂ ਗਈਆਂ ਡਰਾਇੰਗਾਂ ਨੂੰ ਦੇਬਾਰਾ ਘੋਖਣ ਉਪਰੰਤ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਪੇਸ਼ ਕਰਨ/ਵਿਚਾਰਣ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ।
88.06	ਹੋਰ ਕੋਈ ਮੱਦ (ਪ੍ਰਵਾਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ):- ਅਗਸਤ-2025 ਵਿੱਚ ਹੋਣ ਵਾਲੀ ਆਕਸਨ ਸਬੰਧੀ:- ਇਸ ਮੱਦ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ), ਗਮਾਡਾ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 11705-706 ਮਿਤੀ 25-07-2025 ਰਾਹੀਂ ਅਗਸਤ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸਨ ਸਬੰਧੀ Aerocity, Block-H ਵਿਖੇ ਪੈਂਦੀ ਰਿਜਰਵ ਸਾਈਟ (14.1 ਏਕੜ), Block-I ਵਿਖੇ ਪੈਂਦੀ (ਰਿਜਰਵਡ ਸਾਈਟ 19.75 ਏਕੜ), Block-J (ਰਿਜਰਵਡ ਸਾਈਟ 21.56 ਏਕੜ) ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਵਜੋਂ ਤਜਵੀਜ਼ ਕਰਨ ਸਬੰਧੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ। ਜਿਸ ਦੇ ਸਬੰਧ ਵਿੱਚ ਪ੍ਰਵਾਨਿਤ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਕਾਪੀ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਦੇ ਵਿਚਾਰ /ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ Aerocity, Block-H ਵਿਖੇ ਪੈਂਦੀ ਰਿਜਰਵ ਸਾਈਟ (14.1 ਏਕੜ), Block-I ਵਿਖੇ ਪੈਂਦੀ (ਰਿਜਰਵਡ ਸਾਈਟ 19.75 ਏਕੜ), Block-J (ਰਿਜਰਵਡ ਸਾਈਟ 21.56 ਏਕੜ) ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਵਜੋਂ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੇ ਜੋਨਿੰਗ ਪਲੈਨ ਹੀ-ਪਲੈਨਿੰਗ ਅਨੁਸਾਰ ਤਿਆਰ ਕਰਦੇ ਹੋਏ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ ਅਤੇ	ਇਸ ਮੱਦ ਸਬੰਧੀ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਦੇ ਜੋਨਿੰਗ ਪਲੈਨ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ), ਗਮਾਡਾ ਨੂੰ E-Auction ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜ ਦਿੱਤੇ ਗਏ ਸਨ ਅਤੇ ਬਾਕੀ ਰਹਿੰਦੀਆਂ ਸਾਈਟਾਂ ਸਬੰਧੀ ਫਿਜੀਬਿਲਟੀ/ਸਰਵੇ ਰਿਪੋਰਟ ਪਲੈਨਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਵਿਖੇ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਏ ਹਨ। ਇਸ ਸਬੰਧੀ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਦੇ ਪੱਧਰ ਤੇ ਕੋਈ ਨਾਰਵਾਈ ਕਰਨੀ ਨਹੀਂ ਬਣਦੀ ਹੈ।

ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ), ਗਮਾਡਾ ਨੂੰ ਇਨ੍ਹਾਂ ਪ੍ਰਵਾਨਿਤ ਡਰਾਇੰਗਾਂ ਅਨੁਸਾਰ ਹੀ ਈ-ਆਕਸਨ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ। ਇਸ ਤੋਂ ਇਲਾਵਾ Aerocity, Block-C ਵਿਖੇ ਪੈਦੀ 12.00 ਏਕੜ ਦੀ ਰਿਜ਼ਰਵ ਸਾਈਟ ਨੂੰ ਕਮਰਸ਼ੀਅਲ ਵਜੋਂ ਤਜਵੀਜ਼ ਕਰਨ ਸਬੰਧੀ ਲਿਖਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਨੂੰ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਮਿਲਖ ਅਫਸਰ (ਆਕਸਨ), ਗਮਾਡਾ ਵੱਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ: 11705-706 ਮਿਤੀ 25-07-2025 ਵਿੱਚ ਦਰਜ ਬਾਕੀ ਸਾਈਟਾਂ ਸਬੰਧੀ ਫਿਜ਼ੀਬਿਲਟੀ/ਸਰਵੇ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਕਾਰਵਾਈ ਕਰਨ ਸਬੰਧੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।	
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ਮੱਦ ਨੰ: 89.04: - Aerocity, Block-C ਦੀਆਂ Commercial Pockets (11.50 ਏਕੜ ਅਤੇ 12.00 ਏਕੜ) ਨੂੰ ਚੰਕ ਸਾਈਟਾਂ ਤੋਂ Showroom ਤੇ ਆਧਾਰਤ ਤਬਦੀਲੀ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਤਜਵੀਜ਼ ਨੂੰ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪਾਇਆ ਗਿਆ ਕਿ ਇਹ ਤਜਵੀਜ਼ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ ਵਿੱਚ ਦਰਜ F.A.R. 3 ਨਾਲ ਬਣਾਈ ਗਈ ਹੈ, ਜਦੋਂ ਕਿ RPD committee ਦੇ ਮੈਂਬਰਾਂ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਿਉਂ ਜੋ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੀ ਏਅਰਪੋਰਟ ਰੋਡ ਤੇ ਪੈਂਦੀਆਂ ਹਨ, ਜੋ ਕਿ ਮੋਹਾਲੀ ਦੀ ਇੱਕ ਮਹੱਤਵਪੂਰਣ ਸੜਕ ਹੈ ਅਤੇ ਇਸ ਸੜਕ ਤੇ ਵਾਧੂ F.A.R. ਦੇ ਨਾਲ showrooms ਪਲੈਨ ਕਰਨ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਆਉਣ ਵਾਲੀ ਆਕਸਨ ਵਿੱਚ ਲਾਭ ਹੋ ਸਕਦਾ ਹੈ। ਇਸ ਲਈ ਇਸ ਸੜਕ ਤੇ 100% Ground Coverage ਅਤੇ F.A.R. 4 ਨਾਲ showrooms ਤਜਵੀਜ਼ ਕਰਨੇ ਯੋਗ ਹੋਣਗੇ।

ਉਕਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਨ੍ਹਾਂ ਪਾਕਿਟਾਂ ਦੀ ਪਲੈਨਿੰਗ ਵਾਧੂ F.A.R. ਨਾਲ ਤਿਆਰ ਕਰ ਲਈ ਜਾਵੇ, ਜਿਸ ਵਿੱਚ showrooms ਤੋਂ ਇਲਾਵਾ ਪਹਿਲੀ ਵਾਰ multi storey podium (ਪਾਰਕਿੰਗ) ਲਈ ਵੀ ਜਗ੍ਹਾ ਤਜਵੀਜ਼ ਕੀਤੀ ਜਾਵੇ ਅਤੇ showrooms ਦਾ ਸਾਈਜ਼ 500 ਵ: ਗ: ਰੱਖ ਲਿਆ ਜਾਵੇ ਅਤੇ ਕਿਉਂ ਜੋ PUPD Rules, 2021 ਵਿੱਚ showrooms ਦੀ maximum F.A.R. 1:3 ਪ੍ਰਵਾਨਿਤ ਹੈ, ਇਸ ਲਈ ਜੇਕਰ ਇਨ੍ਹਾਂ SCO's ਨੂੰ F.A.R. 4 ਦਿੱਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਇਸ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮੰਜੂਰੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

ਇਸ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਨੂੰ F.A.R. 4 ਦੇ ਨਾਲ ਕੰਨਸੈਪਟ ਡਰਾਇੰਗ ਤਿਆਰ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਤੇ ਇਹ ਵੀ ਕਿਹਾ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧੀ ਰੂਲਾਂ ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਕਨਸੈਪਟ ਡਰਾਇੰਗ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

(ਕਾਰਵਾਈ- ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ)

ਮੱਦ ਨੰ: 89.05: -

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ.ਆਕਸਨ ਲਈ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ-D ਵਿਖੇ ਪੈਂਦੀਆਂ ਕਮਰਸੀਅਲ ਸਾਈਟਾਂ ਨੂੰ Re-plan ਕਰਦੇ ਹੋਏ ਚਾਰ ਹਿੱਸਿਆਂ ਵਿੱਚ Sub-Divide ਕਰਨ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ) ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਉਹਨਾਂ ਦੇ ਦਫਤਰ ਵੱਲੋਂ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ- D ਵਿਖੇ ਪੈਂਦੀ 15.96 ਏਕੜ ਕਮਰਸੀਅਲ ਸਾਈਟ ਨੂੰ ਅਗਸਤ ਮਹੀਨੇ ਵਿੱਚ ਹੋਈ ਪਿਛਲੀ ਆਕਸਨ ਵਿੱਚ ਲਗਾਇਆ ਗਿਆ ਸੀ, ਪ੍ਰੰਤੂ ਇਸ ਸਬੰਧੀ ਕੋਈ ਵੀ ਬਿੰਡ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਸੀ। ਇਸ ਲਈ ਉਹਨਾਂ ਵੱਲੋਂ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਕਿਉਂ ਜੋ ਆਕਸਨ ਵਿੱਚ ਛੇਟੀਆਂ ਸਾਈਟਾਂ ਦੀ ਜ਼ਿਆਦਾ ਮੰਗ ਪ੍ਰਾਪਤ ਹੋ ਰਹੀ ਹੈ, ਇਸ ਲਈ ਜੇਕਰ ਇਸ ਸਾਈਟ ਨੂੰ Re-plan ਕਰਦੇ ਹੋਏ ਚਾਰ ਹਿੱਸਿਆਂ ਵਿੱਚ Sub-Divide ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਤਾਂ ਉਸ ਨਾਲ ਅਥਾਰਟੀ ਨੂੰ ਵਿੱਤੀ ਲਾਭ ਹੋਵੇਗਾ।

ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਤਜਵੀਜ ਦੇ ਸਨਮੁੱਖ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ D ਵਿਖੇ ਪੈਂਦੀ 15.96 ਏਕੜ ਕਮਰਸੀਅਲ ਸਾਈਟ ਨੂੰ 4-4 ਏਕੜ ਦੀਆਂ 3 ਕਮਰਸੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਇੱਕ ਕਮਰਸੀਅਲ ਸਾਈਟ 3.96 ਏਕੜ ਵਿੱਚ ਰੀ-ਪਲੇਨ ਕਰਨ ਦੀ ਤਜਵੀਜ ਸਬੰਧੀ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਕਿਉਂ ਜੋ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਨੂੰ ਰੀ-ਪਲੇਨ ਕਰਨ ਨਾਲ ਲੇਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਇਸ ਲਈ ਇਹਨਾਂ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਤਜਵੀਜ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ ਅਤੇ ਇਸ ਉਪਰੰਤ ਇਹਨਾਂ ਸਾਈਟਾਂ ਦਾ Survey ਅਤੇ ਫਿਜ਼ੀਬਲਟੀ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਜ਼ੋਨਿੰਗ ਤਿਆਰ ਕਰਦੇ ਹੋਏ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ)

ਮੱਦ ਨੰ: 89.06: -

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ.ਆਕਸਨ ਲਈ ਐਰੇਸਿਟੀ ਦੇ Block-A ਵਿਖੇ ਪੈਂਦੀਆਂ ਕਮਰਸੀਅਲ ਸਾਈਟਾਂ ਨੂੰ Hospital ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਉਹਨਾਂ ਦੇ ਦਫਤਰ ਵਿੱਚ RWA, Aerocity and I. T. City ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਇਹਨਾਂ ਸੈਕਟਰਾਂ ਵਿੱਚ ਹਸਪਤਾਲ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਐਰੇਸਿਟੀ ਦੇ ਵੱਖ-ਵੱਖ ਬਲਾਕਾਂ ਵਿੱਚ ਪੈਂਦੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਪਿਛਲੀਆਂ ਕੁਝ ਆਕਸਨਾਂ ਵਿੱਚ ਲਗਾਇਆ ਗਿਆ ਸੀ, ਪ੍ਰੰਤੂ ਇਹਨਾਂ ਸਬੰਧੀ ਕੋਈ ਵੀ ਬਿੰਡ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਸੀ। ਉਹਨਾਂ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਐਰੇਸਿਟੀ ਅਤੇ ਆਈ.ਟੀ.ਸਿਟੀ ਵਿਖੇ ਲਗਭਗ 9000 ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ ਪੈਂਦੇ ਹਨ, ਜਿਹਨਾਂ ਦੀ ਪਾਪੂਲੇਸ਼ਨ ਲਗਭਗ 150000 ਬਣਦੀ ਹੈ। ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀਆਂ ਅਨੁਸਾਰ ਇਸ ਪਾਪੂਲੇਸ਼ਨ ਨੂੰ Cater ਕਰਨ ਲਈ ਇਸ ਏਰੀਏ ਵਿੱਚ ਜਨ-ਸਿਹਤ ਸੁਵਿਧਾਵਾਂ ਘੱਟ ਹਨ। ਇਹ ਸਾਈਟਾਂ ਏਅਰਪੋਰਟ ਰੋਡ ਤੇ ਪੈਂਦੀਆਂ ਹਨ, ਜਿਸ ਨਾਲ ਇਹਨਾਂ ਹਸਪਤਾਲਾਂ ਵਿੱਚ ਆਉਣ ਵਾਲੇ ਟਰੈਫਿਕ ਨੂੰ ਵੀ ਗਮਾਡਾ ਦੀ 200 ਫੁੱਟ ਚੌੜੀ PR-7 ਸੜਕ ਨਾਲ Cater ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਆਰ.ਪੀ.ਡੀ ਮੈਂਬਰਾਂ ਨੇ ਸਾਰੀਆਂ ਸਾਈਟਾਂ ਤੇ ਵਿਚਾਰ ਕਰਨ ਉਪਰੰਤ ਇਹ ਪਾਇਆ ਕਿ ਬਲਾਕ-A ਵਿੱਚ ਪਹਿਲਾਂ ਤੋਂ ਹੀ ਇੱਕ 3.50 ਏਕੜ ਦੀ ਹਸਪਤਾਲ ਲਈ ਸਾਈਟ ਵਿਕੀ ਹੋਈ ਹੈ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਲੱਗਦੀ 4.05 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਹਸਪਤਾਲ ਲਈ ਪਲੈਨ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ਇਸ ਲਈ ਇਸ Block-A ਦੀ 4.05 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਹਸਪਤਾਲ ਵਜੋਂ ਪਲੈਨ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਇਸ ਸਾਈਟ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਕਿਉਂ ਜੋ ਇਸ ਸਾਈਟ ਦਾ ਮੰਤਵ ਬਦਲਣ ਨਾਲ ਲੇਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਇਸ ਲਈ ਇਸ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਤਜਵੀਜ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ ਅਤੇ ਇਸ ਉਪਰੰਤ ਇਸ ਸਾਈਟ ਦਾ Survey ਅਤੇ ਫਿਜ਼ੀਬਲਟੀ ਰਿਪੋਰਟ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਜ਼ੋਨਿੰਗ ਤਿਆਰ ਕਰਦੇ ਹੋਏ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

(ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ)

ਮੱਦ ਨੰ: 89.07: -

Allotment of Space for the Construction of Verka Milk Booth -
Location, Green Belt adjoining Petrol Pump Infront of
Strawberry Public School, Eco-City -1, New Chandigarh: -

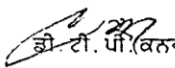
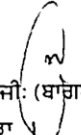
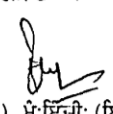
ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਨੂੰ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ

ਉਪਰੰਤ ਤਜਵੀਜਤ ਸਕੋਚ ਪਲੇਨ ਨੰ DTP (SAS Nagar) 980/2025 ਮਿਤੀ 15-04-2025

ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

(ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ), ਗਮਾਡਾ)

ਮੀਟਿੰਗ ਪੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

 ਡੀ. ਟੀ. ਪੀ. ਕਨਵੀਨਰ ਮੈਂਬਰ) ਗਮਾਡਾ।	62 ਮਿ:ਅ: (ਪਲਾਟਸ ਅਤੇ ਹਾਊਸਿੰਗ) ਗਮਾਡਾ।	 ਸੀਨੀ: ਨਗਰ ਯੋਜਨਾਕਾਰ ਐਸ. ਏ. ਐਸ. ਨਗਰ।
 ਮੰ: ਇਜ਼ੀ: (ਸੀ-1) ਗਮਾਡਾ।	 ਮੰ: ਇਜ਼ੀ: (ਸੀ-2) ਗਮਾਡਾ।	 ਮੰ: ਇਜ਼ੀ: (ਜਸ-1) ਗਮਾਡਾ।
 ਮੰ: ਇਜ਼ੀ: (ਬਾਗਬਾਨੀ-1) ਗਮਾਡਾ।	 ਮੰ: ਇਜ਼ੀ: (ਬਾਗਬਾਨੀ-2) ਗਮਾਡਾ।	 ਮੰ: ਇਜ਼ੀ: (ਬਿਜਲੀ) ਗਮਾਡਾ।
		 ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਐਸ. ਏ. ਐਸ. ਨਗਰ।



ਚੇਅਰਮੈਨ, ਆਰ.ਪੀ.ਡੀ.ਕਮੇਟੀ
-ਕਮ- ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ।

ਮਾਣਯੋਗ - 04

ਵਿਸ਼ਾ: - ਮਾਣਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 16-09-2025 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਹੋਣ ਵਾਲੀ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦਾ ਅਜੰਡਾ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮਾਣਯੋਗ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 16-09-2025 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਹੋਣ ਵਾਲੀ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੀਆਂ ਮੱਦਾਂ ਵਿਚਾਰੀਆਂ ਜਾਣੀਆਂ ਹਨ: -

ਮੱਦ ਨੰ: 26.01:- ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ: -

ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਮੂਹ ਮੈਂਬਰਾਂ ਦੀ ਪੁਸ਼ਟੀ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ਮੱਦ ਨੰ: 26.02:- ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ: -

ਮੱਦ ਨੰ:	ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਦਾ ਸੰਖੇਪ ਵੇਰਵਾ।	ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਰਿਪੋਰਟ
25.03	M/s Infosys ਨੂੰ ਲੀਜ਼ ਤੇ ਦਿੱਤੀ ਗਈ 50.00 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਤਬਦੀਲੀ ਸਬੰਧੀ: - ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 11661 ਮਿਤੀ 24-07-2025 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ (ਮਕਾਨ ਉਸਾਰੀ-1 ਸਾਖਾ) ਵੱਲੋਂ ਜਾਰੀ ਮੰਤਰੀ ਮੰਡਲ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 10-07-2025 ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਇਸ ਦੇ ਪੈਰਾ ਨੰ: 2.0 ਵਿੱਚ ਦਰਜ ਤਜਵੀਜ਼ ਮੰਨਜ਼ੂਰ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਲਈ ਮਿਲਖ ਦਫਤਰ ਵੱਲੋਂ ਮਾਨਯੋਗ ਕੈਬਨਿਟ, ਪੰਜਾਬ ਜੀ ਦੀ ਮਿਤੀ 10-07-2025 ਨੂੰ ਹੋਈ ਉਕਤ ਮੀਟਿੰਗ ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ M/s Infosys ਕੰਪਨੀ ਨੂੰ ਕੁੱਲ 50 ਏਕੜ ਅਲਾਟ ਕੀਤੀ ਗਈ ਜਮੀਨ ਵਿੱਚੋਂ 30 ਏਕੜ ਜਮੀਨ ਕੰਪਨੀ ਵੱਲੋਂ ਆਪਣੇ ਕੋਲ ਰੱਖੀ ਗਈ ਹੈ ਅਤੇ 20 ਏਕੜ ਜਮੀਨ ਗਮਾਡਾ ਨੂੰ ਵਾਪਸ ਕੀਤੀ ਗਈ ਹੈ, ਇਸ ਸਬੰਧੀ ਇੰਫੋਸਿਸ ਵੱਲੋਂ 30 ਏਕੜ ਰਕਬੇ ਦਾ ਸਾਈਟ ਪਲਾਨ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਵੀ 30 ਏਕੜ ਸਾਈਟ ਅਤੇ ਬਾਕੀ ਬਚਦੇ 20 ਏਕੜ ਰਕਬੇ ਦੀ ਪਲੈਨਿੰਗ ਕੀਤੀ ਗਈ ਹੈ। ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਪੱਤਰ ਅਨੁਸਾਰ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਸਬੰਧੀ ਮੁੱਦਾ ਆਰ. ਪੀ. ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 25-07-2025 ਨੂੰ ਹੋਈ 88ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 88.05 ਤਹਿਤ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ, ਜਿਸ ਨੂੰ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪਾਇਆ ਗਿਆ ਕਿ ਵਿਸ਼ੇ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੀ ਗਈ	ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ। ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੱਦ ਸਬੰਧੀ P & D ਪੱਧਰ ਤੇ ਅੱਗੇ ਹੋਰ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ।

