

AGENDA FOR 28th EXECUTIVE COMMITTEE MEETING



GREATER MOHALI AREA DEVELOPMENT AUTHORITY

PUDA BHAWAN, SECTOR 62, SAS NAGAR

AGENDA FOR 28th EXECUTIVE COMMITTEE MEETING

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ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.01

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ : ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13-05-2022 ਨੂੰ ਹੋਈ 27ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ (ਪ੍ਰੋਸੀਡਿੰਗ) ਪੱਤਰ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/10432-37 ਮਿਤੀ 24-05-2022 (ਅਨੁਲੱਗ -ਓ) ਰਾਹੀਂ ਕਮੇਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨਾਂ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ।

ਇਸ ਸਬੰਧੀ ਹੁਣ ਤੱਕ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਵੱਲੋਂ ਇਤਰਾਜ਼/ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਤਜਵੀਜ਼/ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਅਨੁਸਾਰ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੀਟਿੰਗ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਹਿੱਤ ਅਜੰਡਾ ਹੇਠ ਰੱਖ ਦਿੱਤਾ ਗਿਆ ਹੈ।

ਜੇਕਰ ਪ੍ਰਵਾਨ ਹੋਵੇ ਤਾਂ ਉਕਤ ਅਨੁਸਾਰ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਸਬੰਧੀ ਅਜੰਡਾ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸੇਵਾ ਵਿਖੇ

1. ਵਪੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ੍ਹ।
2. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
3. ਵਪੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਦਾ ਨੁਮਾਇੰਦਾ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ੍ਹ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ ਦਾ ਨੁਮਾਇੰਦਾ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2,
ਚੰਡੀਗੜ੍ਹ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/10422-37 ਮਿਤੀ- 24/5/2022

ਵਿਸ਼ਾ- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀ ਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ: 13.05.2022 ਨੂੰ ਸ਼ਾਮ 03.30 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ (Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਪਿੰਦਰ ਕੌਰ
(ਕੁਪਿੰਦਰ ਕੌਰ)
ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਨੰ. ਪੁੱਛਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/

10438

ਮਿਤੀ- 24/5/2022

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰ-1, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਮਾਰ ਕੌਰ

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਤਾਲਮੇਲ)

ਨੰ. ਪੁੱਛਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/

10439

ਮਿਤੀ- 24/5/2022

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਮਾਰ ਕੌਰ

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਤਾਲਮੇਲ)

ਨੰ. ਪੁੱਛਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/

10440

ਮਿਤੀ- 24/5/2022

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਜੀ.ਐਮ. (ਆਈ.ਟੀ. ਐਂਡ ਸੀ), ਪੁੱਛਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਤੇ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ ਜੀ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਮਾਰ ਕੌਰ

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਤਾਲਮੇਲ)

ਨੰ. ਪੁੱਛਾ-ਤਾਲਮੇਲ ਸ਼ਾਖਾ-ਸ-5/2022/

10441-42

ਮਿਤੀ- 24/5/2022

ਪੱਤਰ ਦਾ ਉਤਾਰਾ ਸਮੇਤ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਹੇਠ ਲਿਖੇ ਦਫਤਰਾਂ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪਣੇ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਮੱਦ ਬਾਰੇ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਕੀਤੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਇਸ ਦਫਤਰ ਨੂੰ ਭਿਜਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਫੈਲੋ-ਅੱਪ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਸਕੇ ਜੀ:-

1. ਭੋ ਪ੍ਰਾਪਤੀ ਕੂਲੈਕਟਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ

2. ਮਿਲਖ ਦਫਤਰ (ਹ), ਗਮਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ

ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਮਾਰ ਕੌਰ

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫ਼ਸਰ (ਤਾਲਮੇਲ)

Minutes of Meeting – 27th Executive Meeting of GMADA

ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 13.05.2022 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 03.30 ਵਜੇ ਹੋਈ ਗਮਾਡਾ ਦੀ 27ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ ਸਰਵ ਸ਼੍ਰੀ	ਅਹੁਦਾ
1.	ਏ. ਵੇਨੂ ਪ੍ਰਸਾਦ, ਆਈ.ਏ.ਐਸ. ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਸਰਕਾਰ, ਚੰਡੀਗੜ੍ਹ।	ਮੈਂਬਰ
2.	ਅਜੇਏ ਕੁਮਾਰ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।	ਮੈਂਬਰ
3.	ਮੋਹਿਤ ਤਿਵਾੜੀ, ਆਈ.ਆਰ.ਐਸ. ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ, ਚੰਡੀਗੜ੍ਹ। (ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ)	ਮੈਂਬਰ
4.	ਅਭਿਜੀਤ ਕਪਲਿਸ਼, ਆਈ.ਏ.ਐਸ. ਵਧੀਕ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ। (ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਦੇ ਨੁਮਾਇੰਦੇ ਵੱਜੋਂ)	ਮੈਂਬਰ
5.	ਅਮਨਦੀਪ ਬਾਸਲ, ਆਈ.ਏ.ਐਸ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।	ਮੈਂਬਰ
6.	ਪੰਕਜ ਬਾਵਾ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।	ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਲੜੀਵਾਰ ਅਜੰਡਾ ਆਈਟਮਾਂ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 27.01

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.04.2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਕਮੇਟੀ ਵਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।



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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 27.02

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.04.2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਸਬੰਧੀ ਮੱਦਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 27.03

Transferring sites for Street Vendors to Municipal Corporation, S.A.S. Nagar.