	ਤਜਵੀਜ ਅਤੇ ਮੁੱਦੇ ਦਾ ਸਬੰਧ ਲੇ-ਆਊਟ ਪਲੇਨ ਵਿੱਚ ਸੋਧ ਨਾਲ ਹੈ ਅਤੇ ਇਸ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪੀ. ਐੱਡ ਡੀ. ਪੱਧਰ ਤੇ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਬਣਦੀ ਹੈ। ਕਿਉਂਜੋ ਉਸ ਸਮੇਂ ਪਲੇਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਕੋਈ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ ਨਿਰਧਾਰਤ ਨਹੀਂ ਸੀ, ਇਸ ਲਈ ਉਕਤ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਪੀ.ਐੱਡ.ਡੀ. ਕਮੇਟੀ ਤੋਂ ਈ-ਆਫੀਸ ਤੇ ਮਿਤੀ 13-08-2025 ਰਾਹੀਂ ਸਿੰਗਲ ਮਿਸਲ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਗਈ ਸੀ, ਇਸ ਲਈ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪਲੇਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।	
25.04	ਸੈਕਟਰ-83 (ਐਲਫਾ) ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਤੋਂ ਦੀ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਸਾਈਟ ਨੂੰ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਉਪਰੰਤ ਪੀ.ਆਈ.ਡੀ.ਬੀ ਵੱਲੋਂ ਵਿਕਸਿਤ ਕੀਤੇ ਜਾਣ ਬਾਰੇ:- ਉਪਰੋਕਤ ਮੱਦ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜ਼ਰਵ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ਼ ਮੰਤਵ ਵਜੋਂ ਵਰਤਣ ਲਈ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.10.2024 ਨੂੰ ਹੋਈ 82ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਬਤੌਰ ਮੱਦ ਨੰ 82.04 ਤਹਿਤ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ ਅਤੇ ਮਿਲਖ ਅਫਸਰ (ਆਕਸ਼ਨ), ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ ਨਗਰ ਵੱਲੋਂ ਪੱਤਰ ਨੰ. 55281-82 ਮਿਤੀ 08-10-2024 ਰਾਹੀਂ ਅਕਤੂਬਰ 2024 ਵਿੱਚ ਲਗਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਵਿੱਚ ਲਗਾਈਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸਾਈਟਾਂ ਦੇ ਮੰਤਵ ਬਦਲਣ ਲਈ ਲਿਖਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਸੈਕਟਰ-83 ਅਲਫਾ ਆਈ.ਟੀ ਸਿਟੀ ਵਿੱਚ ਪੈਦੀ 13.60 ਏਕੜ ਰਕਬੇ ਦੀ ਰਿਜ਼ਰਵ ਸਾਈਟ ਨੂੰ ਮਿਕਸ ਲੈਂਡ ਯੂਜ਼ ਵਜੋਂ ਤਜਵੀਜ ਕਰਦੇ ਹੋਏ ਸਕੈਚ ਪਲੇਨ ਨੰ: ਐਸਟੀਪੀ (ਜੀ) 74/2024 ਨੂੰ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਵਿੱਚ ਵਿਚਾਰਣ ਉਪਰੰਤ ਸ਼ਰਤਾਂ ਸਹਿਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਵੱਲੋਂ ਗਮਾਡਾ ਨੂੰ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਜਗ੍ਹਾ ਉਪਲਬਧ ਕਰਵਾਉਣ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾ ਰਹੀ ਸੀ। ਪੀ.ਆਈ.ਡੀ.ਬੀ ਦੀ ਮੰਗ ਦੇ ਸਨਮੁੱਖ ਗਮਾਡਾ ਵੱਲੋਂ ਸੈਕਟਰ-66ਬੀਟਾ ਵਿਖੇ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ 6.00 ਏਕੜ ਤੋਂ ਦੀ ਤਜਵੀਜ ਕੀਤੀ ਗਈ ਸੀ। ਮਿਤੀ 28.04.2025 ਨੂੰ ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ ਅਤੇ ਪੀ ਆਈਡੀ ਬੀ ਦੇ ਹੋਰ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਗਮਾਡਾ, ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਅਤੇ ਮਿਲਖ ਅਫਸਰ (ਪਾਲਿਸੀ) ਗਮਾਡਾ ਵੱਲੋਂ ਉਕਤ ਤੋਂ ਦਾ ਮੌਕਾ ਦਿਖਾਇਆ ਗਿਆ। ਐਮ.ਡੀ. ਪੀ.ਆਈ.ਡੀ.ਬੀ ਵੱਲੋਂ ਮੌਕਾ ਦੇਖਣ ਉਪਰੰਤ ਕਿਹਾ ਗਿਆ ਕਿ ਕੰਨਵੈਸਨ ਸੈਂਟਰ ਲਈ ਮਾਰਕ ਕੀਤੀ ਗਈ 6.00 ਏਕੜ ਤੋਂ ਦਾ ਰਕਬਾ ਘੱਟ ਹੈ ਅਤੇ ਸਾਈਟ ਵੀ ਢੁੱਕਵੀਂ ਨਹੀਂ ਹੈ। ਐਮ ਡੀ, ਪੀ. ਆਈ. ਡੀ.ਬੀ ਨੂੰ ਸੈਕਟਰ-83 ਅਲਫਾ ਵਿਖੇ	ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਇਸ ਮੱਦ ਨੂੰ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ। ਇਸ ਲਈ ਹੁਣ ਇਸ ਮੱਦ ਸਬੰਧੀ P & D ਪੱਧਰ ਤੇ ਅੱਗੇ ਹੋਰ ਕੋਈ ਕਾਰਵਾਈ ਨਹੀਂ ਕੀਤੀ ਜਾਣੀ ਹੈ।

	ਇੰਨਵੇਸਿਸ ਨੂੰ ਅਲਾਟ ਕੀਤੀ ਗਈ ਤੇ ਦੇ ਨਜ਼ਦੀਕ ਪੈਂਦੀ 13.60 ਏਕੜ ਤੇ ਦਿਖਾਈ ਗਈ, ਜਿਸ ਤੇ ਉਹਨਾਂ ਵੱਲੋਂ ਕਿਹਾ ਗਿਆ ਕਿ ਇਹ ਸਾਈਟ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਲਈ ਢੁੱਕਵੀਂ ਹੈ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਤੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਨੁਸਾਰ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਵਿੱਚ ਸਾਈਟ ਦੇ ਲੇ ਆਊਟ ਵਿੱਚ ਸੋਧ ਕਰਵਾਉਣੀ ਬਣਦੀ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ 66 ਬੀਟਾ ਵਿੱਚ ਤਜਵੀਜ਼ਤ 6.00 ਏਕੜ ਤੇ ਦੀ ਕੰਨਵੈਸ਼ਨ ਸੈਂਟਰ ਦੀ ਸਾਈਟ ਨੂੰ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਵਜੋਂ ਤਬਦੀਲ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਹਾਲ ਦੀ ਘੜੀ 13.60 ਏਕੜ ਦੀ ਤੋਂ Convention Centre ਲਈ ਤਜਵੀਜ਼ਤ ਕੀਤੀ ਗਈ ਹੈ, ਪਰੰਤੂ ਜੇਕਰ PIDB ਵੱਲੋਂ ਇਸ ਤਜਵੀਜ਼ਤ ਸਾਈਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਕੋਈ ਤਬਦੀਲੀ ਕੀਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਮੰਗ ਅਨੁਸਾਰ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਕਰ ਲਈ ਜਾਵੇਗੀ। ਕਿਉਂ ਜੋ ਇਹ ਤਬਦੀਲੀ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਨਾਲ ਸਬੰਧਤ ਹੈ ਅਤੇ ਤਬਦੀਲੀ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਧਿਕਾਰ ਪੀ. ਐਂਡ ਡੀ. ਕਮੇਟੀ ਕੋਲ ਹਨ। ਇਸ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਅਤੇ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਪੀ.ਐਡ.ਡੀ. ਕਮੇਟੀ ਸਿੰਗਲ ਮਿਸਲ ਤੇ ਮਿਤੀ 28-05-2025 ਰਾਹੀਂ ਈ-ਆਫੀਸ ਤੇ ਈ-ਫਾਈਲ ਨੰ: 298070 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਗਈ ਸੀ, ਕਿਉਂ ਜੋ ਉਸ ਸਮੇਂ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਸਬੰਧੀ ਮਿਤੀ ਅਤੇ ਸਮਾਂ ਨਿਰਧਾਰਤ ਨਹੀਂ ਸੀ। ਊਕਤ ਅਨੁਸਾਰ ਵਿਸ਼ੇਸ਼ ਤਹਿਤ ਮੁੱਦੇ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਜੰਡਾ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।	
25.05	Reserving the land for construction of 220 KV/66 KV Grid Substation in Sector-101 (Alpha) at IT City, S.A.S. Nagar. ਉਪਰੋਕਤ ਵਿਸ਼ੇਸ਼ ਤਹਿਤ ਮੱਦ ਸਬੰਧੀ ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ), ਗਮਾਡਾ ਵੱਲੋਂ ਪੱਤਰ ਨੰ:1512 ਮਿਤੀ 13-08-2025 ਰਾਹੀਂ PSTCL ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਅਤੇ ਡਰਾਈਂਗ ਨੱਥੀ ਕਰਕੇ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਸੈਕਟਰ-101 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ ਵਿਖੇ 220 KV/66 KV Grid Substation ਦੀ ਉਸਾਰੀ ਕਰਨ ਲਈ PSTCL ਨੂੰ 120 ਮੀਟਰ x 120 ਮੀਟਰ ਰਕਬਾ ਜਗ੍ਹਾ ਮੁਹੱਈਆ ਕਰਵਾਈ ਜਾਣੀ ਹੈ। ਊਕਤ ਦੇ ਸਨਮੁੱਖ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ-101 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ ਵਿਖੇ ਲਗਭੱਗ 6.789 ਏਕੜ ਰਕਬਾ EGS ਲਈ ਰਾਖਵਾਂ ਰੱਖਿਆ ਗਿਆ ਸੀ। ਇਹ ਰਕਬਾ ਗਮਾਡਾ ਵੱਲੋਂ PSTCL ਨੂੰ 220 KV /66 KV Grid Substation ਬਣਾਉਣ ਲਈ ਅਲਾਟ ਕੀਤਾ ਜਾਣਾ ਹੈ। ਇਸ ਸਬੰਧੀ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ), ਪੁੱਛਾ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਗਠਿਤ ਕੀਤੀ ਗਈ ਕਮੇਟੀ ਵੱਲੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ	ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇਸ਼ ਸਬੰਧੀ ਪ੍ਰਵਾਨ ਜੀ ਵੱਲੋਂ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ) ਨੂੰ ਸਾਈਟ ਸਬੰਧੀ ਕੋਈ ਹੋਰ ਆਪਸਨ ਤਜਵੀਜ਼ ਕਰਨ ਸਬੰਧੀ ਦਿਸਾ-ਨਿਰਦੇਸ਼ ਦਿੰਦੇ ਹੋਏ ਇਸ ਮੱਦ ਨੂੰ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਵਿਚਾਰਣ /ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਇਨ੍ਹਾਂ ਹੁਕਮਾਂ ਦੇ ਸਨਮੁੱਖ ਹੁਣ ਇਹ ਮੁੱਦਾ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 26.03 ਤਹਿਤ ਮੁੜ ਪੇਸ਼ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

ਕੀਤੀਆਂ ਗਈਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ PSTCL ਵੱਲੋਂ 220 KV / 66 KV Grid Substation ਬਣਾਉਣ ਲਈ ਕੀਤੀ ਗਈ ਮੰਗ ਦੇ ਸਨਮੁੱਖ ਲਗਭੱਗ 3.50 ਏਕੜ ਰਕਬਾ ਮੁਹੱਈਆ ਕਰਵਾਇਆ ਜਾਣਾ ਸੀ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਪਹਿਲਾਂ ਪ੍ਰਵਾਨਿਤ 6.789 ਏਕੜ ਰਕਬੇ ਨੂੰ ਘਟਾ ਕੇ 3.55 ਏਕੜ ਰਕਬਾ EGS ਲਈ ਰਾਖਵਾਂ ਰੱਖਿਆ ਗਿਆ ਹੈ ਅਤੇ ਬਾਕੀ ਰਕਬੇ ਨੂੰ ਰਿਜਰਵ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਸਾਈਟਾਂ ਦੇ ਰਕਬੇ ਵਿੱਚ ਤਬਦੀਲੀ ਕਰਨ ਨਾਲ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਸੋਧ ਕਰਨੀ ਬਣਦੀ ਹੈ ਅਤੇ ਇਸ ਸਬੰਧੀ Planning and Design Committee (P&D) ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲੋੜੀਂਦੀ ਹੈ। ਕਿਉਂਜੋ ਉਸ ਸਮੇਂ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਕੋਈ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ ਨਿਰਧਾਰਤ ਨਹੀਂ ਸੀ, ਇਸ ਲਈ ਉਕਤ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਜੀ.ਤੋਂ ਬਤੌਰ ਚੇਅਰਮੈਨ, ਪੀ.ਐਡ.ਡੀ. ਕਮੇਟੀ ਤੋਂ ਈ-ਆਫੀਸ ਤੇ ਮਿਤੀ 08.09.2025 ਰਾਹੀਂ ਸਿੰਗਲ ਮਿਸਲ ਤੇ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਗਈ ਸੀ, ਇਸ ਲਈ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟ ਦਰਸਾਉਂਦਾ ਸੈਕਟਰ-101 (ਐਲਫਾ), ਆਈ. ਟੀ. ਸਿਟੀ ਦਾ ਪਾਰਟ ਪਲੈਨ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਚਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।	
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ਮੁੱਦ ਨੰ: 26.03: -

Reserving the land for construction of 220 KV/66 KV Grid Substation in Sector-101 (Alpha) at IT City, S.A.S. Nagar.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦ ਸਬੰਧੀ ਪਿਛਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਬਤੌਰ ਅਜੰਡਾ ਆਈਟਮ ਨੰ:

25.05 ਤਹਿਤ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਸਬੰਧੀ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ) ਨੂੰ ਸਾਈਟ ਸਬੰਧੀ ਕੋਈ ਹੋਰ ਆਪਸਨ ਤਜਵੀਜ਼ ਕਰਨ ਸਬੰਧੀ ਦਿਸ਼ਾ-ਨਿਰਦੇਸ਼ ਦਿੰਦੇ ਹੋਏ ਇਸ ਮੁੱਦ ਨੂੰ ਅਗਾਮੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਵਿਚਾਰਣ /ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਜਿਸ ਦੇ ਸਨਮੁੱਖ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਬਿਜਲੀ), ਗਮਾਡਾ ਵੱਲੋਂ Addl. S.E., PSTCL, Patiala ਤੋਂ ਪ੍ਰਾਪਤ ਪੱਤਰ ਨੰ: 911 ਮਿਤੀ 15-09-2025 ਭੇਜਿਆ ਗਿਆ ਹੈ ਜਿਸ ਵਿਚ ਅੰਕਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ EGS ਲਈ 145 ਮੀਟਰ x 100 ਮੀਟਰ ਕਾਰਨਰ ਪਲਾਟ (3 side open) ਲੋੜੀਂਦਾ ਹੈ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਇਸ ਸਬੰਧੀ ਇੱਕ ਸਕੈਚ ਪਲੈਨ ਵੀ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜਿਆ ਗਿਆ ਹੈ, ਜਿਸ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ I. T. City (Alpha), Sector-82 ਦੇ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ 7.00 ਏਕੜ ਦੀ ਰਿਜਰਵ ਸਾਈਟ ਵਿੱਚੋਂ 145 ਮੀਟਰ x 100 ਮੀਟਰ (ਰਕਬਾ 3.60 ਏਕੜ) ਸਾਈਟ EGS ਲਈ ਤਜਵੀਜ਼ ਕਰਦੇ ਹੋਏ ਡਰਾਇੰਗ ਤਿਆਰ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਤਜਵੀਜ਼ ਨਾਲ ਰਿਜਰਵ ਏਰੀਆ 3.40 ਏਕੜ ਬਚਦਾ ਹੈ ਅਤੇ ਪਹਿਲਾਂ EGS ਲਈ ਰਾਖਵੀਂ ਰੱਖੀ ਗਈ 6.80 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਰਿਜਰਵ ਕੀਤਾ ਗਿਆ ਹੈ, ਜਿਸ ਦੀ ਵਰਤੋਂ ਭਵਿੱਖ ਵਿੱਚ ਲੋੜ ਅਨੁਸਾਰ ਕਰ ਲਈ ਜਾਵੇਗੀ।

ਉਕਤ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ P & D committee ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਚਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਮੱਦ ਨੰ: 26.04: -

Aerocity, Block-C ਦੀਆਂ Commercial Pockets (11.50 ਏਕੜ ਅਤੇ 12.00 ਏਕੜ) ਨੂੰ ਚੰਕ ਸਾਈਟਾਂ ਤੋਂ Showroom ਤੇ ਆਧਾਰਤ ਤਬਦੀਲੀ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦੇ ਨੂੰ RPD ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 89.04 ਤਹਿਤ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪਾਇਆ ਗਿਆ ਕਿ ਇਹ ਤਜਵੀਜ਼ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ ਵਿੱਚ ਦਰਜ F.A.R. 3 ਨਾਲ ਬਣਾਈ ਗਈ ਹੈ, ਜਦੋਂ ਕਿ RPD committee ਦੇ ਮੈਂਬਰਾਂ ਦੇ ਧਿਆਨ ਵਿੱਚ ਆਇਆ ਹੈ ਕਿ ਕਿਉਂ ਜੋ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੀ ਏਅਰਪੋਰਟ ਰੋਡ ਤੇ ਪੈਂਦੀਆਂ ਹਨ, ਜੋ ਕਿ ਮੋਹਾਲੀ ਦੀ ਇੱਕ ਮਹੱਤਵਪੂਰਣ ਸੜਕ ਹੈ ਅਤੇ ਇਸ ਸੜਕ ਤੇ ਵਾਧੂ F.A.R. ਦੇ ਨਾਲ showrooms ਪਲੈਨ ਕਰਨ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਆਉਣ ਵਾਲੀ ਆਕਸ਼ਨ ਵਿੱਚ ਲਾਭ ਹੋ ਸਕਦਾ ਹੈ। ਇਸ ਲਈ ਇਸ ਸੜਕ ਤੇ 100% Ground Coverage ਅਤੇ F.A.R. 4 ਨਾਲ showrooms ਤਜਵੀਜ਼ ਕਰਨੇ ਯੋਗ ਹੋਣਗੇ।

ਉਕਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਨ੍ਹਾਂ ਪਾਕਿਟਾਂ ਦੀ ਪਲੈਨਿੰਗ ਵਾਧੂ F.A.R. ਨਾਲ ਤਿਆਰ ਕਰ ਲਈ ਜਾਵੇ, ਜਿਸ ਵਿੱਚ showrooms ਤੋਂ ਇਲਾਵਾ ਪਹਿਲੀ ਵਾਰ multi storey podium (ਪਾਰਕਿੰਗ) ਲਈ ਵੀ ਜਗ੍ਹਾ ਤਜਵੀਜ਼ ਕੀਤੀ ਜਾਵੇ ਅਤੇ showrooms ਦਾ ਸਾਈਜ਼ 500 ਵ: ਗ: ਰੱਖ ਲਿਆ ਜਾਵੇ ਅਤੇ ਕਿਉਂ ਜੋ PUPD Rules, 2021 ਵਿੱਚ showrooms ਦੀ maximum F.A.R. 1:3 ਪ੍ਰਵਾਨਿਤ ਹੈ, ਇਸ ਲਈ ਜੇਕਰ ਇਨ੍ਹਾਂ SCO's ਨੂੰ F.A.R. 4 ਦਿੱਤੀ ਜਾਣੀ ਹੈ ਤਾਂ ਇਸ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਮੰਜੂਰੀ ਪ੍ਰਾਪਤ ਕਰ ਲਈ ਜਾਵੇ।

ਇਸ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਨੂੰ F.A.R. 4 ਦੇ ਨਾਲ ਕੰਨਸੈਪਟ ਡਰਾਇੰਗ ਤਿਆਰ ਕਰਨ ਦੇ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਅਤੇ ਇਹ ਵੀ ਕਿਹਾ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧੀ ਰੂਲਾਂ ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਕਨਸੈਪਟ ਡਰਾਇੰਗ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਤਜਵੀਜ਼ ਅਨੁਸਾਰ ਐਰੇਸਿਟੀ ਦੇ ਲੇ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਖਤਿਆਰ P & D committee ਦੇ ਕੋਲ ਹਨ, ਇਸ ਲਈ ਉਕਤ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ P & D committee ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਮੱਦ ਨੰ: 26.05: -

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਲਈ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ-D ਵਿਖੇ ਪੈਂਦੀਆਂ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਨੂੰ Re-plan ਕਰਦੇ ਹੋਏ ਚਾਰ ਹਿੱਸਿਆਂ ਵਿੱਚ Sub-Divide ਕਰਨ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦੇ ਨੂੰ RPD ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 89.05 ਤਹਿਤ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ ਪਲਾਟ)ਸ(, ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਤਜਵੀਜ਼ ਦੇ ਸਨਮੁੱਖ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ- D ਵਿਖੇ ਪੈਂਦੀ 15.ਏਕੜ 96 4 ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ ਨੂੰ- ਏਕੜ ਦੀਆਂ 43 ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਅਤੇ ਇੱਕ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ 3. ਏਕੜ 96 ਵਿੱਚ ਰੀ-ਪਲੈਨ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਸਬੰਧੀ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਕਿਉਂ ਜੋ ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਨੂੰ ਰੀ-ਪਲੈਨ ਕਰਨ ਨਾਲ ਲੇਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ ਇਸ ਲਈ ਇਹਨਾਂ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤਕਰਨ ਲਈ ਤਜਵੀਜ਼ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਤਜਵੀਜ ਅਨੁਸਾਰ ਐਰੋਸਿਟੀ ਦੇ ਲੋ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਖਤਿਆਰ P & D committee ਦੇ ਕੋਲ ਹਨ, ਇਸ ਲਈ ਉਕਤ ਅਨੁਸਾਰ ਤਜਵੀਜ P & D committee ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ ।