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 27.04

Acquisition and Development of Eco -City-3, Eco-City 3B located on the East of Kurali –Baddi Road and Low/High Density Residential Scheme located North of Medicity by GMADA in New Chandigarh.

ਅਜੰਡੇ ਬਾਰੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਕੋਸਿਟੀ-3 ਦਾ ਵਿਸਥਾਰ ਵਿੱਚ ਰਿਪੋਰਟ ਪੇਸ਼ ਕਰਦੇ ਹੋਏ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਕੀਮ ਦੀ ਭੇਂ ਪ੍ਰਾਪਤੀ ਸਾਲ 2016 ਵਿੱਚ ਆਰੰਭੀ ਗਈ ਸੀ ਅਤੇ ਭੇਂ ਪ੍ਰਾਪਤੀ ਐਕਟ, 2013 ਦੀਆਂ ਸਾਰੀਆਂ ਧਾਰਾਵਾਂ ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਅਵਾਰਡ ਸੁਨਾਉਣ ਦੀ ਤਿਆਰੀ ਸੀ, ਪਰ ਕੋਵਿਡ-19 ਦੇ ਕਾਰਨ ਅਵਾਰਡ ਨਹੀਂ ਸੁਣਾਇਆ ਗਿਆ ਅਤੇ ਇਹ ਨੋਟੀਫਿਕੇਸ਼ਨ ਐਕਟ ਤਹਿਤ ਲੈਪਸ ਹੋ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਬਾਰੇ ਉਹਨਾਂ ਵੱਲੋਂ ਇਹ ਵੀ ਸਪੱਸ਼ਟ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਭੇਂ ਨੂੰ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਉਸ ਸਮੇਂ ਲਗਭਗ 180 ਏਕੜ ਭੇਂ ਦੀ ਲੈਂਡ ਪੁਲਿੰਗ ਲੈਣ ਲਈ ਭੇਂ ਮਾਲਕ ਚਾਹਵਾਨ ਸਨ।

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਵੀ ਦੱਸਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਜੋ ਇਕੋਸਿਟੀ-2 ਵਿਕਸਤ ਕੀਤੀ ਗਈ ਹੈ, ਉਸ ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਮੰਗ ਵਧਦੀ ਜਾ ਰਹੀ ਹੈ, ਜਿਸ ਲਈ ਗਮਾਡਾ ਨੂੰ ਹੋਰ ਲੈਂਡ ਬੈਂਕ ਕਰੀਏਟ ਕਰਨ ਦੀ ਜ਼ਰੂਰਤ ਹੈ ਤਾਂ ਜੋ ਲੋਕਾਂ ਲਈ ਵਾਜਿਬ ਮੁੱਲ ਤੇ ਪਲਾਟ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾ ਸਕਣ। ਇਸ ਲਈ ਇਕੋਸਿਟੀ-3 ਅਤੇ ਇਕੋਸਿਟੀ-3 ਬੀ ਲਈ ਮੁੜ ਭੇਂ ਪ੍ਰਾਪਤ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਲਈ ਇਕੋਸਿਟੀ-3 ਅਤੇ ਇਕੋਸਿਟੀ-3 ਬੀ ਦੇ ਮੁਕੰਮਲ ਤਜਵੀਜ਼ਤ ਰਕਬੇ ਨੂੰ ਇਸ ਏਰੀਏ ਦੇ Integrated Planned ਵਿਕਾਸ ਲਈ ਪ੍ਰਾਪਤ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ਮੀਟਿੰਗ ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਵਿੱਚ ਪ੍ਰਚੱਲਤ ਲੈਂਡ ਪੁਲਿੰਗ ਕਾਫੀ ਸਫਲ ਹੈ ਜਿਸ

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ਕਰਕੇ ਹੁਣ ਇਸ ਰਕਬੇ ਵਿੱਚ ਹੋਰ ਵੀ ਵੱਧ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਆਉਣ ਦੀ ਉਮੀਦ ਹੈ। ਇਹ ਵੀ ਦੱਸਿਆ ਗਿਆ ਕਿ ਉਕਤ ਸਾਈਟ ਵਿਕਸਤ ਕੀਤੇ ਸੈਕਟਰ ਦੇ ਨਾਲ ਲਗਦੀ ਹੈ ਅਤੇ ਗਮਾਡਾ ਵੱਲੋਂ ਪੀ.ਆਰ-4 ਸੜਕ ਦੀ ਉਸਾਰੀ ਵੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ, ਜਿਸ ਨਾਲ ਇਹ ਰਕਬਾ ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਕਰਨਾ ਕਾਫੀ ਫਾਇਦੇਮੰਦ ਰਹੇਗਾ।