ਮੱਦ ਨੰ: 26.06: -

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਲਈ ਐਰੋਸਿਟੀ ਦੇ Block-A ਵਿਖੇ ਪੈਂਦੀ ਕਮਰਸੀਅਲ ਸਾਈਟ ਨੂੰ Hospital ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੁੱਦੇ ਨੂੰ RPD ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 89.06 ਤਹਿਤ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਸਬੰਧੀ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਉਹਨਾਂ ਦੇ ਦਫਤਰ ਵਿੱਚ RWA, Aerocity and I. T. City ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਇਹਨਾਂ ਸੈਕਟਰਾਂ ਵਿੱਚ ਹਸਪਤਾਲ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਐਰੋਸਿਟੀ ਦੇ ਵੱਖ-ਵੱਖ ਬਲਾਕਾਂ ਵਿੱਚ ਪੈਂਦੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਪਿਛਲੀਆਂ ਰੁਝ ਆਕਸ਼ਨਾਂ ਵਿੱਚ ਲਗਾਇਆ ਗਿਆ ਸੀ, ਪ੍ਰੰਤੂ ਇਹਨਾਂ ਸਬੰਧੀ ਕੋਈ ਵੀ ਬਿੱਡ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੋਈ ਸੀ। ਉਹਨਾਂ ਵੱਲੋਂ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਐਰੋਸਿਟੀ ਅਤੇ ਆਈ.ਟੀ.ਸਿਟੀ ਵਿਖੇ ਲਗਭਗ 9000 ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ ਪੈਂਦੇ ਹਨ, ਜਿਹਨਾਂ ਦੀ ਪਾਪੂਲੇਸ਼ਨ ਲਗਭਗ 150000 ਬਣਦੀ ਹੈ। ਪ੍ਰਾਪਤ ਪ੍ਰਤੀਬੇਨਤੀਆਂ ਅਨੁਸਾਰ ਇਸ ਪਾਪੂਲੇਸ਼ਨ ਨੂੰ Cater ਕਰਨ ਲਈ ਇਸ ਏਰੀਏ ਵਿੱਚ ਜਨ-ਸਿਹਤ ਸੁਵਿਧਾਵਾਂ ਘੱਟ ਹਨ। ਇਹ ਸਾਈਟਾਂ ਏਅਰਪੋਰਟ ਰੋਡ ਤੇ ਪੈਂਦੀਆਂ ਹਨ, ਜਿਸ ਨਾਲ ਇਹਨਾਂ ਹਸਪਤਾਲਾਂ ਵਿੱਚ ਆਉਣ ਵਾਲੇ ਟਰੈਫਿਕ ਨੂੰ ਵੀ ਗਮਾਡਾ ਦੀ 200 ਫੁੱਟ ਚੌੜੀ PR-7 ਸੜਕ ਨਾਲ Cater ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਆਰ.ਪੀ.ਡੀ ਮੈਂਬਰਾਂ ਨੇ ਸਾਰੀਆਂ ਸਾਈਟਾਂ ਤੇ ਵਿਚਾਰ ਕਰਨ ਉਪਰੰਤ ਇਹ ਪਾਇਆ ਕਿ ਬਲਾਕ-A ਵਿੱਚ ਪਹਿਲਾਂ ਤੋਂ ਹੀ ਇੱਕ 3.50 ਏਕੜ ਦੀ ਹਸਪਤਾਲ ਲਈ ਸਾਈਟ ਵਿੱਕੀ ਹੋਈ ਹੈ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਲੱਗਦੀ 4.05 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਹਸਪਤਾਲ ਲਈ ਪਲੈਨ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ਇਸ ਲਈ ਇਸ Block-A ਦੀ 4.05 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਹਸਪਤਾਲ ਵਜੋਂ ਪਲੈਨ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ। ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਇਸ ਸਾਈਟ ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਇਹ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਸਨ ਕਿ ਕਿਉਂ ਜੇ ਇਸ ਸਾਈਟ ਦਾ ਮੰਤਵ ਬਦਲਣ ਨਾਲ ਲੋਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਇਸ ਲਈ ਇਸ ਸਬੰਧੀ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਤਜਵੀਜ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇ।

ਉਪਰੋਕਤ ਦਰਸਾਈ ਗਈ ਤਜਵੀਜ ਅਨੁਸਾਰ ਐਰੋਸਿਟੀ ਦੇ ਲੋ-ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਅਖਤਿਆਰ P & D committee ਦੇ ਕੋਲ ਹਨ, ਇਸ ਲਈ ਉਕਤ ਅਨੁਸਾਰ ਤਜਵੀਜ P & D committee ਦੇ ਵਿਚਾਰ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ ।

ਮੱਦ ਨੰ: 26.07

ਹੋਰ ਕੋਈ ਮੱਦ (ਪ੍ਰਧਾਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ) :-

ਵਿਸ਼ਾ:- ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 16-09-2025 ਨੂੰ ਸਾਮ 4.00 ਵਜੇ ਹੋਈ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 16-09-2025 ਨੂੰ ਸਾਮ 4.00 ਵਜੇ ਹੋਈ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ:-

- 1) ਸ੍ਰੀ ਵਿਸ਼ੇਸ਼ ਸਾਰੰਗਲ, ਆਈ. ਏ. ਐਸ. (ਕਨਵੀਨਰ ਮੈਂਬਰ)
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ,
ਐਸ. ਏ. ਐਸ. ਨਗਰ ।
- 2) ਸ਼੍ਰੀਮਤੀ ਮਨਦੀਪ ਕੌਰ, (ਮੈਂਬਰ)
ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ ।
- 3) ਸ਼੍ਰੀਮਤੀ ਸਰੋਜ, ਵਧੀਕ ਮੁੱਖ ਆਰਕੀਟੈਕਟ, (ਮੈਂਬਰ)
ਨੁਮਾਇੰਦਾ, ਮੁੱਖ ਆਰਕੀਟੈਕਟ,
ਪੰਜਾਬ ।
- 4) ਸ਼੍ਰੀਮਤੀ ਵਨਿੰਦਰ ਕੌਰ, ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ, (ਮੈਂਬਰ)
ਨੁਮਾਇੰਦਾ, ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ ।
- 5) ਸ਼੍ਰੀਮਤੀ ਕੰਵਲਜੀਤ ਕੌਰ, ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ
ਨੁਮਾਇੰਦਾ, ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ।

ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡੇ ਦੀਆਂ ਮੱਦਾਂ ਨੂੰ ਲੜੀਵਾਰ ਵਿਚਾਰਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ

ਫੈਸਲੇ ਲਏ ਗਏ: -

ਮੁੱਦ ਨੰ: 26.01: - ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ: -

ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ ।

ਮੁੱਦ ਨੰ: 26.02: - ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ: -

ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਮਿਤੀ 10-09-2025 ਨੂੰ ਹੋਈ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਈਨ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਸਬੰਧੀ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ ।

ਮੱਦ ਨੰ: 26.03:-

Reserving the land for construction of 220 KV/66 KV Grid Substation in Sector-101 (Alpha) at IT City, S.A.S. Nagar.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਮੱਦ ਅਧੀਨ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਤਜਵੀਜ਼ ਨੂੰ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੱਦ ਨੰ: 26.04:-

Aerocity, Block-C ਦੀਆਂ Commercial Pockets (11.50 ਏਕੜ ਅਤੇ 12.00 ਏਕੜ) ਨੂੰ ਚੰਕ ਸਾਈਟਾਂ ਤੋਂ Showroom ਤੇ ਆਧਾਰਤ ਤਬਦੀਲੀ ਕਰਨ ਸਬੰਧੀ:-

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤਹਿਤ ਦਰਸਾਈਆਂ ਗਈਆਂ ਸਾਈਟਾਂ ਸਬੰਧੀ ਤਜਵੀਜ਼ RPD ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ 89.04 ਤਹਿਤ ਵਿਚਾਰੀ ਗਈ ਸੀ, ਜਿਸ ਵਿੱਚ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਅਤੇ ਦਫਤਰ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਵੱਲੋਂ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਮੰਗ ਅਨੁਸਾਰ ਤਿਆਰ ਕੀਤੀਆਂ ਗਈਆਂ ਕੰਨਸੈਪਟ ਡਰਾਈਂਗਾਂ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਜਾਰੀ SOP ਮਿਤੀ 22-08-2023 ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਨੂੰ ਭੇਜੀਆਂ ਗਈਆਂ ਸਨ। ਜਿਨ੍ਹਾਂ ਸਬੰਧੀ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 1031 ਮਿਤੀ 16-09-2025 ਰਾਹੀਂ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਨੂੰ ਟਾਊਨ ਪਲੈਨਿੰਗ ਪੱਖੋਂ ਘੋਖਦੇ ਹੋਏ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਰਤਾਂ ਤਹਿਤ ਜਾਰੀ ਕੀਤੀ ਗਈ ਹੈ।

ਉਕਤ ਅਨੁਸਾਰ ਮੱਦ ਨੂੰ ਪੀ ਐੱਡ ਡੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੱਦ ਨੰ: 26.05:-

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸ਼ਨ ਲਈ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ-D ਵਿਖੇ ਪੈਂਦੀ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ ਨੂੰ Re-plan ਕਰਦੇ ਹੋਏ ਚਾਰ ਹਿੱਸਿਆਂ ਵਿੱਚ Sub-Divide ਕਰਨ ਸਬੰਧੀ:-

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਦਰਸਾਈ ਗਈ ਸਾਈਟ ਸਬੰਧੀ ਤਜਵੀਜ਼ RPD ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ 89.05 ਤਹਿਤ ਵਿਚਾਰੀ ਗਈ ਸੀ, ਜਿਸ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਤਜਵੀਜ਼ ਦੇ ਸਨਮੁੱਖ ਐਰੇਸਿਟੀ ਦੇ ਬਲਾਕ-D ਵਿਖੇ ਪੈਂਦੀ 15.96 ਏਕੜ ਦੀ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ ਨੂੰ 4-4 ਏਕੜ ਦੀਆਂ 3 ਸਾਈਟਾਂ ਅਤੇ 3:96 ਏਕੜ ਦੀ ਇੱਕ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟ ਵਿੱਚ ਰੀ-ਪਲੈਨ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਸਬੰਧੀ ਪੇਸ਼ ਕੀਤੀ ਗਈ ਡਰਾਈਂਗ ਨੂੰ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਵਿਚਾਰਣ ਉਪਰੰਤ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਜਾਰੀ SOP ਮਿਤੀ 22-08-2023 ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਨੂੰ ਭੇਜੀ ਗਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 1034 ਮਿਤੀ 16-09-2025 ਰਾਹੀਂ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਨੂੰ ਟਾਊਨ ਪਲੈਨਿੰਗ ਪੱਖੋਂ ਘੋਖਦੇ ਹੋਏ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਰਤਾਂ ਤਹਿਤ ਜਾਰੀ ਕੀਤੀ ਗਈ ਹੈ।

ਉਕਤ ਅਨੁਸਾਰ ਮੱਦ ਨੂੰ ਪੀ ਐੱਡ ਡੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

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ਮੱਦ ਨੰ: 26.06: -

ਸਤੰਬਰ-2025 ਵਿੱਚ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਈ-ਆਕਸਨ ਲਈ ਐਰੋਸਿਟੀ ਦੇ Block-A ਵਿਖੇ ਪੈਦੀ ਕਮਰਸੀਅਲ ਸਾਈਟ ਨੂੰ Hospital ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਸਬੰਧੀ: -

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਅਧੀਨ ਦਰਸਾਈ ਗਈ ਸਾਈਟ ਸਬੰਧੀ ਤਜਵੀਜ਼ ਨੂੰ ਮਿਤੀ 09-09-2025 ਨੂੰ ਹੋਈ ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜਾਈਨ ਕਮੇਟੀ (RPD) ਦੀ 89ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 89.06 ਤਹਿਤ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ, ਜਿਸ ਵਿੱਚ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਮੰਗ ਦੇ ਸਨਮੁੱਖ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ Block-A ਦੀ 4.05 ਏਕੜ ਰਕਬੇ ਦੀ ਸਾਈਟ ਨੂੰ ਹਸਪਤਾਲ ਵਜੋਂ ਪਲੈਨ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲੈਂਦੇ ਹੋਏ ਇਸ ਸਾਈਟ ਦੀ ਤਜਵੀਜ਼/ਡਰਾਇੰਗ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਜਾਰੀ SOP ਮਿਤੀ 22-08-2023 ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਰਾਹੀਂ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਨੂੰ ਭੇਜੀ ਗਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ ਜੀ ਵੱਲੋਂ ਪੱਤਰ ਨੰ: 1034 ਮਿਤੀ 16-09-2025 ਰਾਹੀਂ ਵਿਸ਼ੇ ਤਹਿਤ ਸਾਈਟਾਂ ਨੂੰ ਟਾਊਨ ਪਲੈਨਿੰਗ ਪੱਖੋਂ ਘੋਖਦੇ ਹੋਏ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਰਤਾਂ ਤਹਿਤ ਜਾਰੀ ਕੀਤੀ ਗਈ ਹੈ।

ਉਕਤ ਅਨੁਸਾਰ ਮੱਦ ਨੂੰ ਪੀ ਐੱਡ ਡੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਸਥਾਰ-ਪੂਰਵਕ ਵਿਚਾਰਣ ਉਪਰੰਤ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।

ਮੁੱਖ ਸਕੱਤਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ।

GMADA-EOAL0eAUC/93/2025-EO -GMADA

1/128023/2025

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ ਏ ਐਸ ਨਗਰ

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਦਫਤਰੀ ਹੁਕਮ

ਗਮਾਡਾ ਅਧਿਕਾਰ ਖੇਤਰ ਅਧੀਨ ਆਉਂਦੀ ਪ੍ਰਾਪਰਟੀ ਨੂੰ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਵੇਚਣ ਲਈ ਈ-ਆਕਸ਼ਨ ਦੀਆਂ ਸ਼ਰਤਾਂ ਨਿਰਧਾਰਿਤ ਕਰਨ ਲਈ ਹੇਠ ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਦੀ ਕਮੇਟੀ ਦਾ ਗਠਨ ਕੀਤਾ ਜਾਂਦਾ ਹੈ-

- | | |
|--|-------------|
| 1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ | ਚੇਅਰਮੈਨ |
| 2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ | ਮੈਂਬਰ |
| 3. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ | ਮੈਂਬਰ |
| 4. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ), ਗਮਾਡਾ | ਮੈਂਬਰ |
| 5. ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ), ਗਮਾਡਾ | ਮੈਂਬਰ ਸਕੱਤਰ |
| 6. ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ (ਜਾਂ ਉਨ੍ਹਾਂ ਦਾ ਨੁਮਾਇੰਦਾ) | ਮੈਂਬਰ |
| 7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ | ਮੈਂਬਰ |
| 8. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ (ਜਾਂ ਉਨ੍ਹਾਂ ਦਾ ਨੁਮਾਇੰਦਾ) | ਮੈਂਬਰ |

ਉੱਕਤ ਕਮੇਟੀ ਈ-ਆਕਸ਼ਨ ਦੀਆਂ ਪ੍ਰਚਲਤ ਪਾਲਿਸੀਆਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਲਈ ਵੱਖਰੀ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਲਈ ਆਪਣੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਤੁਰੰਤ ਦੇਵੇਗੀ।

ਮਿਤੀ: 18-09-2025

ਵਿਸ਼ੇਸ਼ ਸਾਰੰਗਲ, ਆਈ.ਏ.ਐਸ.

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ-ਪਾਲਿਸੀ/2025/11128023/2025(0-1) ਮਿਤੀ 18/9/2025
ਉਪਰੋਕਤ ਦਾ ਉਤਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ

ਜੀ:-

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
3. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
4. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
5. ਮਿਲਖ ਅਫਸਰ(ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
6. ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
8. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ

ਮੁਖਿਯਾ 18/9/25.
2, ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਸੀ.ਸੀ. ਨੰ. 11128023/2025(0) dt- 18/9/2025.

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ/ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਜੀ, ਗਮਾਡਾ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।

ਮਨੁੱਖ - ੦੬

ਗਮਾਡਾ ਅਧਿਕਾਰ ਖੇਤਰ ਅਧੀਨ ਆਉਂਦੇ ਐਰੇਸਿਟੀ ਵਿਖੇ ਵਪਾਰਿਕ ਸਾਈਟਾਂ (SCO) ਦੀ ਅਲਾਟਮੈਂਟ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕਰਨ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਨਿਰਧਾਰਿਤ ਕਰਨ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 19-09-2025 ਅਤੇ ਮਿਤੀ 23-09-2025 ਨੂੰ ਹੋਈਆਂ ਮੀਟਿੰਗਾਂ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਧਿਕਾਰੀ ਹਾਜ਼ਰ ਹੋਏ:-

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
3. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
4. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
5. ਅਮਲਾ ਅਫਸਰ (ਪਾਲਿਸੀ), ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
6. ਸੀਨੀਅਰ ਲਾਅ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ

ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ।

7. ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ

ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਮੈਂਬਰਾਂ ਨੂੰ ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਐਰੇਸਿਟੀ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਦੇ ਵਪਾਰਿਕ ਸਾਈਟਾਂ (Commercial Pocket-1 and Commercial Pocket-2) ਪਲੈਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ, ਜਿਸ ਵਿੱਚ 500 ਵ.ਗ: ਦੇ SCO ਪਲੈਨ ਕੀਤੇ ਗਏ ਹਨ। ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 16-09-2025 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਇਨ੍ਹਾਂ SCOs ਲਈ FAR 1:4 ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ।

ਐਰੇਸਿਟੀ ਸਕੀਮ ਗਮਾਡਾ ਦਾ ਬਹੁਤ ਮਹੱਤਵਪੂਰਨ ਪ੍ਰੋਜੈਕਟ ਹੈ। ਮੋਹਾਲੀ ਏਅਰਪੋਰਟ ਦੇ ਲਾਗੇ ਹੋਣ ਅਤੇ ਗਮਾਡਾ ਦੀ 200 ਫੁੱਟ ਰੋਡ ਤੇ ਹੋਣ ਤੇ ਐਰੇਸਿਟੀ ਦੀਆਂ ਵਪਾਰਿਕ ਸਾਈਟਾਂ ਦਾ ਮਹੱਤਵ ਹੋਰ ਵੱਧ ਜਾਂਦਾ ਹੈ। ਇਸ ਰਕਬੇ ਦੇ overall ਵਿਕਾਸ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਐਰੇਸਿਟੀ ਵਿਖੇ ਪਲੈਨ ਕੀਤੇ ਜਾਣ ਵਾਲੇ SCOs ਦੀ ਅਲਾਟਮੈਂਟ Special Pilot project ਤਹਿਤ ਕੀਤੀ ਜਾਵੇ, ਜਿਸ ਲਈ ਵੱਖਰੀ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ, ਜੋ ਆਮ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ ਤੋਂ bidder friendly, ਸਰਕਾਰ ਅਤੇ ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਹਿੱਤ ਵਿੱਚ ਹੋਵੇ, ਨਿਰਧਾਰਿਤ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਵੱਲੋਂ ਮੌਕੇ ਤੇ ਜੋ ਜੋ ਸੁਝਾਅ ਪੇਸ਼ ਕੀਤੇ ਗਏ, ਉਹ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:-

1. ਐਰੇਸਿਟੀ ਦੀ Commercial Pocket-1 and Commercial Pocket-2 ਵਿਖੇ ਪਲੈਨ ਕੀਤੇ ਗਏ SCOs ਵਿੱਚੋਂ ਕੁੱਝ SCOs ਨੂੰ 4 Nos SCO cluster ਬਣਾਉਂਦੇ ਹੋਏ ਸਿੰਗਲ ਸਾਈਟ ਵੱਜੋਂ ਵੇਚਣ ਸਬੰਧੀ।
2. Clustered SCOs ਨੂੰ ਚੰਕ ਸਾਈਟ ਨਾ ਮੰਨਦੇ ਹੋਏ ਸਿੰਗਲ ਸਾਈਟ ਵੱਜੋਂ ਵੇਚਣਾ ਯੋਗ ਹੋਵੇਗਾ।
3. ਇਨ੍ਹਾਂ SCOs ਦਾ FAR ਹੋਰ SCOs ਤੋਂ ਜ਼ਿਆਦਾ ਹੋਣ ਕਰਕੇ ਇਨ੍ਹਾਂ SCOs ਦੀ ਅਧਾਰ ਕੀਮਤ ਬਾਕੀ SCOs ਨਾਲੋਂ 25% ਵੱਧ ਰੱਖਣ ਸਬੰਧੀ।