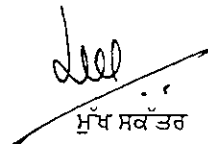
ਇਸ ਉਪਰੰਤ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਨੂੰ ਮੈਡੀਸਟੀ ਦੇ ਉੱਤਰ ਵਿੱਚ ਪੈਂਦੀ low density ਦੀ ਭੋ ਸਬੰਧੀ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਕੀਮ ਦੀ ਭੋ ਪ੍ਰਾਪਤੀ ਐਕਟ ਦੀ ਧਾਰਾ-11 ਦੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਜਾਰੀ ਹੋਈ ਸੀ। ਉਸ ਸਮੇਂ ਇਸ ਭੋ ਵਿਰੁੱਧ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਦੇਣ ਲਈ ਵੱਡੇ ਪਲਾਟ ਦਿੱਤੇ ਜਾਣੇ ਸਨ। ਕੁੱਝ ਭੋ ਮਾਲਕਾਂ ਦੇ ਰਕਬੇ ਦੀ ਮਾਲਕੀ ਛੋਟੀ ਹੋਣ ਕਾਰਨ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਨੂੰ ਲਾਗੂ ਕਰਨ ਵਿੱਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆ ਸਕਦੀ ਸੀ ਅਤੇ ਇਸ ਸਕੀਮ ਦੀ viability ਨਾ ਹੋਣ ਕਾਰਨ ਡਰਾਪ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ। ਕਿਉਂ ਜੋ ਇਸ ਸਮੇਂ ਵੱਡੇ ਸਾਈਜ਼ ਦੇ ਪਲਾਟਾਂ ਦੀ ਮੰਗ ਵੱਧ ਰਹੀ ਹੈ ਜਿਸ ਕਰਕੇ ਇਸ ਸਕੀਮ ਬਾਰੇ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਤੇ high density ਜ਼ੋਨ ਦਾ ਰਕਬਾ, ਜੋ ਕਿ low density ਦੇ ਨਾਲ ਲੱਗਦਾ ਹੈ, ਵੀ ਸ਼ਾਮਲ ਕਰ ਲਿਆ ਗਿਆ ਹੈ ਜਿਸ ਨਾਲ ਕੁੱਲ ਰਕਬਾ ਲਗਭਗ 317 ਏਕੜ ਬਣ ਜਾਵੇਗਾ। ਇਸ ਤੋਂ ਇਲਾਵਾ low density ਦੇ ਰਕਬੇ ਦੇ ਛੋਟੇ ਭੋ ਮਾਲਕਾਂ, ਜਿਨ੍ਹਾਂ ਨੂੰ low density ਦੇ ਰਕਬੇ ਵਿੱਚ ਐਡਜਸਟ ਨਹੀਂ ਕੀਤਾ ਜਾ ਸਕਦਾ, ਨੂੰ high density ਦੇ ਰਕਬੇ ਵਿੱਚ ਉਹਨਾਂ ਦੇ ਹਿੱਸੇ ਮੁਤਾਬਕ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਬਣਦੀ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਦੇ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇਸ ਲਈ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਰਾਹੀਂ ਇਸ Low/High Density ਰਕਬੇ ਨੂੰ acquire ਕੀਤਾ ਜਾਣਾ ਗਮਾਡਾ ਲਈ viable ਅਤੇ ਲਾਭਕਾਰੀ ਹੋਵੇਗਾ।

↓ recommend

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਤਜਵੀਜ਼ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪ੍ਰਣਾਲੀ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

1. ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਇਕੋਸਿਟੀ ਫੇਜ਼-3 ਅਤੇ ਇਕੋਸਿਟੀ ਫੇਜ਼ 3-ਬੀ ਦਾ ਕੁੱਲ ਰਕਬਾ 720 ਏਕੜ ਰਕਬੇ ਦੀ ਭੋ ਪ੍ਰਾਪਤੀ।
2. ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ low/high density ਦਾ ਕੁੱਲ ਰਕਬਾ 317 ਏਕੜ ਦੀ ਭੋ ਪ੍ਰਾਪਤੀ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਦੇ ਮਤੇ ਨਾਲ ਸਮਾਪਤ ਹੋਈ।


ਮੁੱਖ ਸਕੱਤਰ



ਅਜੰਡਾ ਆਈਟਮ 28.02

(ਤਾਲਮੇਲ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 13-05-2022 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 13.05.2022 ਨੂੰ ਹੋਈ ਸੀ ਦੀ ਕਾਰਵਾਈ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਮੱਦ ਵਾਰ ਵਿਵਰਣ ਸਬੰਧੀ ਅਜੰਡਾ ਨੋਟ ਅਨੁਲੱਗ ਓ ਤੇ ਕਮੇਟੀ ਅੱਗੇ ਸੂਚਨਾ ਹਿੱਤ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ ਜੋ।

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 27ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 13-05-2022 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਅਜੰਡਾ ਨੰ:	ਵਿਸ਼ਾ	ਕਮੇਟੀ ਦਾ ਫੈਸਲਾ	ਫੈਸਲੇ ਤੇ ਦਫਤਰ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ
27.01	ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06-04-2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।	ਕਮੇਟੀ ਵੱਲੋਂ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
27.02	ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06-04-2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਸਬੰਧੀ ਮੱਦਵਾਰ ਵਿਵਰਣ।	ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।	ਨੋਟ ਕੀਤਾ ਗਿਆ।
27.03	Transferring sites for Street Vendors to Municipal Corporation S.A.S Nagar.	ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ।	ਇਹ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 18-08-2022 ਨੂੰ ਹੋਈ 29 ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 29.09 ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਇਸ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੱਤਰ ਨੰਬਰ 19022-37 ਮਿਤੀ 07-09-2022 ਰਾਹੀਂ ਜਾਰੀ ਹੋਈ ਹੈ। ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸਟਰੀਟ ਵੈਂਡਰ ਸਾਈਟਾਂ ਨੂੰ ਮਿਊਨਿਸਪਲ ਕਾਰਪੋਰੇਸ਼ਨ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਹੈਂਡ ਓਵਰ ਕਰਨ ਸਬੰਧੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