5. ਗਮਾਡਾ ਦੇ ਵਿੱਤੀ ਹਿੱਤਾਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਨੂੰ ਪੂਰੀ ਕੀਮਤ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਹੀ ਤਬਦੀਲ ਕਰਨ ਦੀ ਆਗਿਆ ਦੇਣੀ ਯੋਗ ਹੋਵੇਗੀ।
6. Clustered SCOs ਜਾਂ sub divided SCOs ਨੂੰ ਤਬਦੀਲ ਕਰਨ ਵੇਲੇ NOC ਜਾਰੀ ਕਰਨ ਲਈ 1.00 ਲੱਖ ਰੁਪਏ ਬਤੌਰ processing fees ਚਾਰਜ ਕੀਤੀ ਜਾਵੇਗੀ।
7. Clustered SCOs ਨੂੰ ਖਰੀਦਣ ਲਈ ਅਲਾਟੀਆਂ ਦੇ ਰੁਝਾਨ ਨੂੰ ਹੋਰ ਵਧਾਉਣ ਲਈ Clustered SCOs(2000 ਵ:ਗ:) ਨੂੰ ਸਮਰੱਥ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ 500 ਵ:ਗ: ਦੇ 04 SCOs ਜਾਂ 500 ਵ:ਗ: ਦੇ factor ਅਨੁਸਾਰ sub divide ਕਰਨ ਦੀ ਆਗਿਆ ਦੇਣੀ ਯੋਗ ਹੋਵੇਗੀ, ਜਿਸ ਲਈ ਪ੍ਰਤੀ sub division 1.00 ਲੱਖ ਰੁਪਏ ਚਾਰਜ ਕੀਤਾ ਜਾਣਾ ਯੋਗ ਹੋਵੇਗਾ।

ਇਨ੍ਹਾਂ ਮੁੱਦਿਆਂ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਐਰੋਸਿਟੀ, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪਲੈਨ ਕੀਤੇ ਗਏ SCOs ਅਤੇ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕਰਨ ਸਬੰਧੀ ਡਰਾਫਟ ਪਾਲਿਸੀ ਤਿਆਰ ਕੀਤੀ ਗਈ ਹੈ, ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Draft Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar

1. Introduction:-

Aerocity is a 1000-acre, master-planned township in SAS Nagar (Mohali), Punjab, developed by the Greater Mohali Area Development Authority (GMADA) to offer planned residential plots, commercial establishments, and amenities to accommodate the growing population and urban expansion of the Chandigarh capital region. It is situated near International Airport and major employment hubs like Mohali's IT City, offering excellent connectivity and a developing infrastructure for a self-sustaining environment. Keeping with the pace of development of the area, GMADA is offering commercial SCOs of area 500 Sq. Yds. and Clustered SCOs of area 2000 Sq. Yds in 2 commercial pockets at Aerocity, SAS Nagar, to be allotted by way of e-auction only as per the following Policy:-

2. CLASSIFICATION OF PROPERTIES

The properties to be put to auction shall be classified into following types: -

- **SCO** - SCO Sites with area of 500 Sq. Yds and FAR =1:4.
- **Clustered SCOs** - 04 number SCO sites clubbed together to form a cluster with total area of 2000 Sq. Yds and FAR= 1:4. These sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. **These sites shall not be equated with Chunk Sites and shall be considered as single site.**

3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable/adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable / adjustable. Eligibility fee shall

be as follows: -

Sr. No	Type of Property	Minimum Eligibility Fee
i	• SCO	Rs. 25.00 lakhs
ii	• Clustered SCOs	Rs. 100.00 lakhs (Rs. 1 Crore)

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay: -

Sr. No	Type of Property	Fall of Hammer
i	SCO and Clustered SCOs	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess <u>in lump sum</u> extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail.

- 4.1 In case the bidder does not deposit the above-mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

5. PAYMENT OF BALANCE AMOUNT AND DISCOUNT/REBATE:

The balance **90% amount** shall be payable along with applicable interest as under: -

Sr.No	Type of Property	Payment
5.1	SCO and Clustered SCOs	Allotment Letter of site will be issued within 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 07 working days from the date of issuance of Allotment Letter.
5.2		In case successful bidder does not deposit 15% amount within 07 working days from the date of issuance of Allotment Letter to complete 25% of the bid amount, then it shall be presumed that he has not accepted the Allotment and in that case the amount already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim of refund in this regard.
5.3		At the time of deposit of 15% amount with the Authority, the bidder/allottee shall be bound to deposit TDS separately with the Income Tax Department. The bidder/allottee can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the bidder/allottee of the amount of TDS deposited in the next due instalment.

For 75 % Payment								
5.4	SCO	The balance 75% amount is payable either in lumpsum with 15% discount on the cost of site by depositing the balance amount in lump sum as per table below: <table><tr><td>Amount to be deposited</td><td>Period for deposit</td></tr><tr><td>50% Balance amount</td><td>Within 90 days from the issuance of Allotment letter</td></tr><tr><td>10% Remaining amount (After 15% rebate on offer of possession)</td><td>Within 30 days from the offer of possession of plot.</td></tr></table> If allottee fails to deposit this 10% amount within stipulated period of 30 days, then rebate shall be cancelled. Or The balance 75% amount is payable in 12 Quarterly installment with first installment falling due after 3 months from the date of issuance of Allotment letter alongwith 12% interest.	Amount to be deposited	Period for deposit	50% Balance amount	Within 90 days from the issuance of Allotment letter	10% Remaining amount (After 15% rebate on offer of possession)	Within 30 days from the offer of possession of plot.
Amount to be deposited	Period for deposit							
50% Balance amount	Within 90 days from the issuance of Allotment letter							
10% Remaining amount (After 15% rebate on offer of possession)	Within 30 days from the offer of possession of plot.							
5.5	In case any installment or a part thereof is not paid even after this said period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.							
5.6	Clustered SCOs	Balance 75% Payment is Payable in lump sum within 90 days from the date of issuance of Allotment Letter and 15% discount/rebate on the cost of plot/site shall be allowed on the lump sum payment. This period can be extended for 30 days (i.e. 90+30= 120 days) with payment of interest @12% on the due amount. Possession of the site shall be handed over to the allottee within 15 days from the deposit of full payment of the site. In case the full payment is not paid in the stipulated period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest						

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		and other dues payable shall be forfeited.
5.7	In case of lumpsum payment for both SCO and Clustered SCOs, rebate is only admissible, if full payment is received on stipulated period.	

- 5.8 Promoters/developers with the default of more than two (02) instalments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two instalments participates and is successful in the E-Auction, he shall have to clear his instalments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND PENALTY:

Sr.No	Type of Property							
i	SCO	Interest rate applicable on balance payment shall be 12 % p.a. compounded annually. In case of Installment payment plan, Penal Interest as detailed below shall be charged for the delay in depositing the installments:- <table><tr><td>If the delay is for the period up to one year</td><td>Penalty @12+3% shall be Charged</td></tr><tr><td>If the delay is for the period up to two years</td><td>Penalty @12+4% shall be Charged</td></tr><tr><td>If the delay is for the period more than two years.</td><td>Penalty @12+5% shall be Charged</td></tr></table> In case any installment or a part thereof is not paid even after this said period, both in the case of draw and Auction, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.	If the delay is for the period up to one year	Penalty @12+3% shall be Charged	If the delay is for the period up to two years	Penalty @12+4% shall be Charged	If the delay is for the period more than two years.	Penalty @12+5% shall be Charged
If the delay is for the period up to one year	Penalty @12+3% shall be Charged							
If the delay is for the period up to two years	Penalty @12+4% shall be Charged							
If the delay is for the period more than two years.	Penalty @12+5% shall be Charged							

7. POSSESSION OF SITE

- 7.1 The allottee shall be bound to take possession of the site within the period specified below, otherwise it shall be deemed to have been handed over to him on the due date:

i	SCO	Within 15 days of the deposit of 75% amount. However, possession of site shall not be delivered unless and until 75% amount of the price plus 2% Cancer Cess has been deposited by the allottee with the Authority.
ii	Clustered SCOs	Within 15 days of the deposit of full payment of the site.

- 7.1 No separate intimation for the date of possession shall be given and it shall be the duty of the allottee to obtain possession within the stipulated period.

8. GENERAL TERMS AND CONDITIONS

- 8.1 The bid shall be given in Rs. per. Sq.mtr
- 8.2 No one can bid on behalf of another person.
- 8.3 Minimum 02 bidders and 03 bids should be considered as a successful bid.
- 8.4 Joint Bidding for SCO / Clustered SCOs is allowed.
- 8.5 Bidder shall be allowed to participate in the E-Auction through DSC or OTP based verification or Aadhar based Authentication by following the procedure and guidelines prescribed by the Government regarding linking of Aadhar.
- 8.6 If the allotment of the plot/site is obtained by any mis-representation, suppression of material fact, wrong statement or fraud, allotment of the plot/site shall be cancelled and the possession of the plot/site shall be resumed by the Authority. The amount deposited by the allottees towards cost of plot shall be refunded after making deduction as per provisions of PRTPD Act, 1995.
- 8.7 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.
- 8.8 Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, GMADA.
- 8.9 In case the highest bid is not accepted by the Authorized Officer of the GMADA Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision without any interest.
- 8.10 The ownership of site shall continue to vest in the name of GMADA until the entire consideration money together with interest and other dues, is paid in full by the bidder/allottee to the Authority.
- 8.11 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money. The Conveyance Deed of the clustered SCOs can be done as single unit or according to the subdivided SCOs, at the time of execution of Deed of Conveyance.
- 8.12 (A) The allottee of SCO sites shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last instalment becomes due with prior permission of the Estate Officer, GMADA and on payment of such transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last

instalment become due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

8.12 (B) The allottee of Clustered SCOs site (whether subdivided or not) shall have no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the full payment of the site is made. The site or subdivided sites, shall be transferable after execution of Conveyance Deed and with prior permission of the Estate Officer, GMADA, on payment of **1.00 lacs as** processing fee (alongwith GST as applicable). Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

8.13 If due to any circumstances/reasons beyond the control of the Authority, it is not possible to make the allotment of plot/site to the highest bidder, then entire amount deposited by the bidder towards the price of the plot/site shall be refunded to him within 6 months of the date of auction without any interest whatsoever. However, if the said amount is refunded after 6 months from the date of Auction, then interest @ 6% p.a. for the delay period beyond 6 months would be payable to the bidder.

9. FINANCIAL CONDITIONS

9.1 In no case a bid less than the reserve price shall be accepted.

9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.

9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price. GST on the rates notified by Government from time to time shall be charged extra.

9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or **Local Authority** shall be over and above the bid price.

- 9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.
- 9.6 All interest rates are on Compounded Annually basis.
- 9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development) Act, 2016 and rules/regulations framed there-under as amended from time to time.

10. APPLICABLE BUILDING BYE LAWS

- 10.1 Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.
- 10.2 In case of SCO/ Clustered SCO with ground plus three Storey, rates shall be inclusive of 25% extra amount at the general fixation of rates as per policy and if any additional Storey is allowed by the Government/ Authority in near future and then 25% extra per storey shall be charged on the total bid amount.
- 10.5(A) For SCO:- Fragmentation/Sub division/ change of land use of the site shall not be permitted.
- 10.5(B) For Clustered SCOs: sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. However processing fees of Rs. 1.00 Lakh with GST as applicable at the time sub division, shall be charged at each sub division.
- 10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of relevant Acts, as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION:

- 11.1 Sites shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- 11.2 The Site is offered on "as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.
- 11.3(A) The allottee of SCO of area will have to construct the building within 3 years from the date of issuance of 1st allotment letter. This period can be extended by the Estate Officer, GMADA in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of one storey or as per provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.
- 11.3 (B) The allottee of Clustered SCOs (Area more than 500 Sq Yds. and upto 2000 Sq. Yds, whether subdivided or not) will have to construct the building within 5 years from the date of issuance of 1st allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of two storey or as per

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provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.

- 11.4 Before occupying the building the allottee/transferee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.
- 11.5 Authority through its officers and representatives may at reasonable times and in reasonable manner after giving 24 (twenty-four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.
- 11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.
- 11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
- 11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.
- 11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allottee shall be liable to share the fee of the Arbitrator.

ਮੀਟਿੰਗ ਦੌਰਾਨ ਕਮੇਟੀ ਮੈਂਬਰਾਂ ਦੇ ਧਿਆਨ ਵਿੱਚ ਇਹ ਵੀ ਲਿਆਂਦਾ ਗਿਆ ਕਿ ਬਿਲਡਿੰਗ ਰੂਲਜ਼, 2021 ਦੇ ਰੂਲ ਨੰ: 4 ਦੇ ਸਬ-ਰੂਲ 24, ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ, ਪਲਾਟਾਂ/ਸਾਈਟਾਂ ਨੂੰ ਸਬ-ਡਿਵਾਈਡ ਕਰਨਾ ਆਗਿਆ ਯੋਗ ਨਹੀਂ ਹੈ:-

4(24)	Amalgamation	Amalgamation allowed
	or Fragmentation	Fragmentation not allowed

ਪਲੈਨਿੰਗ ਵਿੰਗ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਲੋਂ ਕਮੇਟੀ ਦੇ ਧਿਆਨ ਵਿੱਚ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਦੇ ਰੂਲ ਨੰ: 51, ਜੋ ਕਿ ਨਿਮਨ ਅਨੁਸਾਰ ਹੈ, ਲਿਆਉਂਦੇ ਹੋਏ ਪਲਾਟ/ਸਾਈਟ ਨੂੰ sub-divide ਕਰਨ

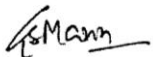
- ਦੀ ਆਗਿਆ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਕੇਸ ਸਰਕਾਰ ਦੇ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਕਰਨ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ:-

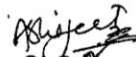
51 Relaxation.- The Government may relax any of the provisions of these rules, for reasons to be recorded in writing, in respect of any class or category of cases

ਪ੍ਰਧਾਨ ਜੀ ਵੱਲੋਂ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021 ਦੇ ਰੂਲ 4(24) ਨੂੰ ਰੂਲ 51 ਨਾਲ ਪੜਦੇ ਹੋਏ ਸਾਈਟਾਂ ਨੂੰ sub divide ਕਰਨ ਲਈ Building Rules, 2021 ਤੋਂ ਸਪੈਸ਼ਲ ਛੋਟ ਦਿਵਾਉਣ ਅਤੇ SCOs ਦਾ Cluster ਬਣਾਉਂਦੇ ਹੋਏ ਲੇ-ਆਉਟ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਮਾਮਲਾ ਪੁੱਟ-ਅਪ ਕਰਨ ਲਈ ਪਲੈਨਿੰਗ ਵਿੰਗ ਦੇ ਹਾਜਰ ਨੁਮਾਇੰਦੇ ਨੂੰ ਕਿਹਾ ਗਿਆ।

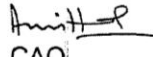
ਪਾਲਿਸੀ ਸ਼ਾਖਾ ਤੋਂ ਹਾਜਰ ਨੁਮਾਇੰਦਿਆਂ ਨੇ ਦੱਸਿਆ ਕਿ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਕਮੇਟੀਜ਼ ਅਤੇ ਕੰਡਕਨ ਆਫ ਬਿਜਨਸ) ਰੈਗੂਲੇਸ਼ਨਜ਼, 2007 ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਦੇ ਅੱਖਤਿਆਰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਪਾਸ ਸਨ, ਲੇਕਿਨ ਹੁਣ ਗਮਾਡਾ ਵਿਖੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਹੋਂਦ ਵਿੱਚ ਨਾ ਹੋਣ ਕਰਕੇ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਪੇਸ਼ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਨਾਲ ਸਮਾਪਤ ਹੋਈ।


ATP
o/o DTP (GMADA)
GMADA


SLO
o/o LA (GM)
GMADA


EO (Policy)
GMADA


CAO
GMADA


EO (Plots)
GMADA


ACA
GMADA

ACA (Policy)
PUDA


ACA (F&A)
GMADA

ਮਨੁੱਖੀ - 07.

GMADA-EOAL0eAUC/93/2025-EO -GMADA

I/128458/2025



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ-160062

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਸੇਵਾ ਵਿਖੇ,

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
3. ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ/ਹਾਊਸਿੰਗ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
4. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
5. ਕਾਨੂੰਨੀ ਸਲਾਹਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
6. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਨੰ: ਗਮਾਡਾ-ਪਾਲਿਸੀ/2025/1128458/2025(0-6)
ਮਿਤੀ 24/9/2025

ਵਿਸ਼ਾ:- Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar through E-Auction.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ(ਗਮਾਡਾ) ਏਰੀਆ ਅਧੀਨ ਆਉਂਦੇ ਐਰੋਸਿਟੀ ਵਿਖੇ ਪਲੈਨ ਕੀਤੀਆਂ ਗਈਆਂ Commercial Pockets 1 and Commercial Pockets 2 ਵਿਖੇ ਕਾਰਵਾਈ ਕੀਤੇ ਗਏ SCOs ਅਤੇ Clustered SCOs ਦੀ ਅਲਾਟਮੈਂਟ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕਰਨ ਲਈ ਨਿਰਧਾਰਿਤ ਕੀਤੀ ਗਈ ਈ-ਆਕਸ਼ਨ ਪਾਲਿਸੀ ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਦੀ ਸੂਚਨਾ ਅਤੇ ਅਗੇਲੀ ਕਾਰਵਾਈ ਲਈ ਨਾਲ ਨੱਥੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਇਹ ਪਾਲਿਸੀ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਜੀ ਦੀ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ

ਮਨੁੱਖੀ
2, ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਸੀ.ਸੀ. ਨੰ. 1128458/2025(7-9) ਦਾ. 24/9/2025

1. PA/PSHUD ਨੂੰ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।
2. ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ/ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।
3. PA/ACA(Policy) ਨੂੰ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਲਈ।

Policy for allotment of SCO/Clustered SCOs at Aerocity, SAS Nagar

1. Introduction:-

Aerocity is a 1000-acre, master-planned township in SAS Nagar (Mohali), Punjab, developed by the Greater Mohali Area Development Authority (GMADA) to offer planned residential plots, commercial establishments, and amenities to accommodate the growing population and urban expansion of the Chandigarh capital region. It is situated near International Airport and major employment hubs like Mohali's IT City, offering excellent connectivity and a developing infrastructure for a self-sustaining environment. Keeping with the pace of development of the area, GMADA is offering commercial SCOs of area 500 Sq. Yds. and Clustered SCOs of area 2000 Sq. Yds in 2 commercial pockets at Aerocity, SAS Nagar, to be allotted by way of e-auction only as per the following Policy:-

2. CLASSIFICATION OF PROPERTIES

The properties to be put to auction shall be classified into following types: -

- **SCO** - SCO Sites with area of 500 Sq. Yds and FAR =1:4.
- **Clustered SCOs** - 04 number SCO sites clubbed together to form a cluster with total area of 2000 Sq. Yds and FAR= 1:4. These sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. **These sites shall not be equated with Chunk Sites and shall be considered as single site.**

3. ELIGIBILITY FEE

The intending bidders are required to deposit refundable/adjustable eligibility fee mentioned in the advertisement, which shall be paid online in advance through e-auction portal and shall be fully refundable/adjustable. Eligibility fee shall be as follows:-

Sr. No	Type of Property	Minimum Eligibility Fee
i	• SCO	Rs. 25.00 lakhs
ii	• Clustered SCOs	Rs. 100.00 lakhs (Rs. 1 Crore)

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay: -

Sr. No	Type of Property	Fall of Hammer
i	SCO and Clustered SCOs	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid online plus 2 per cent cancer cess <u>in lump sum</u> extra of Total Bid amount within maximum of 5 working days from the date of bid acceptance conveyed on SMS/E-mail.

- 4.1 In case the bidder does not deposit the above-mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.

5. PAYMENT OF BALANCE AMOUNT AND DISCOUNT/REBATE:

The balance **90% amount** shall be payable along with applicable interest as under: -

Sr.No	Type of Property	Payment						
5.1	SCO and Clustered SCOs	Allotment Letter of site will be issued within 30th day of the deposit of 10% of Bid amount plus 2% Cancer Cess. The successful bidder shall have to deposit further 15% of the total bid price (to complete 25%) within 07 working days from the date of issuance of Allotment Letter.						
5.2	In case successful bidder does not deposit 15% amount within 07 working days from the date of issuance of Allotment Letter to complete 25% of the bid amount, then it shall be presumed that he has not accepted the Allotment and in that case the amount already deposited by him including Cancer Cess shall be forfeited and the applicant shall have no claim of refund in this regard.							
5.3	At the time of deposit of 15% amount with the Authority, the bidder/allottee shall be bound to deposit TDS separately with the Income Tax Department. The bidder/allottee can claim the credit of amount of TDS deposited with Income Tax Department by submitting a copy of challan and TDS return. The Authority will give credit to the bidder/allottee of the amount of TDS deposited in the next due instalment.							
For 75 % Payment								
5.4	SCO	The balance 75% amount is payable either in lumpsum with 15% discount on the cost of site by depositing the balance amount in lump sum as per table below: <table><tr><th>Amount to be deposited</th><th>Period for deposit</th></tr><tr><td>50% Balance amount</td><td>Within 90 days from the issuance of Allotment letter</td></tr><tr><td>10% Remaining amount (After 15% rebate on offer of possession)</td><td>Within 30 days from the offer of possession of plot.</td></tr></table> If allottee fails to deposit this 10% amount within stipulated period of 30 days, then rebate shall be cancelled.	Amount to be deposited	Period for deposit	50% Balance amount	Within 90 days from the issuance of Allotment letter	10% Remaining amount (After 15% rebate on offer of possession)	Within 30 days from the offer of possession of plot.
Amount to be deposited	Period for deposit							
50% Balance amount	Within 90 days from the issuance of Allotment letter							
10% Remaining amount (After 15% rebate on offer of possession)	Within 30 days from the offer of possession of plot.							