27.04	Acquisition and Development of Eco-City-3, Eco-City 3B located on the East of Kuarali-Baddi Road and Low/High Density Residential Scheme located North of Medicity of GMADA in New Chandigarh.	<p>ਅਜੰਡੇ ਬਾਰੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਕੋਸਿਟੀ-3 ਦਾ ਵਿਸਥਾਰ ਵਿੱਚ ਰਿਪੋਰਟ ਪੇਸ਼ ਕਰਦੇ ਹੋਏ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਕੀਮ ਦੀ ਭੌਂ ਪ੍ਰਾਪਤੀ ਸਾਲ 2016 ਵਿੱਚ ਆਰੰਭੀ ਗਈ ਸੀ ਅਤੇ ਭੌਂ ਪ੍ਰਾਪਤੀ ਐਕਟ, 2013 ਦੀਆਂ ਸਾਰੀਆਂ ਧਾਰਾਵਾਂ ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਅਵਾਰਡ ਸੁਨਾਉਣ ਦੀ ਤਿਆਰੀ ਸੀ, ਪਰ ਕੋਵਿਡ-19 ਦੇ ਕਾਰਨ ਅਵਾਰਡ ਨਹੀਂ ਸੁਣਾਇਆ ਗਿਆ ਅਤੇ ਇਹ ਨੋਟੀਫਿਕੇਸ਼ਨ ਐਕਟ ਤਹਿਤ ਲੈਪਸ ਹੋ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਬਾਰੇ ਉਹਨਾਂ ਵੱਲੋਂ ਇਹ ਵੀ ਸਪਸ਼ਟ ਕੀਤਾ ਗਿਆ ਕਿ ਇਸ ਭੌਂ ਨੂੰ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਉਸ ਸਮੇਂ ਲਗਭਗ 180 ਏਕੜ ਭੌਂ ਦੀ ਲੈਂਡ ਪੁਲਿੰਗ ਲੈਣ ਲਈ ਭੌਂ ਮਾਲਕ ਚਾਹਵਾਨ ਸਨ।</p> <p>ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਵੀ ਦੱਸਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਵੱਲੋਂ ਜੋ ਇਕੋਸਿਟੀ-2 ਵਿਕਸਤ ਕੀਤੀ ਗਈ ਹੈ, ਉਸ ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਮੰਗ ਵਧਦੀ ਜਾ ਰਹੀ ਹੈ, ਜਿਸ ਲਈ ਗਮਾਡਾ ਨੂੰ ਹੋਰ ਲੈਂਡ ਬੈਂਕ ਕਰੀਏਟ ਕਰਨ ਦੀ ਜ਼ਰੂਰਤ ਹੈ ਤਾਂ ਜੋ ਲੋਕਾਂ ਲਈ ਵਾਜਿਬ ਮੁੱਲ ਤੇ ਪਲਾਟ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾ ਸਕਣ। ਇਸ ਲਈ ਇਕੋਸਿਟੀ-3 ਅਤੇ ਇਕੋਸਿਟੀ-3ਬੀ ਦੇ ਮੁਕੰਮਲ ਤਜਵੀਜਤ ਰਕਬੇ ਨੂੰ ਇਸ ਏਰੀਏ ਦੇ Integrated Planned ਵਿਕਾਸ ਲਈ ਪ੍ਰਾਪਤ ਕਰਨਾ ਯੋਗ ਹੋਵੇਗਾ। ਮੀਟਿੰਗ ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਕਿ ਗਮਾਡਾ ਵਿੱਚ ਪ੍ਰਚੱਲਤ ਲੈਂਡ ਪੁਲਿੰਗ ਕਾਫੀ ਸਫਲ ਹੈ ਜਿਸ ਕਰਕੇ ਹੁਣ ਇਸ ਰਕਬੇ ਵਿੱਚ ਹੋਰ ਵੀ ਵੱਧ ਲੈਂਡ ਪੁਲਿੰਗ ਆਉਣ ਦੀ ਉਮੀਦ ਹੈ। ਇਹ ਵੀ</p>	<p>ਇਹ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 18-08-2022 ਨੂੰ ਹੋਈ 29 ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 29.07 ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਇਸ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੱਤਰ ਨੰਬਰ 19022-37 ਮਿਤੀ 07-09-2022 ਰਾਹੀਂ ਜਾਰੀ ਹੋਈ ਹੈ। ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਐਕੂਜੀਸ਼ਨ ਸਬੰਧੀ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਮੱਦ ਅਨੁਸਾਰ ਸਕੀਮ ਦੀ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕਰਨ ਲਈ ਤਜਵੀਜ ਤਿਆਰ ਕਰਕੇ ਜਲਦ ਹੀ ਸਰਕਾਰ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਵਾਸਤੇ ਭੇਜ ਦਿੱਤੀ ਜਾਵੇਗੀ।</p>
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ਦੱਸਿਆ ਗਿਆ ਕਿ ਉਕਤ ਸਾਈਟ ਵਿਕਸਤ ਕੀਤੇ ਸੈਕਟਰ ਦੇ ਨਾਲ ਲਗਦੀ ਹੈ ਅਤੇ ਗਮਾਡਾ ਵੱਲੋਂ ਪੀ.ਆਰ.-4 ਸੜਕ ਦੀ ਉਸਾਰੀ ਵੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ, ਜਿਸ ਨਾਲ ਇਹ ਰਕਬਾ ਗਮਾਡਾ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਕਰਨਾ ਕਾਫੀ ਫਾਇਦੇਮੰਦ ਰਹੇਗਾ।

ਇਸ ਉਪਰੰਤ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਨੂੰ ਮੈਡੀਸਿਟੀ ਦੇ ਉੱਤਰ ਵਿੱਚ ਪੈਂਦੀ low density ਦੀ ਭੋਂ ਸਬੰਧੀ ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਸ ਸਕੀਮ ਦੀ ਭੋਂ ਪ੍ਰਾਪਤੀ ਐਕਟ ਦੀ ਧਾਰਾ-11 ਦੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਜਾਰੀ ਹੋਈ ਸੀ। ਉਸ ਸਮੇਂ ਇਸ ਭੋਂ ਵਿਰੁੱਧ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਦੇਣ ਲਈ ਵੱਡੇ ਪਲਾਟ ਦਿੱਤੇ ਜਾਣੇ ਸਨ। ਕੁੱਝ ਭੋਂ ਮਾਲਕਾਂ ਦੇ ਰਕਬੇ ਦੀ ਮਾਲਕੀ ਛੋਟੀ ਹੋਣ ਕਾਰਨ ਲੈਂਡ ਪ੍ਰਲਿੰਗ ਨੂੰ ਲਾਗੂ ਕਰਨ ਵਿੱਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆ ਸਕਦੀ ਸੀ ਅਤੇ ਇਸ ਸਕੀਮ ਦੀ viability ਨਾ ਹੋਣ ਕਾਰਨ ਡਰਾਪ ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ। ਕਿਉਂ ਜੋ ਇਸ ਸਮੇਂ ਵੱਡੇ ਸਾਈਜ਼ ਦੇ ਪਲਾਟਾਂ ਦੀ ਮੰਗ ਵੱਧ ਰਹੀ ਹੈ ਜਿਸ ਕਰਕੇ ਇਸ ਸਕੀਮ ਬਾਰੇ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਤੇ high density ਜ਼ੋਨ ਦਾ ਰਕਬਾ, ਜੋ ਕਿ low density ਦੇ ਨਾਲ ਲੱਗਦਾ ਹੈ, ਵੀ ਸ਼ਾਮਲ ਕਰ ਲਿਆ ਹੈ ਜਿਸ ਨਾਲ ਕੁੱਲ ਰਕਬਾ ਲਗਭਗ 317 ਏਕੜ ਬਣ ਜਾਵੇਗਾ। ਇਸ ਤੋਂ ਇਲਾਵਾ low density ਦੇ ਰਕਬੇ ਦੇ ਛੋਟੇ ਭੋਂ ਮਾਲਕਾਂ, ਜਿਨ੍ਹਾਂ ਨੂੰ low density ਦੇ ਰਕਬੇ ਵਿੱਚ ਐਡਜਸਟ ਨਹੀਂ ਕੀਤਾ ਜਾ ਸਕਦਾ, ਨੂੰ high density ਦੇ ਰਕਬੇ ਵਿੱਚ ਉਹਨਾਂ

	<p>ਦੇ ਹਿੱਸੇ ਮੁਤਾਬਕ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਬਣਦੀ ਲੈਂਡ ਪੁਲਿੰਗ ਦੇ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇਸ ਲਈ ਲੈਂਡ ਪੁਲਿੰਗ ਰਾਹੀਂ ਇਸ Low/High Density ਰਕਬੇ ਨੂੰ acquire ਕੀਤਾ ਜਾਣਾ ਗਮਾਡਾ ਲਈ viable ਅਤੇ ਲਾਭਕਾਰੀ ਹੋਵੇਗਾ।</p> <p>ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਤਜਵੀਜ਼ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ recommend ਕਰਦੇ ਹੋਏ, ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਦਾ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-</p> <ol style="list-style-type: none"> 1. ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਇਕੋਸਿਟੀ ਫੇਜ਼-3 ਅਤੇ ਇਕੋਸਿਟੀ ਫੇਜ਼ 3-ਬੀ ਦਾ ਕੁੱਲ ਰਕਬਾ 720 ਏਕੜ ਰਕਬੇ ਦੀ ਭੌ ਪ੍ਰਾਪਤੀ। 2. ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ low/high density ਦਾ ਕੁੱਲ ਰਕਬਾ 317 ਏਕੜ ਦੀ ਭੌ ਪ੍ਰਾਪਤੀ। 	
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ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.03
(Public Relation Branch)

Subject: Annual Administrative Report for the Year 2020-21

As provided in Section 54 (i) of the Punjab Regional & Town Planning & Development Act-1995 read with rule 21, it is mandatory that the Authority shall prepare an annual report on the activities & achievements of Greater Mohali Area And Development Authority (GMADA) and submit that report to the State Government.

In view of the said provision, report for the year 2020-21 has been prepared on the basis of information received from various branches of GMADA (Draft of Annual Report 2020-21 attached).

Therefore, Annual Report for the year 2020-21 is submitted for approval in the forthcoming meeting of Executive Committee before it is sent to the Government for its placement on the table of the House.

Draft of Agenda submitted for approval of the Executive Committee please.