		Or The balance 75% amount is payable in 12 Quarterly installment with first installment falling due after 3 months from the date of issuance of Allotment letter alongwith 12% interest.
5.5	In case any installment or a part thereof is not paid even after this said period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.	
5.6	Clustered SCOs	Balance 75% Payment is Payable in lump sum within 90 days from the date of issuance of Allotment Letter and 15% discount/rebate on the cost of plot/site shall be allowed on the lump sum payment. This period can be extended for 30 days (i.e. 90+30= 120 days) with payment of interest @12% on the due amount. Possession of the site shall be handed over to the allottee within 15 days from the deposit of full payment of the site. In case the full payment is not paid in the stipulated period, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.
5.7	In case of lumpsum payment for both SCO and Clustered SCOs, rebate is only admissible, if full payment is received on stipulated period.	

- 5.8 Promoters/developers with the default of more than two (02) instalments from scheduled date will not be allowed to participate in the E-Auction. If a defaulter promoter/ developer of more than two instalments participates and is successful in the E-Auction, he shall have to clear his instalments first, else his bid shall be rejected and eligibility fees deposited by him shall be forfeited.

6. INTEREST RATES APPLICABLE ON BALANCE PAYMENTS AND PENALTY:

Sr.No	Type of Property	
i	SCO	Interest rate applicable on balance payment shall be 12 % p.a. compounded annually. In case of Installment payment plan, Penal Interest as detailed below shall be charged for the delay in depositing the installments:-

		If the delay is for the period up to one year	Penalty @12+3% shall be Charged
		If the delay is for the period up to two years	Penalty @12+4% shall be Charged.
		If the delay is for the period more than two years.	Penalty @12+5% shall be Charged
		In case any installment or a part thereof is not paid even after this said period, both in the case of draw and Auction, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.	

7. POSSESSION OF SITE

7.1 The allottee shall be bound to take possession of the site within the period specified below, otherwise it shall be deemed to have been handed over to him on the due date:

i	SCO	Within 15 days of the deposit of 75% amount. However, possession of site shall not be delivered unless and until 75% amount of the price plus 2% Cancer Cess has been deposited by the allottee with the Authority.
ii	Clustered SCOs	Within 15 days of the deposit of full payment of the site.

7.1 No separate intimation for the date of possession shall be given and it shall be the duty of the allottee to obtain possession within the stipulated period.

8. GENERAL TERMS AND CONDITIONS

8.1 The bid shall be given in Rs. per. Sq.mtr

8.2 No one can bid on behalf of another person.

8.3 Minimum 02 bidders and 03 bids should be considered as a successful bid.

8.4 Joint Bidding for SCO / Clustered SCOs is allowed.

8.5 Bidder shall be allowed to participate in the E-Auction through DSC or OTP based verification or Aadhar based Authentication by following the procedure and guidelines prescribed by the Government regarding linking of Aadhar.

8.6 If the allotment of the plot/site is obtained by any mis-representation, suppression of material fact, wrong statement or fraud, allotment of the plot/site shall be cancelled and the possession of the plot/site shall be resumed by the Authority. The amount deposited by the allottees towards cost of plot shall be refunded after making deduction as per provisions of PRTPD Act, 1995.

- 8.7 Once the bid is placed, the Bidder shall not be permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.
- 8.8 Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, GMADA.
- 8.9 In case the highest bid is not accepted by the Authorized Officer of the GMADA Authority due to any reason whatsoever, the eligibility fee shall be refunded in full within 7 days from the date of decision without any interest.
- 8.10 The ownership of site shall continue to vest in the name of GMADA until the entire consideration money together with interest and other dues, is paid in full by the bidder/allottee to the Authority.
- 8.11 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Concerned Estate Officer within 90 days of the payment of entire consideration money. The Conveyance Deed of the clustered SCOs can be done as single unit or according to the subdivided SCOs, at the time of execution of Deed of Conveyance.
- 8.12 (A) The allottee of SCO sites shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last instalment becomes due with prior permission of the Estate Officer, GMADA and on payment of such transfer fee as applicable. The entire area of the site shall be transferrable and the site shall not be transferrable in Parts. If the last instalment become due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.
- 8.12 (B) The allottee of Clustered SCOs site (whether subdivided or not) shall have no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the full payment of the site is made. The site or subdivided sites, shall be transferable after execution of Conveyance Deed and and with prior permission of the Estate Officer, GMADA, on payment of **1.00 lacs as** processing fee (alongwith GST as applicable). Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority, if the allottee takes permission to mortgage the site for making entire payment of

the site to the Authority or for any other purpose if the entire payment of the site has already been received by the Authority.

- 8.13 If due to any circumstances/reasons beyond the control of the Authority, it is not possible to make the allotment of plot/site to the highest bidder, then entire amount deposited by the bidder towards the price of the plot/site shall be refunded to him within 6 months of the date of auction without any interest whatsoever. However, if the said amount is refunded after 6 months from the date of Auction, then interest @ 6% p.a. for the delay period beyond 6 months would be payable to the bidder.

9. FINANCIAL CONDITIONS

- 9.1 In no case a bid less than the reserve price shall be accepted.
- 9.2 The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the Site. In case of actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per bid price. The payment schedule for the payment of actual/allotted area shall be applicable on the payment of excess area. In case of reduction in area, the allotment price will be proportionately reduced as per the bid price and excess amount received from the bidder shall be adjusted or refunded.
- 9.3 Cancer Cess at the rate of 2 per cent shall be applicable extra on total bid price. GST on the rates notified by Government from time to time shall be charged extra.
- 9.4 All other applicable charges/fees promulgated by the Government or any Statutory Authority or Local Authority shall be over and above the bid price.
- 9.5 No interest will be payable by the Authority for any amount, whatsoever, deposited in advance by the allottee with the Authority.
- 9.6 All interest rates are on Compounded Annually basis.
- 9.7 The successful bidder/allottee shall be bound to abide by the provisions of Real Estate (Regulation and Development) Act, 2016 and rules/regulations framed there-under as amended from time to time.

10. APPLICABLE BUILDING BYE LAWS

- 10.1 Punjab Urban Planning and Development Building Rules, 2021 as amended from time to time will be applicable on the properties sold by Authority. The allottee shall be allowed to undertake construction of the building only after getting the Building Plans approved from the Competent Authority.
- 10.2 In case of SCO/ Clustered SCO with ground plus three Storey, rates shall be inclusive of 25% extra amount at the general fixation of rates as per policy and if any additional Storey is allowed by the Government/ Authority in near future and then 25% extra per storey shall be charged on the total bid amount.

10.5(A) For SCO:- Fragmentation/Sub division/ change of land use of the site shall not be permitted.

10.5(B) For Clustered SCOs: sites can be sub-divided by the allottee / transferee into 02/03/04 smaller SCOs of area not less than 500 Sq. However processing fees of Rs. 1.00 Lakh with GST as applicable at the time sub division, shall be charged at each sub division.

10.6 It will be the responsibility of the allottee to obtain No Objection Certificate from the Fire Department under the provisions of relevant Acts, as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION:

11.1 Sites shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

11.2 The Site is offered on " as is where is" basis and the Authority will not be responsible for levelling the site or removing the structures, if any thereon.

11.3(A) The allottee of SCO of area will have to construct the building within 3 years from the date of issuance of 1st allotment letter. This period can be extended by the Estate Officer, GMADA in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of one storey or as per provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.

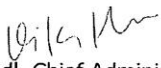
11.3 (B) The allottee of Clustered SCOs (Area more than 500 Sq Yds. and upto 2000 Sq. Yds, whether subdivided or not) will have to construct the building within 5 years from the date of issuance of 1st allotment letter. This period can be extended by the Concerned Estate Officer in the manner and on payment of such extension fee as is prescribed under the Rules. Construction of two storey or as per provisions made in existing Building Rules, shall be treated as partial construction for which Partial Occupation certificate can be obtained and in that case No Non Construction Charges shall be levied.

11.4 Before occupying the building the allottee/transferee will be required to obtain completion/ occupation certificate from the Concerned Estate Officer.

11.5 Authority through its officers and representatives may at reasonable times and in reasonable manner after giving 24 (twenty-four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.

11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.

- 11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
- 11.8 In case of breach of any condition (s) of allotment or of Rules, or of Regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and in that case 10% of the total price plus interest and other dues till that date, shall be forfeited.
- 11.9 All disputes and/or differences, which may arise in any manner touching or concerning this allotment shall be referred to an independent Arbitrator to be appointed by the Chief Administrator of Concerned Urban Development Authority. Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015 and the allottee shall be liable to share the fee of the Arbitrator.


Addl. Chief Administrator (Policy)
PUDA, SAS Nagar.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 36.06

(Land Acquisition Cell)
(Authority meeting)

Sub:- Acquisition of land-Sector 84,87, 101 (Part-2) and Sector 103 at SAS Nagar.

...

1.0 For background it is submitted that acquisition of land for various schemes under the jurisdiction of Greater Mohali Area Development Authority (GMADA) was mainly being done as per procedure laid down in **The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013**. However, with a view to simplify the existing procedure, Government of Punjab, Housing & Urban Development Department vide Notification issued on 14-05-2025 had issued "Mechanism", whereby it was decided that for acquiring land for development of various Urban Estates in the State of Punjab, will be acquired "By Way of Purchase". In light of the decision taken by the Government, for according approval with regard to acquisition of land falling in respect of the above said scheme "By Way of Purchase", the matter was placed before the Executive Committee in its 31st meeting held on 06-06-2025 vide item no. 31.06 (**Annexure-I**) and the Executive Committee approved the same. Decision taken by the Executive Committee was ratified by the Authority. The Govt. of Punjab, Housing & Urban Development Department vide Notification issued on 14-08-2025 (**Annexure-II**) has withdrawn the "Mechanism", i.e. policy "By Way of Purchase", which was issued on 14-05-2025.

Therefore. acquisition of land for Sector 84,87,101 (Part-2) and Sector 103, is now proposed to be done as per procedure laid down in **The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013**.

In view of the facts stated in para no. 1.0 above, proposal given in para 2.0 is submitted for consideration and approval of the Authority.

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Annexure-I

Agenda Item no 31.06
(Executive Committee's meeting
(O/o Land Acquisition Collector)

Sub:- Acquisition of land.

1.0 Government of Punjab, Housing & Urban Development Department has established Greater Mohali Area Development Authority under Section 29 of the Punjab Regional and Town Planning and Development Act, 1995. The objects and functions of the Authority is to promote and secure better planning and development of the area under its jurisdiction. For this purpose the Authority has the powers to acquire by way of purchase, transfer, exchange or gift or to hold, manage, plan, develop and mortgage or otherwise dispose of land.

2.0 A Committee under the Chairmanship of Addl. Chief Administrator, GMADA was formed and was asked to identify the area/sites available in the approved Master Plan of SAS Nagar, which can be considered for acquisition. In this regard the said Committee held its meetings on meeting on 26/27-05-2025. Minutes of the meeting are placed at **Annexure-I**. After taking overall scenario, the Committee has proposed to acquire land falling in the following sectors, as under:

(I) Sector 84, SAS Nagar	346.40 Acres
(II) Sector 87, SAS Nagar.	208.10 Acres
(III) Sector 101 (Part) , SAS Nagar.	129.65 Acres
(IV) Sector 103, SAS Nagar.	171.63 Acres
(V) Missing Khasra Number Sec.76-80.	4. 1027Acres

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Village wise, showing had-bast and Khasra number detail is at
Annexure-II.

3.0 The land will be acquired as per policy guidelines/mechanism issued by the Govt. Housing & Urban Dev. Deptt. vide notification no. H-U-H1/38/2025-6H1/I/1099011/25 dated 14-05-2025 (**Annexure-III**) i.e. "by way of purchase" under Land Pooling Policy 2025 issued by the Government of Punjab, Housing & Urban Development Deptt. vide notification No. H-U-H1/45/2025-6H1/759 dated 04-06-2025 (**Annexure-IV**). In case any land owner do not opt for land pooling, then he will be paid compensation as per provisions made in ***The Right to Fair Compensation and Transparency in Land Acquisition , Rehabilitation and Resettlement Act, 2013.***

4.0 Greater Mohali Area Development Authority (Committees and Conduct of Business) Regulations, 2006 state that selection of urban estate, development of areas and new township shall be approved by the Executive Committee then ratified by the Authority.

In view of above to approve the acquisition of land as stated in para 3.0 above, the matter is placed before the Executive Committee for consideration and further orders.

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File No. GMADA/GMADA/36/2025/EO BR-GMADA (Inter No. 300463)
1013306/2025/EO BR-GMADA

Annexure-I

ਮਾਸਟਰ ਪਲੈਨ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਲਈ ਸਾਈਟ ਸਿਲੈਕਸ਼ਨ ਕਰਨ ਲਈ ਵਾਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 26.05.2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਹਾਜ਼ਰ

1. ਮਿਲਖ ਅਫਸਰ (ਹਾਊਸਿੰਗ), ਗਮਾਡਾ।
2. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟ), ਗਮਾਡਾ।
3. ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1), ਗਮਾਡਾ।
4. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
5. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
6. ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ।
7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ।

ਕਮੇਟੀ ਵੱਲੋਂ ਮਾਸਟਰ ਪਲੈਨ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਅਰਬਨ ਐਸਟੇਟ ਦੀ ਸਥਾਪਨਾ ਲਈ ਨਿਮਨ ਅਨੁਸਾਰ ਸਾਈਟਾਂ ਦੀ ਸਿਲੈਕਸ਼ਨ ਕਰਨ ਲਈ ਕੇਸ ਵਿਚਾਰਿਆ ਗਿਆ :-

1. ਸੈਕਟਰ-84 (ਲੱਗਭੱਗ- 350 ਏਕੜ)
2. ਸੈਕਟਰ-87 (ਲੱਗਭੱਗ- 240 ਏਕੜ)
3. ਸੈਕਟਰ 101 (ਪਾਰਟ) (ਲੱਗਭੱਗ- 135 ਏਕੜ)
4. ਸੈਕਟਰ 103 (ਪਾਰਟ) (ਲੱਗਭੱਗ- 175 ਏਕੜ)
5. ਮੀਟਿੰਗ ਖਸਰਾ ਨੰਬਰ ਸੈਕਟਰ 76 ਤੋਂ 80 ਸਕੀਮ (ਲੱਗਭੱਗ-4.50 ਏਕੜ)

ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ ਕਿ ਉਕਤ ਸਥਾਨਾਂ ਤੇ ਮੌਜੂਦਾ ਸਮੇਂ ਕੀ-ਕੀ ਸਰਵੇਸ਼ਿਜ ਉਪਲੱਬਧ ਹਨ ਅਤੇ ਇਹਨਾਂ ਨੂੰ ਐਕੁਵਾਇਰ ਕਰਨ ਕਰਨ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਕਿੰਨੀ ਵਿੱਤੀ ਫਾਇਦਾ ਹੋਵੇਗਾ ਬਾਰੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਅਤੇ ਲੇਖਾ ਸਾਖਾ ਤੋਂ ਰਿਪੋਰਟਾਂ ਪ੍ਰਾਪਤ ਕੀਤੀਆਂ ਜਾਣ। ਇਸ ਬਾਰੇ ਮਿਤੀ 27-5-2025 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਮੀਟਿੰਗ ਨਿਸ਼ਚਿਤ ਕੀਤੀ ਗਈ :-

ਮਿਤੀ 27-5-2025 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੌਰਾਨ ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਅਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਰਿਪੋਰਟਾਂ ਨੂੰ ਵੇਖਿਆ ਗਿਆ:-

1. ਸੈਕਟਰ-84, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਮਾਸਟਰ ਪਲੈਨ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਅਨੁਸਾਰ ਸੈਕਟਰ 84 Institutional ਲਈ ਪ੍ਰੋਜੈਕਟ ਕੀਤਾ ਹੋਇਆ ਹੈ। ਇਹ ਸੈਕਟਰ ਲੱਗਭੱਗ 350 ਏਕੜ ਵਿੱਚ ਵਸਾਇਆ ਜਾਣਾ ਹੈ। ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਪਹਿਲਾਂ ਕੋਈ Institutional ਸੈਕਟਰ ਵਿਕਸਤ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਨੇ ਰਿਪੋਰਟ ਕੀਤੀ ਹੈ ਕਿ ਸੈਕਟਰ 81/84 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਬਣੀ ਹੋਈ ਹੈ। ਇਸ ਸੜਕ ਦਾ ਕੁਝ ਹਿੱਸਾ ਤਕਬਰੀਬਨ 300 ਮੀਟਰ ਨਹੀਂ ਬਣਿਆ ਹੋਇਆ ਜਿਸ ਦਾ ਤਖਮੀਨਾ ਪ੍ਰਸ਼ਾਸਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜਿਆ ਜਾ ਚੁੱਕਾ ਹੈ ਜੋ ਕਿ ਜਲਦ ਹੀ ਬਣਾ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਸੈਕਟਰ 84/85 ਅਤੇ ਸੈਕਟਰ 84/100 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਬਣੀ ਹੋਈ ਹੈ। ਸੈਕਟਰ 83/84 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਨਹੀਂ ਬਣੀ ਹੈ। ਮੌਕੇ ਉਪਰ ਸੈਕਟਰ 83/84 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਤੇ ਰੇਲਵੇ ਟਰੈਕ ਪੈਦਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਨੇ ਦੱਸਿਆ ਕਿ 01 ਏਕੜ ਦੇ ਵਿਕਾਸ ਤੇ ਲਗਭੱਗ 01 ਕਰੋੜ ਰੁਪਏ ਦਾ ਖਰਚਾ ਆਉਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਲੇਨਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲੇਨਿੰਗ ਉਪਰੰਤ 01 ਏਕੜ ਜ਼ਿੰਦੇ ਲਗਭੱਗ 3200 ਵਰਗ ਗਜ਼ ਦਾ ਵੇਚਣਯੋਗ ਰਕਬਾ ਉਪਲਬਧ ਹੋਵੇਗਾ, ਜਿਸ ਵਿੱਚੋਂ ਲੈਂਡ ਪੁਲਿੰਗ ਪਾਲਿਸੀ ਤਹਿਤ ਲਗਭੱਗ 1600 ਵਰਗ ਗਜ਼ ਤੋਂ ਮਾਲਕਾਂ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਲਗਭੱਗ 1600 ਵਰਗ ਗਜ਼ ਅਥਾਰਟੀ ਕੋਲ ਵੇਚਣ ਲਈ ਉਪਲਬਧ ਰਹੇਗਾ। ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸਾਰੇ ਖਰਚੇ ਜਿਵੇਂ ਕਿ CLU charges, Development Charges, Maintenance Expenditure for five years, Bank Interest etc ਦੇ ਖਰਚੇ ਤੇ

Signature *Signature* *Signature* *Signature*

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ਬਾਅਦ ਅਥਾਰਟੀ ਨੂੰ ਲਗਭਗ 850 ਕਰੋੜ ਦਾ Revenue/Profit ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਇਹ Revenue/Profit ਅੰਦਾਜਨ Rs.25,000/- ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਲਗਾਉਂਦੇ ਹੋਏ ਕੱਢਿਆ ਗਿਆ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਅਤੇ ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਹੈ।