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2020-2021

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

(GMADA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

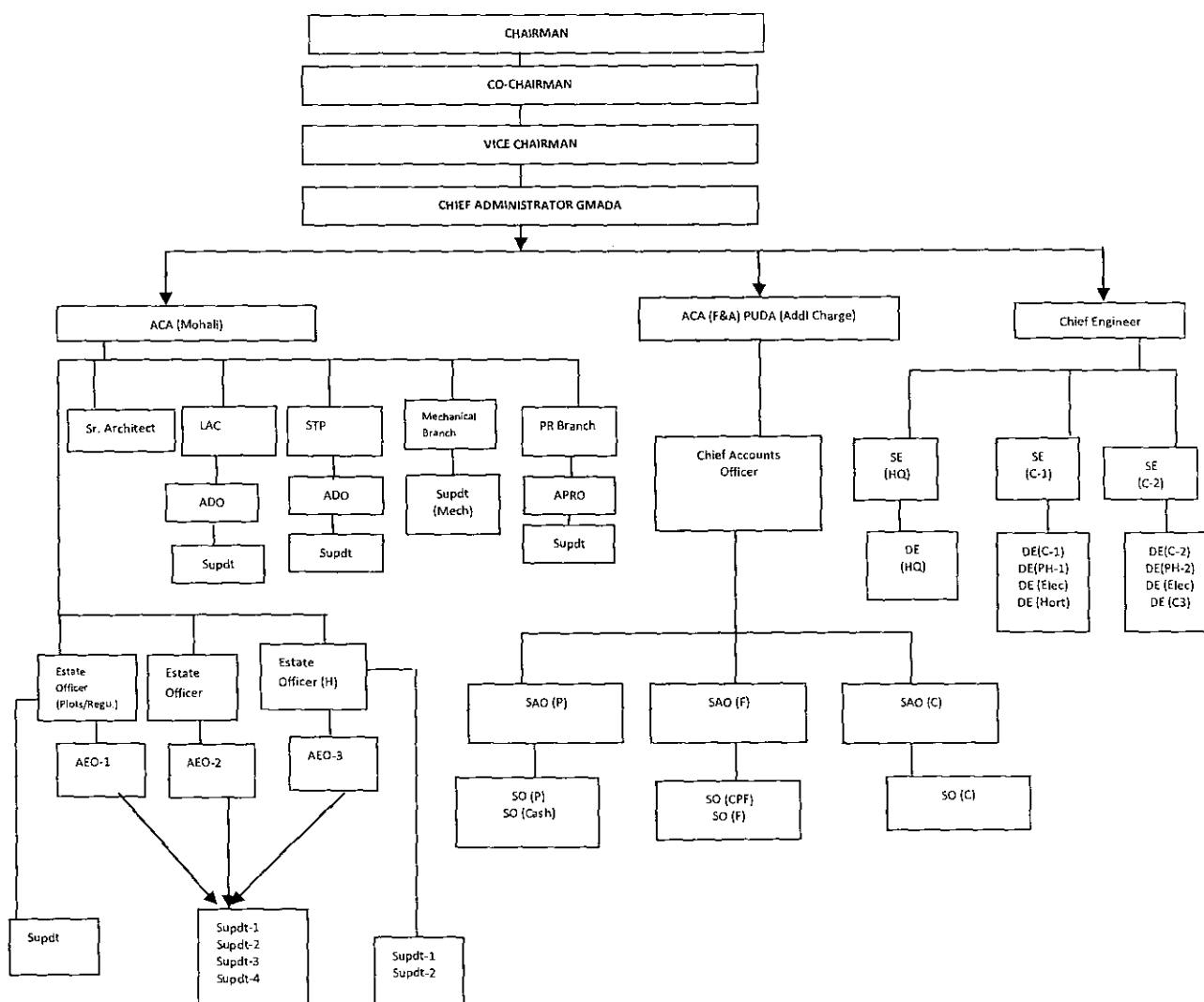
Greater Mohali Area Development Authority (GMADA) constituted under the Punjab Regional and Town Planning and Development Act, 1995 was notified by the Government and made effective from 14.08.2006. The Authority has been constituted for the execution of plans and programmes under the Act and shall work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

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

For the development of urban estates, land is acquired as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. But, as the acquisition through the Act is quite a lengthy process, GMADA is acquiring land through its land pooling policy also. New Land Pooling Policy has been formulated for developing Industrial and residential estates. Under this policy, It has been provisioned that for 1 acre of land to be acquired for residential purpose, 1000 sq. yds. of residential plot and 200 sq. yds. of commercial land shall be offered to the land owners. For acquisition of 1 acre of land for development of an industrial estate,

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF GMADA



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

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

- (i) Members of the authority and detail of category-wise posts in GMADA during the year 2020-21 can be seen at Appendix I & II.
- (ii) In GMADA all officers/officials are working on deputation from PUDA and other departments. Their promotion cases are dealt by their parent department. There is no rule of GMADA for promotion of its own.

3. VISION, MISSION & GOALS

(a) Vision:

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

(b) Mission:

- Recognizing the increasing critical and vital role of Urban Centres as:-
 - (a) Generators of employment, promoters of economics development;
 - (b) Providers of quality social, physical infrastructure and amenities; and
 - (c) Areas of increasing concentration of Punjab's future population.
- To consider every citizen of urban areas as its focus around which the entire process of urban planning, development & management would gravitate;
- To create an enabling environment within which human beings would become more productive and would have an appropriate level of quality of life;
- To encourage spatial dispersal of economics and employment opportunities, both in the urban and rural areas;
- To focus on areas of low urbanization to achieve balanced population distribution;
- To make the planning mechanism more flexible and responsive to the needs of citizens and also participatory in nature;
- To ensure total coverage of urban areas in terms of water supply, sewage, sanitation and other social amenities;

- To establish an effective land use planning mechanism for achieving total freedom from any unplanned growth and unauthorized conversion of land use;
- To introduce modern methodologies and latest technologies involving IT, I.T enabled services, G.I.S, Remote Sensing, Aerial Photography for better planning, better development and curbing encroachments and violations in urban areas;
- To use the mechanism of urban development for leveraging the growth and development of rural areas, minimizing migration from rural areas to urban centres and from smaller to large urban centres;
- To encourage private participation in creating, maintaining and operation of urban infrastructure;

(c) Goals:

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

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

ALLOTMENT POLICIES

ALLOTMENT POLICIES

1. Housing

Housing schemes in GMADA could be categorized as under :-

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

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

Govt. Schemes: These are housing schemes entrusted to GMADA by the State Government. These schemes are prepared and processed in GMADA. State Government contributes some money in the shape of seed money and balance amount is raised from HUDCO as loan against seed money. After completion, houses are handed over to the Government for allotment to the beneficiaries.

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

2. 2.1 Social Housing
Social housing in GMADA includes following categories of houses. The categorization has been based on the income criteria fixed by HUDCO on the directions of the Planning Commission, Government of India.

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

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

2.2 HOUSE ALLOTMENT POLICY:

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

2.3 MODE OF PAYMENT OF HOUSES ON HIRE PURCHASE BASIS

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

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

3. PLOT ALLOTMENT POLICY

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

4. ALLOTMENT POLICIES

1. PRIORITIES (For allotment of Plots and Houses)

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

Reservation for different categories is as under: -

Sr.No.	Category	SC category	General Category	Total
		1	2	Column 1 +2
1	Defence and Paramilitary forces			
	i) Serving and Retired Defence Personnel & Paramilitary Forces.	01%	3%	04%
	ii)(a) 100% Disabled soldiers of Punjab Domiciles			
	(b) 40% & above Disabled soldiers of Punjab Domicile (In case plots/houses are left out after considering the application received from 100% Disabled soldiers).	01%	01%	02%
2	Gallantry Award Winners From Defence Services/Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President/Police Medals of Gallantry.	01%	01%	02%
3	Legal Heirs (including war widows) of Army/Paramilitary forces, Punjab Police, personnel Killed in action (war or on law & order duty)	01%	01%	02%
4	Riot affected and Terrorist affected families	02%	03%	05%
5	Freedom Fighters	01%	01%	02%

6	Specified Disabilities:			
	1. Physical disability			
	2. Intellectual disability			
	3. Mental behaviour disability		01%	05%
	4. Disability caused due to			
	(a) chronic neurological conditions, such		01%	
	as-		01%	
	(i) "multiple sclerosis";		01%	
	(ii) "parkinson's disease.			
	(b) Blood disorder-			
	(i) "haemophilia"			
	(ii) "thalassemia"			
	(iii) "sickle cell disease"		01%	
	5. Multiple Disabilities (more than one of			
	the above specified disabilities)			
7	Sports person. (As per Notification	01%	01%	02%
	No.5/03/2013-1Hg1/1128 dt. 11 th April,2013			
	issued by Government of Punjab Department			
	of Housing and Urban Development (Housing-1			
	Branch)			
8	Persons settled abroad	01%	01%	02%
9	Government Employees	1%	2%	3%
10	PUDA Employees	1%	1%	2%
11	Others	19%	50	69%
	TOTAL	30%	70%	100%

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

Sr. No.	Category	Eligible criteria / documents Required
1	Schedule Caste/Schedule Tribe	A valid certificate issued by the Competent Authority as prescribed by the Govt. of Punjab.
2	<p>Defence and Paramilitary forces</p> <p>i) Serving and Retired Defence Personnel & Paramilitary Forces,</p> <p>ii) (a) 100% Disabled soldiers of Punjab Domicile</p> <p>(b) 40% & above Disabled soldiers of Punjab Domicile (In case plots are left out after considering the application received from 100% Disabled soldiers).</p>	<p>In case of Serving and Retired Defence Personnel & Paramilitary Forces, (including war-widows of these categories) and 100% disabled soldiers of Punjab domicile, A valid certificate issued by Deputy-Director , Distt. Sainik Board is required.</p>
3	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/Police Medals for Gallantry	<p>(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat from any other scheme in any other part of country.</p> <p>(b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awarded was unmarried, the mother or father in that order.</p> <p>The following order of precedence will be</p>

		<p>adopted.</p> <ul style="list-style-type: none"> (i) ParamVir Chakra (ii) MahaVir Chakra (iii) Vir Chakra (iv) Ashoka Chakra (v) Kirti Chakra (vi) Shaurya Chakra (vii) President Police Medal for Gallantry (viii) Police Medal for Gallantry. (ix) Sena Medal/ NauSena Medal/ VayuSena Medal <p>The higher category awardee shall get precedence over the lower category awardees.</p>
4	Legal Heirs (including war widows) of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)	<p>Legal heirs (Excluding War Widows of Serving and Retired Defence Personnel & Paramilitary Forces of Army / Paramilitary Forces, Punjab Police, Personnel killed in action (War or on law and order duty):- a valid certificate issued by the Deputy Director Distt. Sainik Board is required.</p> <p>In case of Punjab police personnel, killed in action (war or law and order duty) a valid certificate issued by the D.G.P Punjab /D.C as the case may be required.</p>
5	Riot affected and Terrorist affected families.	<p>Riot affected means, a person who migrated to the State of Punjab from any other part of the country who has been issued a red card by any Deputy Commissioner of a District of the State of Punjab and who has not been allotted a house under the Riot effected persons category at Delhi or any other place in the country.</p> <p style="text-align: center;">And</p> <p>Terrorist affected means a person who belongs to State of Punjab holding valid certificate issued by any Deputy-Commissioner of the</p>