2. ਸੈਕਟਰ-87, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਮਾਸਟਰ ਪਲੇਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਨੁਸਾਰ ਸੈਕਟਰ 87 Commercial City Centre ਵਜੋਂ ਪ੍ਰਸਤਾਵਿਤ ਕੀਤਾ ਹੋਇਆ ਹੈ। ਜਿਸ ਅਨੁਸਾਰ ਇਹ ਸੈਕਟਰ ਲੱਗਭਗ 240 ਏਕੜ ਵਿੱਚ ਵਸਾਇਆ ਜਾਣਾ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਨੇ ਰਿਪੋਰਟ ਕੀਤੀ ਹੈ ਕਿ ਸੈਕਟਰ 86/87 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਬਣੀ ਹੋਈ ਹੈ। ਜਿਸ ਨੂੰ ਪੰਡਾ ਕਰਨ ਦਾ ਕੰਮ ਪੂਰਤੀ ਅਧੀਨ ਹੈ। ਸੈਕਟਰ 78/87, 87/97 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਬਣੀ ਹੋਈ ਹੈ। ਸੈਕਟਰ 87/88 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਮੌਕੇ ਤੇ ਬਣੀ ਹੋਈ ਹੈ ਪ੍ਰੰਤੂ ਮੌਕੇ ਉੱਪਰ ਤਕਰੀਬਨ 250 ਮੀਟਰ ਹਿੱਸੇ ਵਿੱਚ ਇਕ carriageway litigation ਦੇ ਚਲਦਿਆਂ ਨਹੀਂ ਬਣਿਆ ਹੋਇਆ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਨੇ ਦੱਸਿਆ ਕਿ 01 ਏਕੜ ਦੇ ਵਿਕਾਸ ਤੇ ਲਗਭਗ 01 ਕਰੋੜ ਰੁਪਏ ਦਾ ਖਰਚਾ ਆਉਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਲੈਨਿੰਗ ਵਿੰਗ ਵਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲੈਨਿੰਗ ਉਪਰੰਤ 01 ਏਕੜ ਪਿੱਛੇ ਲਗਭਗ 1600 ਵਰਗ ਗਜ ਦਾ ਵੇਚਣਯੋਗ ਰਕਬਾ ਉਪਲਬਧ ਹੋਵੇਗਾ, ਜਿਸ ਵਿਚੋਂ ਲੈਂਡ ਪੂਲਿੰਗ ਪਾਲਿਸੀ ਤਹਿਤ ਲਗਭਗ 800 ਵਰਗ ਗਜ ਤੋਂ ਮਾਲਕਾਂ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਲਗਭਗ 800 ਵਰਗ ਗਜ ਅਥਾਰਟੀ ਕੋਲ ਵੇਚਣ ਲਈ ਉਪਲਬਧ ਰਹੇਗਾ। ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸਾਰੇ ਖਰਚੇ ਜਿਵੇਂ ਕਿ CLU charges, Development Charges, Maintenance Expenditure for five years, Bank Interest etc. ਦੇ ਖਰਚੇ ਤੋਂ ਬਾਅਦ ਅਥਾਰਟੀ ਨੂੰ ਲਗਭਗ 2300 ਕਰੋੜ ਦਾ Revenue/Profit ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਇਹ Revenue/Profit ਅੰਦਾਜਨ Rs.1,50,000/- ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਲਗਾਉਂਦੇ ਹੋਏ ਕੱਢਿਆ ਗਿਆ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਅਤੇ ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਹੈ।

3. ਸੈਕਟਰ 101 ਪਾਰਟ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਮਾਸਟਰ ਪਲੇਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਨੁਸਾਰ ਸੈਕਟਰ 101 ਇੰਡਸਟ੍ਰੀਅਲ ਸੈਕਟਰ ਲਈ ਰਿਜ਼ਰਵ ਰੱਖਿਆ ਹੋਇਆ ਹੈ। ਇਨ੍ਹਾਂ ਸੈਕਟਰਾਂ ਵਿਚੋਂ ਪਹਿਲਾਂ ਕਾਫੀ ਜਮੀਨ ਖਰੀਦੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਸੈਕਟਰ 101 ਦੇ ਰਹਿੰਦੇ ਬਕਾਇਆ ਰਕਬੇ ਲੱਗਭਗ 135 ਏਕੜ ਦੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੈਕਟਰ 83 ਅਤੇ ਸੈਕਟਰ 101 ਨੂੰ 60 ਮੀਟਰ ਚੌੜੀ ਵੰਡਦੀ ਸੜਕ ਦਾ ਤਖਮੀਨੀ ਤਿਆਰ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਸੜਕ ਲਈ ਤੋਂ ਐਕਵਾਇਰ ਕੀਤਾ ਜਾ ਚੁੱਕੀ ਹੈ ਅਤੇ ਸੈਕਟਰ 101 ਵਿਖੇ ਪਿੰਡ ਦੁਰਾਲੀ ਪੈਦਾ ਹੈ ਜਿਸ ਵਿਚੋਂ ਬਰਸਾਤੀ ਨਾਲਾ ਵੀ ਨਿਕਲਦਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਨੇ ਦੱਸਿਆ ਕਿ 01 ਏਕੜ ਦੇ ਵਿਕਾਸ ਤੇ ਲਗਭਗ 01 ਕਰੋੜ ਰੁਪਏ ਦਾ ਖਰਚਾ ਆਉਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਲੈਨਿੰਗ ਵਿੰਗ ਵਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲੈਨਿੰਗ ਉਪਰੰਤ 01 ਏਕੜ ਪਿੱਛੇ ਲਗਭਗ 3200 ਵਰਗ ਗਜ ਦਾ ਵੇਚਣਯੋਗ ਰਕਬਾ ਉਪਲਬਧ ਹੋਵੇਗਾ, ਜਿਸ ਵਿਚੋਂ ਲੈਂਡ ਪੂਲਿੰਗ ਪਾਲਿਸੀ ਤਹਿਤ ਲਗਭਗ 1600 ਵਰਗ ਗਜ ਤੋਂ ਮਾਲਕਾਂ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਲਗਭਗ 1600 ਵਰਗ ਗਜ ਅਥਾਰਟੀ ਕੋਲ ਵੇਚਣ ਲਈ ਉਪਲਬਧ ਰਹੇਗਾ। ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸਾਰੇ ਖਰਚੇ ਜਿਵੇਂ ਕਿ CLU charges, Development Charges, Maintenance Expenditure for five years, Bank Interest etc. ਦੇ ਖਰਚੇ ਤੋਂ ਬਾਅਦ ਅਥਾਰਟੀ ਨੂੰ ਲਗਭਗ 637 ਕਰੋੜ ਦਾ Revenue/Profit ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਇਹ Revenue/Profit ਅੰਦਾਜਨ Rs.39,600/- ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਲਗਾਉਂਦੇ ਹੋਏ ਕੱਢਿਆ ਗਿਆ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਅਤੇ ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਹੈ।

4. ਸੈਕਟਰ 103, ਪਾਰਟ, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਮਾਸਟਰ ਪਲੇਨ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਅਨੁਸਾਰ ਸੈਕਟਰ 103 ਇੰਡਸਟ੍ਰੀਅਲ ਸੈਕਟਰ ਲਈ ਰਿਜ਼ਰਵ ਰੱਖਿਆ ਹੋਇਆ ਹੈ। ਇਨ੍ਹਾਂ ਸੈਕਟਰਾਂ ਵਿਚੋਂ ਪਹਿਲਾਂ ਕਾਫੀ ਜਮੀਨ ਖਰੀਦੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਸੈਕਟਰ 103 ਦੇ ਰਹਿੰਦੇ ਬਕਾਇਆ ਰਕਬੇ ਲੱਗਭਗ 175 ਏਕੜ ਦੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸੈਕਟਰ 102/103 ਵੰਡਦੀ 132 ਫੁੱਟ ਚੌੜੀ (40 ਮੀਟਰ) ਸੜਕ ਦਾ ਤਖਮੀਨੀ ਤਿਆਰ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਸੜਕ ਲਈ ਤੋਂ ਐਕਵਾਇਰ ਕੀਤਾ ਜਾ ਚੁੱਕੀ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ (ਸੀ-1) ਨੇ ਦੱਸਿਆ ਕਿ 01

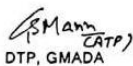
File No. GMADA/3205/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

ਏਕਤ ਦੇ ਵਿਕਾਸ ਤੇ ਲਗਭਗ 01 ਕਰੋੜ ਰੁਪਏ ਦਾ ਖਰਚਾ ਆਉਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਮੀਟਿੰਗ ਦੌਰਾਨ ਪਲੇਨਿੰਗ ਵਿੰਗ ਵਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਪਲੇਨਿੰਗ ਉਪਰੰਤ 01 ਏਕਤ ਪਿੰਡੇ ਲਗਭਗ 3200 ਵਰਗ ਗਜ ਦਾ ਵੇਚਣਯੋਗ ਹਕਬਾ ਉਪਲਬਧ ਹੋਵੇਗਾ, ਜਿਸ ਵਿਚੋਂ ਲੈਂਡ ਪੁਲਿੰਗ ਪਾਲਿਸੀ ਤਹਿਤ ਲਗਭਗ 1600 ਵਰਗ ਗਜ ਤੋਂ ਮਾਲਕਾਂ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਲਗਭਗ 1600 ਵਰਗ ਗਜ ਅਥਾਰਟੀ ਕੋਲ ਵੇਚਣ ਲਈ ਉਪਲਬਧ ਰਹੇਗਾ। ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਦੀ ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਸਾਰੇ ਖਰਚੇ ਜਿਵੇਂ ਕਿ CLU charges, Development Charges, Maintenance Expenditure for five years, Bank Interest etc. ਦੇ ਖਰਚੇ ਤੋਂ ਬਾਅਦ ਅਥਾਰਟੀ ਨੂੰ ਲਗਭਗ 826 ਕਰੋੜ ਦਾ Revenue/Profit ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਇਹ Revenue/Profit ਅੰਦਾਜਨ Rs.39,600/- ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਲਗਾਉਂਦੇ ਹੋਏ ਕੱਢਿਆ ਗਿਆ ਹੈ। ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਅਤੇ ਲੇਖਾ ਸਾਖਾ ਦੀ ਰਿਪੋਰਟ ਦੀ ਕਾਪੀ ਨਾਲ ਨੱਥੀ ਹੈ।

5. ਮੀਸਿੰਗ ਖਸਰਾ ਨੰਬਰ 76 ਤੋਂ 80 ਸਕੀਮ

ਸੈਕਟਰ 76-80 ਦੀ ਉਸਾਰੀ ਪਹਿਲਾਂ ਹੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ ਅਤੇ ਇਨ੍ਹਾਂ ਸੈਕਟਰਾਂ ਵਿੱਚ ਬਹੁਤ ਸਾਰੀ ਵਸੋਂ ਵੀ ਹੋ ਚੁੱਕੀ ਹੈ ਅਤੇ ਕਈ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਅਤੇ ਕਮਰਸ਼ੀਅਲ ਸਾਈਟਾਂ ਦੀ ਵੀ ਅਲਾਟਮੈਂਟ ਹੋ ਚੁੱਕੀ ਹੈ। ਹੁਣ ਲਗਭਗ 4.50 ਏਕਤ ਮਿਸਿੰਗ ਲਿੰਕ ਦੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰਨੀ ਬਾਕੀ ਰਹਿੰਦੀ ਹੈ। ਸੈਕਟਰਾਂ ਦੀ ਮੁਕੰਮਲਤਾ ਲਈ ਇਹ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣੀ ਜਰੂਰੀ ਹੈ।

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦੌਰਾਨ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਕਿ ਉਕਤ ਜਮੀਨਾ ਅਕਵਾਇਰ ਕਰਨ ਨਾਲ ਜਿਥੇ ਸਹਿਰ ਦਾ ਬਹੁਪੱਖੀ ਵਿਕਾਸ ਹੋਵੇਗਾ ਉੱਥੇ ਆਮ ਲੋਕਾਂ ਲਈ ਚੋਜਗਾਰ ਦੇ ਸਾਧਨ ਉਤਪਨ ਹੋਣਗੇ ਅਤੇ ਗਮਾਡਾ ਨੂੰ ਵਿੱਤੀ ਲਾਭ ਵੀ ਹੋਵੇਗਾ। ਇਸ ਲਈ ਕਮੇਟੀ ਸਿਫਾਰਸ਼ ਕਰਦੀ ਹੈ ਕਿ ਇਸ ਏਰੀਏ ਨੂੰ ਗਮਾਡਾ ਵਲੋਂ ਡਿਵੈਲਪ ਕਰਨ ਬਾਰੇ ਵਿਚਾਰ ਕਰਨਾ ਯੋਗ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਕਮੇਟੀ ਇਹ ਵੀ ਸਿਫਾਰਸ਼ ਕਰਦੀ ਹੈ ਕਿ ਜੇਕਰ ਇਸ ਏਰੀਏ ਨੂੰ ਗਮਾਡਾ ਵਲੋਂ ਡਿਵੈਲਪ ਕਰਨ ਬਾਰੇ ਫੈਸਲਾ ਲਿਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਭਵਿੱਖ ਵਿੱਚ ਇਸ ਏਰੀਏ ਵਿੱਚ ਹੋਰ ਨਵੇਂ ਪ੍ਰਾਈਵੇਟ ਪ੍ਰੋਜੈਕਟਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਤੇ ਰੋਕ ਲਗਾਈ ਜਾਣੀ ਯੋਗ ਹੋਵੇਗੀ।

for 
DTP, GMADA


DTP, SAS Nagar


STP, SAS Nagar


CAO, GMADA


SE(C-1), GMADA


EO(Plots)


EO(Housing)


ACA, GMADA

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

Calculation of Profitability for Acquisition of land for Institutional 84 Sector

Land	1 Acre
Land available for sale as per planning	3200 Square Yard
Given to land owner	1600 Square Yard
Land available to Authority	1600 Square Yard
Sale Price of 1 Square Yard as per approximate	Rs. 25,000.00
Particulars	Amount in Crores
Tentative total Revenue (1600*25000)	4.00
Expenditure	
CLU Charges	0.20
Development Expenditure	1.00
Maintenance Expenditure for 5 years at the rate of 2.05% per year of development Expenditure	0.13
Bank Interest at the rate of 8% for 3 years	0.24
Total	1.57
Tentative Net Revenue per Acre	2.43
Tentative land to be Acquired in acres	350
Tentative Revenue/Profit	850.5
	say 850.00

File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

Calculation of Profitability for Acquisition of land for Commercial 87 Sector

Land	1 Acre
Land available for sale as per planning	1600 Square Yard
Given to land owner	800 Square Yard
Land available to Authority	800 Square Yard
Sale Price of 1 Square Yard as per approximate	Rs. 1,50,000.00
Particulars	Amount in Crores
Tentative total Revenue (800*150000)	12.00
Expenditure	
CLU Charges	1.06
Development Expenditure	1.00
Maintenance Expenditure for 5 years at the rate of 2.05% per year of development Expenditure	0.13
Bank Interest at the rate of 8% for 3 years	0.24
Total	2.43
Tentative Net Revenue per Acre	9.57
Tentative land to be Acquired in acres	240
Tentative Revenue/Profit	2296.8
	say 2300

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

Calculation of Profitability for Acquisition of land for Industrial 101

Land	1 Acre
Land available for sale as per planning	3200 Square Yard
Given to land owner	1600 Square Yard
Land available to Authority	1600 Square Yard
Sale Price of 1 Square Yard as per approximate	Rs. 39600.00
Particulars	Amount in Crores
Tentative total Revenue (1600*39600)	6.34
Expenditure	
CLU Charges	0.25
Development Expenditure	1.00
Maintenance Expenditure for 5 years at the rate of 2.05% per year of development Expenditure	0.13
Bank Interest at the rate of 8% for 3 years	0.24
Total	1.62
Tentative Net Revenue per Acre	4.72
Tentative land to be Acquired in acres	135
Tentative Revenue/Profit	637.2
	say 637.00

File No. GMADA/Map/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

Calculation of Profitability for Acquisition of land for Industrial 103	
Land	1 Acre
Land available for sale as per planning	3200 Square Yard
Given to land owner	1600 Square Yard
Land available to Authority	1600 Square Yard
Sale Price of 1 Square Yard as per approximate	Rs. 39600.00
Particulars	Amount in Crores
Tentative total Revenue (1600*39600)	6.34
Expenditure	
CLU Charges	0.25
Development Expenditure	1.00
Maintenance Expenditure for 5 years at the rate of 2.05% per year of development Expenditure	0.13
Bank Interest at the rate of 8% for 3 years	0.24
Total	1.62
Tentative Net Revenue per Acre	4.72
Tentative land to be Acquired in acres	175
Tentative Revenue/Profit	826
	say 826.00

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ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ : ਸੈਕਟਰ 84 ਅਤੇ ਸੈਕਟਰ 87 ਦੀ ਫਿਜ਼ੀਬਿਲਿਟੀ ਰਿਪੋਰਟ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਰਿਪੋਰਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸੈਕਟਰ-84 ਅਤੇ ਸੈਕਟਰ-87 ਦੀ ਫਿਜ਼ੀਬਿਲਿਟੀ ਰਿਪੋਰਟ ਕਰਨ ਸਬੰਧੀ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਤੋਂ ਜ਼ਰੂਰੀ ਹੁਕਮ ਪ੍ਰਾਪਤ ਹੋਏ ਸਨ ਜਿਸ ਸਬੰਧੀ ਮੌਕਾ ਚੈਕ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਹਨਾਂ ਸੈਕਟਰਾਂ ਦੇ ਆਲੇ ਦੁਆਲੇ ਬਣੀਆਂ ਵੱਖ ਵੱਖ ਸੜਕਾਂ ਦੀ ਸਥਿਤੀ ਅਤੇ ਸਿਵਲ ਸਬੰਧੀ ਰਿਪੋਰਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਲੜੀ ਨੰ	ਸੈਕਟਰ	ਸੜਕ ਦਾ ਨਾਮ	ਰਿਪੋਰਟ
1	ਸੈਕਟਰ-84	ਸੈਕਟਰ-81/84 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ। ਇਸ ਸੜਕ ਦਾ ਕੁਝ ਹਿੱਸਾ ਤਕਰੀਬਨ 300 ਮੀਟਰ ਨਹੀਂ ਬਣਿਆ ਹੋਇਆ ਜਿਸ ਦਾ ਤਖਮੀਨਾ ਪ੍ਰਸ਼ਾਸਕੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜਿਆ ਜਾ ਚੁਕਾ ਹੈ ਜੋ ਕਿ ਜਲਦ ਹੀ ਬਣਾ ਦਿੱਤਾ ਜਾਵੇਗਾ।
2	ਸੈਕਟਰ-84	ਸੈਕਟਰ-84/85 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ।
3	ਸੈਕਟਰ-84	ਸੈਕਟਰ-84/100 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ।
4	ਸੈਕਟਰ-84	ਸੈਕਟਰ-83/84 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਨਹੀਂ ਬਣੀ ਹੈ। ਮੌਕੇ ਉਪਰ ਸੈਕਟਰ 83/84 ਨੂੰ ਵੱਡੀ ਸੜਕ ਤੇ ਰੇਲਵੇ ਟਰੈਕ ਪੈਂਦਾ ਹੈ।
5	ਸੈਕਟਰ-87	ਸੈਕਟਰ-86/87 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ। ਜਿਸ ਨੂੰ ਚੌੜਾ ਕਰਨ ਦਾ ਕੰਮ ਪ੍ਰਗਤੀ ਅਧੀਨ ਹੈ।
6	ਸੈਕਟਰ-87	ਸੈਕਟਰ-78/87 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ।
7	ਸੈਕਟਰ-87	ਸੈਕਟਰ-87/88 ਵੱਡੀ ਸੜਕ	ਸੈਕਟਰ 87/88 ਨੂੰ ਵੱਡੀ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ ਪਰੰਤੂ ਮੌਕੇ ਉਪਰ ਤਕਰੀਬਨ 250 ਮੀਟਰ ਹਿੱਸੇ ਵਿੱਚ ਇੱਕ carriageway litigation ਦੇ ਚਲਦਿਆਂ ਨਹੀਂ ਬਣਿਆ ਹੋਇਆ।
8	ਸੈਕਟਰ-87	ਸੈਕਟਰ-87/97 ਵੱਡੀ ਸੜਕ	ਮੌਕੇ ਤੇ ਉਕਤ ਸੜਕ ਬਣੀ ਹੋਈ ਹੈ।

ਇਹ ਸਾਰੀ ਜਾਣਕਾਰੀ ਜ਼ਰੂਰੀ ਹੋਣ ਕਾਰਨ ਪੇਸ਼ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।

SDE (C-2)/C-3

23/05/25

As above, submitted for further necessary

action please

SDE (C-2)

21/05/25

21/5/25

File No. GMADA/32025/EO BR-GMADA
Computer No. 300463)

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੇਸ਼ਾ: Feasibility report sector 101.

ਉਕਤ ਪੇਸ਼ਾ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਠਾਕਾਣਾ ਨੰਬਰ 83 ਅਤੇ ਠਾਕਾਣਾ 101 ਨੂੰ 60 ਮੀਟਰ ਚੌੜੀ ਵੱਡੀ ਸੜਕ ਦੀ ਤਰਜੀਹ ਦਿੱਤੀ ਜਾਵੇਗੀ ਕਿਸੇ ਵੀ ਹਿੱਸੇ 1 ਕਿ.ਮੀ. ਵਿੱਚ ਠਾਕਾਣਾ 102/103 ਨੂੰ ਵੱਡੀ 132 ਫੁੱਟ (40 meter) ਚੌੜੀ ਸੜਕ ਦੀ ਤਰਜੀਹ ਦਿੱਤੀ ਜਾਵੇਗੀ ਕਿਸੇ ਵੀ ਹਿੱਸੇ 5 ਅਤੇ 15 ਮੀਟਰ ਦੇ ਸੜਕਾਂ ਅਤੇ 3 ਮੀਟਰ ਦੀਆਂ ਹੋਣਗੀਆਂ। ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਠਾਕਾਣਾ 101 ਵਿੱਚ ਪਿੰਡ ਪੁਰਾਣੀ ਪਿੰਡ 5 ਕਿ.ਮੀ. ਵਿੱਚ ਚੌੜੀ ਸੜਕ ਦੀ ਮਿਲਦੀ ਹੈ। ਇਸ ਤਰ੍ਹਾਂ ਦੀ ਸੜਕਾਂ ਅਤੇ ਮਾਰਗਾਂ ਦੇ ਰਾਹਗੀ ਉੱਤੇ ਪੈਸੇ 5 ਲੱਖ।

DE(1) GMADA
894
27/5/25

30E
27/5/25

30E

30E(1)

DE(1) As above submitted for your information and further n/a p.i.
- SEC-21.

27/5/25

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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Annexure-2

Sector - 84					
District	Tehsil	Village	Khasra No.	Area	
S.A.S. Nagar	Mohali	Raipur Khurd	1/2	2	9
			2/2	3	15
			3/1	0	11
			837/4/2	0	3
			840/5/1/2	0	5
			840/5/2	3	2
			841/6	0	6
			842/6	3	8
			7	3	14
			8	4	0
			9/2	2	17
			12/2	1	15
			13	4	0
			14	4	0
			15	3	14
			16	3	14
			17	4	0
			18	4	0
			19/2	3	15
			20/1	0	17
			23	4	6
			831/24/2	1	6
			832/24	3	0
			25/1	0	10
			26/2	3	15



File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
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			27	4	12
			28	4	12
			29	4	0
			30	4	0
			31	4	12
			32	4	12
			33	4	0
			34	3	14
			35	4	5
			36	1	17
			37	4	7
			38	2	16
			39	3	9
			40	3	6
			41	3	6
			42	4	0
			43	2	0
			44	2	0
			45	4	8
			46	3	12
			47	2	0
			48	2	0
			49	4	0
			50	4	0
			51	4	0
			52	4	12
			53	4	12



File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
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			54	4	0
			55	4	0
			56	4	0
			57	4	0
			58	4	0
			59	4	0
			60	4	0
			61	4	0
			62	4	0
			63	3	0
			64	1	6
			65	1	6
			66	1	13
			67	1	7
			68	4	12
			69	2	12
			70	4	0
			71	4	0
			72	4	0
			73	4	0
			74	4	0
			75	4	0
			76	1	6
			77	0	16
			78	3	6
			79	4	12
			80	4	3

File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
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			81/1	0	12
			81/2	2	2
			82/1	0	4
			82/2	0	6
			83	0	8
			84	0	9
			85	0	9
			86	0	9
			87	0	16
			88	2	18
			89	2	18
			90	2	18
			91	3	12
			92	3	12
			93	1	5
			94	0	14
			95	0	11
			96/1	1	2
			96/2	3	1
			97	4	12
			98	0	14
			99	0	14
			100	2	11
			101	4	0
			102	4	0
			103	4	0
			104	4	0



File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
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			105	2	0
			106	0	14
			107	1	15
			108	1	15
			109	2	18
			110	2	12
			111	1	8
			112	4	0
			113	0	15
			114	0	2
			115	0	17
			116	1	14
			117	3	8
			118	4	12
			119	4	12
			120	2	0
			121	1	2
			122	0	9
			123	0	9
			124	4	0
			125	2	10
			126	2	10
			127	2	10
			128	2	10
			129	1	10
			130	4	0
			131	4	0



File No. GMADA/BR/2025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

			132	4	0
			133	2	4
			134	1	6
			135	1	10
			136	1	10
			137	1	16
			138	1	6
			139/1	2	8
			139/2	1	12
			140	2	13
			141	4	0
			142	1	16
			143	1	10
			144	1	15
			145	1	12
			146	1	17
			147/1	0	16
			147/2	0	8
			148	1	9
			149	7	1
			150	4	11
			151	3	3
			152	0	17
			153	4	0
			154	4	13
			155	1	15
			156	2	4



File No. GMADA/BR/2025/EO BR-GMADA (Computer No. 300463)
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			157	2	4
			158	2	1
			159	1	13
			160	2	3
			161	1	0
			162	1	16
			163	1	0
			164	1	0
			165	1	16
			166	0	8
			167	0	18
			168	2	19
			169	1	18
			170	0	16
			171	1	0
			172	1	4
			173	2	0
			174	1	11
			175	3	7
			176	3	12
			177	3	19
			181	5	11
			182	4	0
			189	1	4
			192	2	16
			193	4	0
			194	4	0



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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			195	2	16
			196	1	4
			197	4	0
			198	4	0
			199	1	4
			200	2	16
			201	4	0
			202	4	0
			203	2	16
			204	1	4
			205	4	0
			206	4	0
			207	4	0
			219	4	0
			220	4	0
			221/1	1	2
			221/2	0	12
			222	2	0
			223/1	2	2
			282	3	15
			293	4	0
			294	4	0
			295	4	0
			296	4	0
			297	4	0
			299	3	12
			300	4	0



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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			301	4	0
			302	4	0
			303	4	0
			304	4	0
			305	4	0
			306	1	12
			307	1	9
			308	0	9
			309	0	2
			310	1	11
			311	0	9
			312	0	2
			313	1	9
			314	1	0
			315	5	6
			316	5	6
			317	5	6
			318	3	0
			319	4	0
			320	4	0
			321	3	0
			322	3	0
			323	4	0
			324	2	14
			325	3	12
			326	3	12
			327	1	2



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			328	4	0
			329	1	4
			330	1	4
			331	4	0
			332	4	0
			333	1	4
			334	2	16
			335	2	16
			336	2	16
			337	2	7
			338	3	12
			339	4	0
			340	4	0
			341	4	0
			342	4	0
			343	4	0
			344	2	4
			345	1	16
			346	1	16
			347	1	13
			348	3	0
			349	3	0
			350	2	12
			351	1	7
			352	1	0
			353	1	0
			354	1	1

[Signature]

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			355	1	16
			356	2	3
			357	4	0
			358	1	18
			359	2	18
			360	1	8
			361	1	15
			362	1	16
			363	1	16
			364	4	18
			365	4	18
			366	4	0
			367	4	0
			368	3	0
			369	3	0
			370	3	2
			371	3	2
			372	4	8
			373	4	8
			374	5	0
			375	5	0
			376	2	12
			377	2	12
			378	2	4
			379	2	4
			380	1	2
			381	1	2



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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			382	1	14
			383	1	14
			384	1	2
			385	1	2
			386	1	0
			387	1	0
			388	1	4
			389	1	4
			390	1	6
			391	0	18
			392	0	12
			393	1	14
			854/394/1	3	0
			395	2	0
			396	1	14
			397/1	1	14
			397/2	0	5
			398	1	16
			399	3	5
			400	4	12
			401	4	0
			855/402/1	3	18
			856/403/1	1	1
			404/1	0	18
			405 Min	0	3
			861/411/1	1	7
			862/412/1	1	7

[Handwritten Signature]

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 1013306/2025/EO BR-GMADA

			413	0	17
			863/414/1	0	11
			415	0	4
			864/416/1	0	4
			871/452/1 Min	1	4
			876/471/1	2	0
			877/472/1	3	17
			878/473/1	1	18
			881/477/1	2	8
			882/478/1	3	4
			479	1	0
			480	0	17
			481	2	3
			482	2	16
			483	3	0
			883/484/1	2	15
			485	4	0
			486	4	0
			487	3	14
			488	3	14
			489	4	0
			490	4	0
			491	3	11
			492	1	15
			493	3	13
			494	5	2

[Handwritten signature]

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			884/495/1	3	8
			496	0	16
			528 - 529	4	7
			530	1	10
			531	3	0
			532	3	0
			533	4	0
			534	2	6
			535	1	17
			536	1	17
			537	0	11
			538	0	8
			539	1	15
			540	1	0
			541	0	12
			542	2	17
			543	3	4
			544	1	18
			545	3	5
			546	2	7
			547	2	14
			548	1	14
			549	1	5
			550	2	19
			551	3	14
			552	3	14
			553	4	0



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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			554	4	0
			555	4	0
			556	4	0
			557	4	0
			558	4	0
			559	3	0
			560	3	0
			561	2	5
			562	2	5
			563	2	0
			564	4	0
			565	4	0
			566	2	0
			567	1	15
			568	3	15
			569	3	0
			570	2	0
			571	2	0
			572	2	4
			573	1	16
			574	4	0
			575	4	0
			576	3	0
			577	3	0
			578	2	0
			579	3	0
			580	3	0



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			581	4	0
			582/1	2	8
			583	4	19
			584/1	2	19
			585/2	3	16
			586	0	14
			587	0	12
			588	0	7
			589	3	7
			590	4	0
			591	5	1
			592	4	0
			593	4	0
			594	2	0
			595	2	0
			596	2	0
			597	2	0
			598	4	0
			599	4	0
			600	4	0
			601	4	0
			602	5	3
			603	5	8
			604	3	6
			605	0	14
			607	2	0
			608	2	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
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			609	1	12
			610	2	8
			611	4	0
			612	4	0
			613	4	0
			614	5	13
			615	5	1
			616	4	10
			617	4	0
			618	4	0
			619	4	0
			620	4	0
			621	4	0
			622	4	0
			623	2	4
			624	3	0
			625	4	0
			626	2	5
			627	5	1
			628	4	0
			629	4	13
			633/1	2	9
			635	1	16
			636	4	0
			637	3	14
			638	3	14
			639	4	0



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			640	4	0
			641	4	0
			642	4	0
			643	4	0
			644	4	0
			645	3	14
			646	3	14
			647	4	0
			648	4	0
			649	4	0
			650	2	0
			651	2	0
			652	2	0
			653	2	0
			654	2	0
			655	1	8
			656	1	11
			657	4	9
			658	2	0
			659	4	0
			660	4	0
			661	1	6
			662	1	2
			663	1	12
			664	1	4
			665/1	0	12
			665/2	1	4



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			666	2	4
			667	1	8
			668	1	3
			669	1	14
			670	1	5
			671	2	0
			672	2	18
			673	4	0
			674	1	12
			675	1	9
			676	0	19
			677	4	0
			678	3	14
			679	3	7
			723	0	5
			724	0	6
			725	1	2
			726/1	0	8
			726/2	0	6
			726/3	0	3
			727	2	10
			728	2	5
			729	2	9
			730	1	1
			731	0	8
			732	10	4
			733	0	5



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			734.1	0	15
			734.2	0	16
			735	0	13
			736	0	7
			737	0	6
			738	1	8
			739	1	11
			740	0	9
			741	2	12
			742	3	19
			743	0	9
			744	2	13
			745	7	15
			746	1	7
			748	2	10
			749	0	18
			750	0	15
			751	0	9
			752	0	2
			753	3	2
			754	4	0
			755	4	7
			845/756	1	3
			846/756	1	6
			757	2	18
			758	4	17
			759	4	0



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			760	1	11
			761	0	18
			762	2	10
			835/763	0	10
			836/763	2	0
			764	2	10
			765	2	10
			766	3	11
			767/1	0	15
			767/2	0	9
			768	1	12
			769	4	12
			770	1	11
			771	1	3
			833/772/1	0	5
			833/772/2	0	5
			834/772	4	11
			773	3	15
			774	2	4
			775	2	4
			776	4	0
			777	4	0
			778	4	0
			779	4	0
			780	1	12
			781	1	12
			782	2	8

[Signature]

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			783	2	8
			784	2	8
			785	1	12
			786	4	0
			787	4	0
			788	4	0
			789	2	14
			885/790/1	4	3
			886/791/1	1	8
			792	2	18
			793	4	0
			794	1	18
			887/795/1	1	5
			796/1	0	15
			797	2	2
			798	3	0
			799	5	0
			800	4	0
			801	4	0
			802	4	0
			803	3	18
			804	1	0
			805	2	6
			806	1	6
			807	4	0
			808	2	0
			809	2	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			810	2	0
			811	2	0
			812	4	0
			813/2	1	12
			814/1	1	11
			815/1	0	13
			820/2	1	10
			821	1	12
			822/2	5	6
			823	4	0
			824	5	6
			889/828/1	5	11
			890/826/1	2	8
			891/827/1	0	6
			892/828/1	0	5
			894/830/1 Mid	0	11
Total				1601	11
S.A.S. Nagar	Mohali	Mauli Baidwan	Khasra No.	Area	
			39/12/3	0	2
			21/1/2	1	17
			21/2/1/1	0	5
			21/2/1/3	0	3
			40/16/2	3	11
			17/2	2	19
			25/1	5	9
			45/1/1	4	5

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			211	0	8
			213	0	11
			92	2	6
			10	0	8
			12/1	0	8
			13-1-1	0	11
Total				23	3
S.A.S. Nagar	Mohali	Sukhgarh	Khasra No.	Area	
			11/25	6	16
			12-5	4	12
			7	5	12
			8	8	0
			12	8	0
			13	6	12
			19	7	17
			20	8	0
			21-1	4	18
			21-2	3	2
			22	3	14
			13-1	4	16
			14/5	6	16
Total				78	15

File No. GMADA/32025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

Sector 87					
District	Tehsil	Village	Khasra No.	Area	
S.A.S. Nagar	Mohali	Manak Majra		K	M
			13//16	5	6
			24	5	14
			25	0	16
			25//3	5	16
			4	3	14
			7	0	14
			8	7	14
			9	8	0
			10	8	0
			11	8	0
			12	8	0
			13	5	4
			18	1	12
			19	8	0
			20	8	0
			21	8	0
			22	6	14
			24//15	8	0
			16/1	4	18
			16/2	2	19
			17/1	3	4
			17/2	4	16
			24	8	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			25/1	2	11
			25/2/1	3	1
			25/2/2	2	0
			26/1/1	4	2
			2/2	2	19
			9/2	0	12
			10/2	6	11
			11	5	3
			27/4/2	5	9
			5/1	3	9
			6/1	4	9
			6/2	3	11
			Total	174	18
District	Tehsil	Village	Khasra No.	Area	
S.A.S. Nagar	Mohali	Naru Majra		K	M
			1//16	2	18
			25	7	12
			2//9	5	5
			11	4	15
			12	8	0
			13	5	14
			17	3	16
			18	8	0
			19	7	8
			20	8	0
			21	8	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			22	7	8
			23	8	0
			24	7	0
			5//1	8	0
			2	7	7
			3	8	0
			4	8	0
			5	5	19
			6	8	0
			7	8	0
			8	7	7
			9/1	0	15
			9/2	6	12
			10	8	0
			11/1	6	14
			11/2	0	12
			12/1	1	0
			12/2	7	0
			13	7	8
			14	8	0
			15	8	0
			16	6	16
			17	7	7
			18/1	1	3
			18/2	6	16
			19	8	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			20	5	10
			21/1	6	12
			21/2	0	19
			22	8	0
			23	8	0
			24	8	0
			25	7	8
			26	2	19
			3/21	6	12
			4/1	1	10
			10	7	3
			11	8	0
			12/1	1	16
			12/2	5	12
			13	4	2
			16	4	9
			17	8	18
			18	8	0
			19	8	0
			20/1	0	15
			20/2	3	17
			21	8	0
			22	8	0
			23	8	0
			24	8	0
			25/1/1	2	7

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			26	1	7
			27	1	7
			6/4	4	0
			5	8	0
			6	8	0
			7	7	10
			13	2	16
			14	8	0
			15	8	0
			16	8	0
			17/1	5	12
			17/2	2	8
			18/1	0	16
			18/2	5	10
			23	9	2
			24	8	0
			25	8	0
			7/12/1	2	11
			7/12/2	1	4
			3/1	4	0
			3/2/1	2	14
			3/2/2	0	13
			4/1	0	15
			4/2	5	2
			5	7	7
			6/1	0	8

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			6/2/1	0	8
			6/2/2	0	5
			6/2/3	2	0
			6/3	0	5
			7/1/1	1	6
			7/1/2	4	3
			7/1/3	1	0
			7/2/1	0	1
			7/2/2	0	10
			7/2/3	0	5
			8/1	0	1
			8/2	4	10
			8/3	3	8
			9/1	1	19
			9/2	5	3
			11	2	3
			12	8	0
			13	8	0
			14	4	13
			15/1	0	3
			15/2	0	8
			16	2	4
			17	3	16
			18/1/1	1	7
			18/1/2	3	11
			18/2	3	2

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			19/1/1	5	10
			19/1/2	1	9
			19/2	1	19
			22	8	0
			23	8	0
			24/1	2	13
			24/2/1	4	4
			24/2/2	1	2
			25/1	3	8
			25/2	3	16
			26	1	10
			27/1/1	0	3
			27/1/2	1	6
			27/2/1	0	5
			27/2/2	1	4
			28/1	0	11
			28/2/1	1	18
			28/2/2	2	0
			29	2	8
			30	1	13
			31/1	0	0
			31/2	4	13
			32	5	0
			32/1	2	10
			33	6	3
			8/1	6	19



File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			2	7	7
			3/1	2	17
			3/2	4	10
			4	7	7
			5	7	7
			6	8	0
			7/1	5	11
			7/2	2	9
			8/1	6	0
			8/2	2	0
			9/1	7	6
			9/2	0	14
			10/1/1/1	0	3
			10/1/1/2	0	14
			10/1/2/1	0	9
			10/1/2/2	3	15
			10/1/2	0	17
			10/2	1	16
			11/1	2	11
			11/2	4	5
			12/1	0	0
			12/2	2	16
			12/3	3	7
			13/1	1	0
			13/2	5	0
			13/3	2	0

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			14/1/1	0	14
			14/1/2	1	13
			14/1/3	0	5
			14/2/1	2	2
			14/2/2	3	5
			14/2/3	0	1
			15/1/1	3	0
			15/1/2	0	0
			15/2	0	14
			15/3/1/1/1	0	3
			15/3/1/1/2	0	7
			15/3/1/2	0	17
			15/3/2/1	0	1
			15/3/2/2	2	12
			16/1/1	0	2
			16/1/2	1	14
			16/2	6	4
			17/1/1	0	4
			17/1/2	2	19
			18	8	0
			19	8	0
			20/1	4	3
			20/2	2	6
			21	7	19
			22/1	2	13
			22/2	5	7

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			23/1	2	13
			23/2/1	5	5
			23/2/2	0	2
			24/1/1	2	5
			24/1/2	0	8
			24/2/1	1	7
			24/2/2	4	0
			25/1	6	0
			25/2/1	1	2
			25/2/2	0	18
			26/1	1	11
			26/2	0	6
			9//1/1	3	6
			9//1/2	4	1
			2/1	4	1
			2/2	3	0
			3/1	7	10
			3/2	0	5
			4	7	15
			5	8	0
			8	7	16
			9/1	3	0
			9/2	4	8
			10	8	0
			11/1/1	5	15
			11/1/2	0	5

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			11/2/1/1	0	11
			11/2/2	0	4
			12/1/1/1	0	18
			12/1/1/2	0	2
			12/1/2/1	0	2
			12/1/2/2	3	2
			12/2	3	0
			20/1/1	0	4
			20/2	4	9
			26	0	16
			13/1/1	3	6
			13/1/2	4	2
			2/1	5	2
			2/2	2	18
			3/1/1	2	7
			3/1/2	2	15
			3/2	2	18
			4/1/1	4	7
			4/1/2	0	6
			4/2	2	7
			9/1	4	9
			9/2	2	18
			10/1	4	2
			10/2	2	18
			11	8	0
			14/3	8	0

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			4	8	0
			5	8	0
			6/1	4	9
			6/2	2	18
			7/1	0	18
			7/2	5	15
			7/3	0	17
			15	9	0
			43	9	0
			101	5	0
			102	1	11
			110/2	0	18
			207	0	14
Total				1028	6
District	Tehsil	Village	Khasra No.	Area	
S.A.S. Nagar	Mohali	Sohana		K	M
			116//25	7	7
			117//2/2	7	2
			3	7	13
			8/1	2	18
			9/1	6	8
			12/1	0	3
			12/2	1	18
			12/3	0	3
			13/1	1	14

File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			18/2	6	17
			19	7	8
			20	8	0
			21/1	1	11
			21/2	6	8
			22/1	0	16
			22/2	6	3
			22/2/1	0	9
			23/1	3	16
			23/2	1	15
			23/3	2	0
			26/1/2	3	5
			27/1	0	5
			28/1/1	0	5
			28/2	0	11
			29	2	14
			30	0	14
			31Min	2	4
			32	3	15
			34/1	1	0
			118//21/3	5	14
			126//1/2	6	10
			126//2/1	1	13
			2/2	5	14
			9	8	0
			10	8	0

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			11	8	0
			12/1	2	18
			12/2	3	13
			13	6	16
			17	8	0
			18	8	0
			19/1	1	6
			19/2	0	19
			20	7	15
			21/1	1	7
			21/2	0	8
			21/3	4	8
			22	8	0
			23	8	0
			24	8	0
			27	4	13
			127/1/1	5	15
			1/2	1	13
			2/1	1	12
			2/2/2	5	16
			3	8	0
			4/1	4	0
			4/2/2	3	18
			5/2/2	1	17
			6/2/1	0	8
			6/2/2	6	10

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			7/1	4	0
			7/2	4	0
			8	8	0
			9	7	8
			10	7	8
			11	7	7
			12	7	7
			13/1	1	0
			13/2	7	0
			14/1	2	0
			14/2	6	0
			15/1	7	4
			15/2	0	16
			16	8	0
			17	8	0
			18/1	7	0
			18/2	1	0
			19	8	0
			20/1	3	12
			20/2	0	2
			20/4	4	0
			21	8	0
			22	6	15
			23	8	0
			24	8	0
			25	8	0

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			26	1	5
			128//10/1	0	16
			13	2	13
			15	8	0
			16	8	0
			17	5	2
			24	0	19
			25	7	14
			130//5	2	9
			131//1/1	2	4
			1/2	4	8
			2	8	0
			3	7	7
			4/1	6	16
			4/2	0	11
			5	7	7
			6/1/1	0	8
			6/1/2	3	0
			6/2/1	0	12
			6/2/2	0	4
			6/3	1	0
			6/4	0	16
			6/5	0	12
			6/6	1	8
			7/1	0	12
			7/2	2	8

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			7/3	5	0
			8/1	4	4
			8/2	3	16
			9	7	9
			10	1	16
			12	0	15
			13	4	7
			14	6	14
			15/1	0	8
			15/2	7	12
			16/1	0	5
			16/2	3	4
			16/3	0	2
			132//1/1	2	13
			1/2	4	13
			2/1/1	0	13
			2/1/2	0	9
			2/2	6	4
			3/2/1	3	2
			4	7	7
			5	7	7
			7/1	5	12
			7/2	2	8
			8/1	1	8
			8/2	0	16
			8/3	1	0

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			8/4	0	8		
			8/5	2	12		
			8/6	1	0		
			8/7	0	16		
			9	8	0		
			10	8	0		
			11	8	0		
			12	8	0		
			13	8	0		
			19/1	5	7		
			19/2	2	13		
			20	7	16		
			21	1	17		
Total				636	8		
	Sl. No.	Village Name	Area		Area in Acres		
			K	M			
1			Manak Majra	174		18	21.86
2			Nanu Majra	1028		6	128.54
3			Sohana	636		8	79.55
		Total			229.95		

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File No. GMADA/32025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

Sector-101					
District	Tehsil	Village	Hadbast No.	Khasra No.	Area to be acquired
1	2	3	4	5	6
SAS Nagar	Mohali	Dhorali	1	13/15/1/3	0 - 2
				15/2/3	0 - 14
				16/1	3 - 16
				16/2/2	1 - 7
				16/3	2 - 9
				17/1/1/2	1 - 17
				17/2/2	4 - 9
				17/1/2/2	0 - 9
				18/1/2	1 - 11
				18/2/1	1 - 17
				18/2/2	0 - 3
				19/2/1	0 - 12
				19/1/2	2 - 4
				20/3/2	0 - 9
				21/2/2	3 - 4
				22/1	4 - 12
				22/2	3 - 8
				23/1	5 - 12
				23/2	1 - 16
				24/1	1 - 16
				24/2/1	0 - 4
				24/2/2	2 - 4
				24/2/3	2 - 5
				24/3/1	0 - 16
				24/3/2	0 - 3
				25	7 - 18
				14/6/1	5 - 4
				6/2/2	1 - 12
				7/2	4 - 6
				8/8/3	1 - 9
				11/1/2	1 - 14
				11/2	2 - 4
				12/1/1	0 - 3
				12/1/2	0 - 9
				12/2/2	4 - 0
				13	2 - 11
				14/1	1 - 12
				14/2	0 - 16
				14/3	1 - 0
				15	7 - 12
				16	6 - 17
				17	4 - 16
				19	2 - 15
				20/1	3 - 16
				20/2	4 - 4
				21/1	3 - 0
				21/2	4 - 0
				21/3	1 - 0

[Signature]

File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			22	5	-	8
			23/1/1	0	-	12
			23/1/2	2	-	17
			23/2/1	0	-	18
			23/2/2	1	-	10
			23/2/3	0	-	12
			24/1/1	0	-	4
			24/1/2	0	-	8
			24/2	6	-	12
			25	4	-	10
			26	7	-	6
			27	0	-	17
			28	2	-	8
			15/1/2/2	2	-	4
			2/2 min	2	-	0
			9/1 min	1	-	14
			9/2	4	-	0
			10/1/1	0	-	19
			10/1/2	2	-	3
			10/2	0	-	15
			10/3/1	0	-	4
			10/3/2	0	-	12
			11	5	-	11
			12/1	5	-	3
			12/2 min	2	-	3
			13 min	1	-	5
			18 min	4	-	14
			19	8	-	0
			20/1	3	-	8
			20/2	2	-	17
			22/1	0	-	13
			22/2/1	1	-	16
			22/2/2	2	-	1
			22/3	3	-	10
			23 min	7	-	8
			24 min	0	-	9
			26/1	2	-	18
			26/2	0	-	10
			27	3	-	19
			28	0	-	15
			29	2	-	0
			30	1	-	11
			31	1	-	8
			19// 21/1 min	1	-	3
			21/2 min	0	-	3
			20//1	0	-	19
			2/1	6	-	2
			2/2	1	-	16
			3	6	-	16
			4/1 min	1	-	1
			4/2 min	2	-	8
			6/2 min	0	-	2

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File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

			7/1 min	2	-	3
			7/2 min	3	-	10
			8	6	-	11
			9	5	-	15
			10	0	-	8
			13	7	-	4
			14/1	4	-	0
			14/2	4	-	0
			15 min	2	-	1
			16/1 min	1	-	14
			16/2	3	-	15
			17	6	-	4
			24	6	-	14
			25/1	4	-	4
			25/2 min	3	-	15
			26	2	-	6
			27	1	-	10
			28	3	-	10
			29	0	-	7
			30 31	2	-	11
			32	2	-	7
			33	1	-	8
			34	5	-	5
			21//1/1	2	-	12
			1/2	5	-	8
			2/1	5	-	12
			2/2/1	1	-	12
			2/2/2	0	-	16
			3	3	-	2
			4/1	2	-	19
			4/2	1	-	0
			4/3	0	-	14
			5/2	0	-	5
			9/1	4	-	4
			9/2	1	-	7
			10	7	-	11
			11/1	1	-	4
			11/2	5	-	12
			12	8	-	0
			19	8	-	0
			20	8	-	0
			21	7	-	2
			22	7	-	2
			26	3	-	1
			27	3	-	14
			28/1	0	-	10
			28/2	0	-	9
			28/3	0	-	9
			29	2	-	13
			22//1/1/1	3	-	18
			1/2/2	0	-	5
			1/3	1	-	0

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			2/1	2	-	1
			2/2	2	-	11
			2/3	3	-	8
			3/1	5	-	12
			3/2	2	-	0
			4	8	-	0
			5	8	-	0
			6/1	1	-	19
			6/2	2	-	19
			6/3	0	-	5
			6/4	2	-	13
			7/1	1	-	16
			7/2	6	-	4
			8/1	5	-	16
			8/2	1	-	6
			8/3	0	-	17
			9	8	-	0
			10/1/1	2	-	3
			11/1	0	-	1
			12/2	6	-	15
			13/1	2	-	17
			13/2	3	-	12
			13/3	0	-	15
			14/1	2	-	9
			14/2	2	-	9
			14/3	3	-	2
			15/1/1	2	-	9
			15/1/2	2	-	9
			15/2	3	-	2
			16	8	-	0
			17/1	0	-	8
			17/2	2	-	8
			17/3	5	-	4
			18	7	-	12
			19/1/1	3	-	6
			22/3	0	-	7
			23/2	6	-	8
			25/1	1	-	11
			25/2	1	-	5
			25/3	1	-	14
			25/4	1	-	5
			25/5	1	-	2
			27/1/3/2	4	-	4
			4	8	-	0
			5/1	3	-	16
			5/2	4	-	10
			6/1	4	-	12
			6/2	3	-	8
			7/1	7	-	8
			8/1/1	0	-	17
			14/1/2	0	-	4
			14/2/1/2	1	-	0

File No. GMADA/BR/2025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

			14/2/2	3	-	14
			15/1	3	-	15
			15/2	4	-	4
			16/1	4	-	9
			16/2/1	3	-	10
			17/1	1	-	7
			25/1/2	0	-	8
			25/2/2	5	-	6
			28/1/1	4	-	0
			1/2	4	-	0
			2	8	-	0
			9/1	6	-	0
			9/2	2	-	0
			10	8	-	0
			11	8	-	0
			12	8	-	0
			19	8	-	0
			20/1	1	-	7
			20/2	6	-	13
			22	4	-	0
			29/3	0	-	12
			4/1	1	-	18
			4/2	4	-	16
			4/3	1	-	6
			5/1	2	-	3
			5/2	0	-	10
			5/3	5	-	6
			6/1	5	-	7
			6/2	2	-	13
			7/1	5	-	6
			7/2	2	-	5
			8/1	1	-	3
			8/2	3	-	19
			13	1	-	3
			14	6	-	4
			15/1	1	-	16
			15/2	6	-	4
			16/1	3	-	15
			16/2	4	-	5
			17	0	-	17
			18/1	1	-	14
			18/2	3	-	8
			23	8	-	0
			24/1	2	-	16
			24/2	1	-	15
			25/1	0	-	5
			25/2 min	4	-	7
			26	0	-	14
			27	1	-	8
			28	0	-	10
			29	2	-	9

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File No. GMADA/36/2025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

				30	0	-	18
				31	1	-	19
				32	2	-	8
				33	1	-	4
				34	0	-	14
				35	1	-	2
				36	1	-	8
				37	1	-	2
				38	1	-	4
				39	2	-	0
				40	1	-	13
				41/1	0	-	5
				41/2	1	-	8
				30//1 min	4	-	12
				9/1 min	0	-	8
				10/1 min	5	-	7
				10/2	2	-	4
				11/1	5	-	16
				11/2	2	-	4
				12/1	5	-	7
				12/2	0	-	10
				12/3 min	0	-	9
				12/4 min	0	-	1
				12/5 min	0	-	5
				19/1 min	0	-	4
				19/2 min	1	-	8
				19/3	3	-	16
				20/1	2	-	16
				20/2	5	-	4
				21/1 min	1	-	17
				21/2 min	2	-	9
				22 min	1	-	2
				34//1/1	0	-	11
				2	3	-	1
				4/1 min	0	-	10
				4/3 min	0	-	2
				10/1 min	0	-	4
				10/2 min	1	-	2
				26	3	-	3
				27	1	-	10
				28 min	0	-	17
				29 min	1	-	9
				30	2	-	9
				31	0	-	15
				32	1	-	3
				35//1/1	4	-	14
				1/2	2	-	17
				2/1	1	-	11
				2/2	6	-	0
				3	7	-	17

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File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

	4/1	1	-	17
	4/2	2	-	4
	5	8	-	0
	5/1 min	0	-	12
	6/3 min	1	-	10
	6/4	1	-	13
	7/1	0	-	12
	7/2/1	0	-	4
	7/2/2 min	0	-	2
	7/2/3 min	0	-	10
	8/1	3	-	12
	8/2	0	-	18
	9/1/1	0	-	8
	9/1/2	0	-	12
	9/2	5	-	14
	9/3	0	-	9
	10/1	2	-	11
	10/2	2	-	11
	10/3/2	0	-	15
	10/4/1	0	-	11
	10/5	0	-	3
	10/6	0	-	6
	11/1/2/2	2	-	17
	11/2/1 min	0	-	6
	12/1 min	0	-	15
	12/2 min	1	-	2
	26 min	1	-	14
	36// 5/3	2	-	5
	5/1/1	0	-	1
	6/4/3	0	-	1
	61 min	16	-	15
	Reserve 62	18	-	2
	Reserve 65	4	-	3
	Reserve 66	2	-	0
	Reserve 67/1	3	-	15
	Reserve 68	7	-	2
	68/1	1	-	11
	Reserve 70	3	-	0
	Reserve 72	3	-	16
	73	0	-	15
	74 min	2	-	18
	75 min	0	-	8
	76	0	-	7
	77	1	-	0
	Reserve 78	2	-	0
	Reserve 79	4	-	0
	Reserve 80	1	-	16
	81	2	-	1
	82	1	-	4
	83	0	-	13

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File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			85 min	1	-	3
			86 min	1	-	14
			89 min	2	-	4
			90 min	1	-	0
			327/1 min	0	-	9
			327	1	-	0
			330 min	2	-	5
			336	1	-	1
			337/2	2	-	14
			339 min	5	-	6
			342	0	-	14
			343/1	0	-	5
			343/2	0	-	3
			343/3 min	1	-	12
			344 min	0	-	4
			367 min	1	-	2
			350 min	0	-	19
			Total	1037	-	4

Summary of Land Area

Sl No.	Village Name	Area	
		K-M	(in acres)
1	Dhurali	1037.4	129.6500
Grand Total			129.6500

Hardeep Singh

File No. GMADA/32025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

Sector- 103						
District	Tehsil	Village Name	Hadbast No.	Khasra No.	Area to be a	
					K	M
SAS Nagar	Mohali	Dhurali	1	11/24/2	1	9
				25/1/3	2	6
				25/2/2	0	6
				12/22/1/2	0	9
				21/2/2	2	13
				22/1/2	2	17
				22/2/2	1	1
				23/1/2/2	0	4
				23/2/2/2	4	2
				24/2/1	1	16
				26	0	10
				22/10/3/2	0	9
				11/3	3	12
				19/2/2	0	3
				20/2	7	3
				21/1	1	11
				21/2	5	11
				22/1	2	8
				23/1/1	4	18
				1/2	2	13
				2/1	0	13
				2/2	7	4
				3	8	0
				4/1/2	3	11
				4/2/1	3	13
				5/1/1	0	2
				5/3/2	0	1
				5/4/2	1	12
				5/5	1	6
				6/2	7	13
				7/1	1	0
				7/2	3	11
				7/3	3	9
				8	8	0
				9/1	5	14
				9/2	1	18
				10/1/1	2	4
				10/1/2	0	9
				10/2	5	7
				11	8	0
				12	7	4
				13/1	3	7
				13/2	4	4
				14/1	3	7
				14/2	4	13
				15/1/1	2	14
				15/1/2	2	8

File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			15/2	2	18
			16/1	4	4
			16/2	3	16
			17	8	0
			18	8	0
			19/1	5	6
			19/2	1	18
			20	8	0
			21	8	0
			22/1	2	4
			22/2	5	16
			23	7	9
			24	7	2
			25/1	5	7
			25/2	1	16
			24/14	2	7
			5/1	2	3
			5/2	5	8
			5/3	0	9
			6	6	14
			15	4	8
			16	2	2
			25	2	16
			25/14	1	8
			5/1	4	0
			5/2/1	1	15
			5/2/2	2	5
			6/1	3	4
			6/2	4	16
			7	5	16
			8	0	13
			13	0	14
			14	7	12
			15/1	3	9
			15/2	3	9
			16/1	6	13
			16/2	1	7
			17/1	3	13
			17/2	0	12
			24	1	0
			25	7	18
			25/1/1	4	0
			1/2	4	0
			2/1	7	1
			2/2	0	8
			3/1	1	14
			3/2	3	6
			3/3	1	13
			4	8	0
			5	8	0
			6	8	0

File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
 1013306/2025/EO BR-GMADA

				7/1	6	0
				7/2	2	0
				8	7	12
				9/1	6	17
				9/2	0	12
				10/1/1	5	10
				10/1/2	0	1
				10/2	1	11
				11	7	15
				12	8	0
				13	7	12
				14	8	0
				15/1	4	18
				15/2	3	2
				16	8	0
				17	8	0
				18	7	12
				19	8	0
				20/1/1	0	13
				20/1/2	3	7
				20/2	4	0
				21	8	0
				22/1	4	0
				22/2	4	0
				23/1	3	16
				23/2	3	16
				24	8	0
				25	8	0
				27/1/1	6	0
				1/2	2	0
				2/1	5	18
				8/2/2	1	18
				9	8	0
				10/1	2	10
				10/2	6	0
				11/1	5	0
				11/2	3	0
				12	8	0
				13/1	5	10
				17/3	1	7
				18/2	7	19
				19	8	0
				20	8	0
				21	8	0
				22/1	1	12
				22/2	6	8
				23/1	1	12
				23/2	6	8
				24/1	1	0
				24/2/1	3	18
				35/11/2/3	0	4

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File No. GMADA/36/2025/EO BR-GMADA
 1013306/2025/EO BR-GMADA

				20/2/3 min	2	10
				35/1	8	0
				2	8	0
				3	7	4
				4/1	7	6
				5/1	0	9
				5/2/2	1	1
				5/3/2	2	15
				5/4/1	0	2
				5/4/3	0	1
				7/1	0	9
				7/2	7	11
				8/1	7	11
				8/2	0	8
				9	7	11
				10	7	11
				11	8	0
				12	8	0
				13	8	0
				14/1	4	9
				14/2	3	11
				15/1/2	6	14
				15/2/2	0	1
				15/3/2	6	11
				16/1	3	12
				16/2	4	8
				17/1	7	2
				17/2	0	17
				18	8	0
				19	8	0
				20	8	0
				21	7	11
				22/1	3	16
				22/2	4	0
				23/1 min	2	9
				23/2 min	4	4
				24/1 min	1	18
				24/2 min	1	19
				25/1 min	1	7
				37/1/1/1	4	0
				1/2	4	0
				2	8	0
				3/1/1	0	19
				3/1/2	4	0
				3/2	7	12
				4	8	0
				5	8	0
				6/1	3	16
				6/2	3	16
				7	7	12
				8	7	12

File No. GMADA/36/2025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

			9	8	0
			10/1	4	0
			10/2	4	0
			11	8	0
			12	8	0
			13	7	4
			14	7	11
			15	8	0
			16	8	0
			17/1	1	16
			17/2	6	4
			18	7	12
			19	7	11
			20	7	11
			21	7	12
			22	8	0
			23	8	0
			24/1	6	4
			24/2	1	16
			25	8	0
			38/5	6	12
			6	7	19
			7	0	6
			14 min	2	9
			15	8	0
			16	8	0
			17/1 min	3	13
			17/2 min	1	2
			24/1 min	0	9
			24/2 min	0	2
			25 min	7	18
			39/5/1 min	3	8
			5/2 min	2	16
			5 min	3	18
			15 min	1	3
			40/1	7	12
			2/1	0	12
			2/2	7	8
			3/1	4	0
			3/2	4	0
			4	8	0
			5 min	6	19
			7 min	1	9
			8/1 min	1	11
			8/2 min	2	13
			9min	7	2
			10	7	4
			11 min	2	7
			12 min	0	3
			41/1/1 min	1	11
			1/2 min	2	7

File No. GMADA/32025/EO BR-GMADA (Computer No. 300463)
1013306/2025/EO BR-GMADA

				2 min	1	9
				338/1	0	14
				338/2 min	0	14
				339 min	8	12
				365	0	16
				367/2	12	12
				Total Area	1134	8
District	Tehsil	Village Name	Hadbast No.	Khasra No.	Area to be :	
SAS Nagar	Mohali	Saneta	288		K	M
				10/25/2/2 min	0	4
				11/21/3	1	2
				22/3	1	2
				23/3	1	0
				12/1/1	3	16
				12/1/2 min	3	18
				2/1	3	16
				2/2	4	4
				3	8	0
				4	5	12
				6	1	6
				7	8	0
				8	8	0
				9	8	0
				10 min	5	14
				11/1 min	1	16
				11/3 min	2	0
				12/1	4	0
				12/2/1	3	11
				12/2/2	0	8
				13/1	4	0
				13/2/1	2	1
				13/2/2	1	10
				13/2/3	0	8
				14/1	4	0
				14/2/1	1	9
				14/2/2	2	5
				14/2/3	0	5
				15/1	1	12
				15/2	2	3
				16	5	18
				17	8	0
				18	8	0
				19/1	2	16
				19/2/1	3	12
				19/2/2	1	12
				20/1 min	1	8
				21/2 min	0	1
				22/1 min	4	3

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				22/2	2	16
				23	8	0
				24	8	0
				25	5	3
				13/5 min	0	6
				25/2/1 min	1	8
				2/2 min	0	1
				2/3 min	3	6
				3/1	2	18
				3/2/1	2	11
				3/2/2	2	11
				4/1	2	11
				4/2	4	4
				7	2	4
				8/1	3	6
				8/2	4	0
				9/1 min	2	10
				12/2 min	0	9
				13 min	7	17
				17	2	13
				18 min	4	16
				23 min	3	14
				24	7	4
				26/3 min	1	10
				4	8	0
				5	2	0
				7 min	7	3
				14 min	2	10
				110	0	2
				2/1/1	4	4
				Total Area	238	12

Summary			
Village Name	Area		Acres
	Kanal	Marla	
Dhurali	1134	8	141.8
Saneta	238	12	29.825
Total Area			171.6250

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Sector- 76-80					
District	Tehsil	Village	Hadbast No.	Khasra No.	Total Area (K-M)
S.A.S Nagar	Mohali	Mauli Baidwan	4	20//7/2	0 18
				20//4/2	1 0.5
				7/1	0 18
				14/3	0 18
S.A.S Nagar	Mohali	Sohana	35	79//25/1	1 0
				80//21/2	0 3.25
				80//23/2	3 6
				80//28	3 2
				81//22/2	0 15.5
				81//23	0 14.16
				89//3	0 2.44
				89//4/1	0 2.21
				4/2	0 6.22
				8/1	0 18.66
				89//18/2	0 9.75
				18/5	0 1.25
				91//5/2	0 4
				90//1/2	1 5
				2	2 16.5
				9	3 8
				10/2	3 19.5
				11/1	0 13.5
				12/1/1	0 6.5
				91//6/2/1	1 12
				15/1/2	0 7.5
				91//10/2	0 4
				92//3/2	0 3.83
				4	0 5.86
				5/1	0 2.78
				6	0 6.17
				7	0 4.49
				8	0 6.87
				106//12/2	0 17
				13/1/1	0 2
				106//12/12/1	0 11
				107//12	0 4

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Summary of Land Area				
Sl No.	Village Name	Area		
		Kanal	Marla	(in Acres)
1	Mauli Baidwan	3	14.5	0.4656
2	Sohana	29	1.94	3.6371
Grand Total				4.1027

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