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

		<p>their genes, which prevents them from making the proteins they need for healthy muscles. It is characterized by progressive skeletal muscle weakness, defects in muscle proteins, and the death of muscle cells and tissue;</p> <p>(e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance.</p> <p>B. Visual impairment-</p> <p>(a) "blindness" means a condition where a person has any of the following conditions, after best correction-</p> <p>(i) Total absence of sight; or</p> <p>(ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or</p> <p>(iii) Limitation of the field of vision subtending an angle of less than 10 degree;</p> <p>(b) "low-vision" means a condition where a person has any of the following conditions, namely:-</p> <p>(i) Visual acuity not exceeding 6/18 or less than 20/60 upto 3/60 or upto 10/200 (Snellen) in the better eye with best possible corrections; or</p> <p>(ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree.</p> <p>C. Hearing impairment-</p> <p>(a) "deaf" means persons having 70 DB hearing loss in speech frequencies in both ears;</p> <p>(b) "hard of hearing" means person having 60 DB to 70DB hearing loss in speech frequencies in both ears;</p> <p>D. "Speech and language disability" means a permanent disability arising out of conditions such as laryngectomy or aphasia affecting one or more components of speech and language due to organic or neurological causes.</p>
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	<p>2. Intellectual disability</p>	<p>2. Intellectual disability, a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behaviour which covers a range of every day, social and practical skills, including-</p> <p>(a) "specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that may manifest itself as a difficulty to comprehend, speak, read, write, spell, or to do mathematical calculations and includes such conditions as perceptual disabilities, dyslexia, dysgraphia, dyscalculia, dyspraxia and developmental aphasia;</p> <p>(b) "autism spectrum disorder" means a neuro-developmental condition typically appearing in the first three years of life that significantly affects a person's ability to communicate, understand relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours.</p>
	<p>3. Mental behaviour</p>	<p>3. Mental behaviour- "mental illness" means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.</p> <p>4. Disability caused due to-</p> <p>(a) chronic neurological conditions, such as-</p> <p>(i) "multiple sclerosis" means an</p>

		<p>inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;</p>
4.	Disability caused due to chronic neurological conditions, such as-	<p>(ii) "Parkinson's disease" means a progressive disease of the nervous system marked by tremor, muscular rigidity, and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine.</p>
(a)		
(i)	"multiple sclerosis";	
(ii)	"Parkinson's disease.	
		<p>(b) Blood disorder-</p>
		<p>(i) "haemophilia" means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding;</p>
		<p>(ii) "thalassemia" means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.</p>
		<p>(iii) "sickle cell disease" means a haemolytic disorder characterized by chronic anaemia, painful events, and various complications due to associated tissue and organ damage; "haemolytic" refers to the destruction of the cell membrane or red blood cells resulting in the release of haemoglobin.</p>
(b)	Blood disorder-	
(i)	"haemophilia"	
(ii)	"thalassemia"	
(iii)	"sickle cell disease"	
5.	Multiple Disabilities (more than one of the above specified disabilities) including deaf blindness which means a condition in which a person may have combination of hearing and visual impairments causing severe communication, developmental, and educational problems.	

	5. Multiple Disabilities (more than one of the above specified disabilities)	<p>Any other category as may be notified by the Central Government.</p> <p>AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016</p>
8	Sports person.	<p>The Allotment to sports person shall be made in the order of preference as given under :-</p> <ul style="list-style-type: none"> (i) Medal winner of Olympic Games, World Cup and Asian Games & Mountaineers, who have scaled Mount Everest. (ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship. (iii) Participants of Olympic Games, World Cup and Asian Games. (iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches** <p>*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.</p> <p>** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships.</p> <p>*** Provided further that the eligible sports persons shall produce certificate issued by</p>

		<p>the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches.</p> <p>**** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Govt. of India is required.</p> <p>In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger size of plot shall have the right to opt for such smaller size of plot, whichever is left un-allotted in the Sports Category. Such option will be taken at the time of submission of application.</p> <p>The other eligibility conditions will be as under:-</p> <ol style="list-style-type: none"> 1. The applicant should be a resident of state of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and amended thereafter from time to time. 2. The applicant should not have been allotted any plot or house earlier by the Directorate of Urban Estates, Punjab Housing Development Board, PUDA or other development authorities or any improvement Trust or any other agency of the State Government or the Central Government anywhere in India, under the Sports Category. 3. The applicant should not possess any plot or house in the Urban Estates of the City, for which the plot/house is being applied for.
9	Persons settled abroad	<ol style="list-style-type: none"> i) He/She is presently settled abroad and is a citizen of any other country. ii) He/she will be required to submit documentary proof regarding his/her,

		<p>his/her father/mother, his/her grandfather/mother, his/her maternal grandfather/Maternal grandmother were original residents of State of Punjab in India. This documentary proof can be his/her birth certificate or birth certificate or his/her father/mother or his/her grandfather/mother, his/her maternal grandfather/maternal grandmother to the effect that they were born in Punjab or it can be copy of their passport, driving license, Army License or any other such documents to show that they were original residents of the State of Punjab in India. Otherwise the applicant will be required to submit a certificate from the Sub-Divisional Magistrate which will be issued on the basis of agriculture property, house or plot of resident or any other ancestral property or documentary proof to this effect.</p> <p>iii) A person who is an Indian Passport holder but resides for 180 days or more in a year in any foreign country and is earning in that country would be eligible to apply under this category provided that the applicant submits Income tax returns filed in that country for the last three years along with a copy of his/her passport.</p> <p>iv) The person applying under this category will have to remit the entire price of plot/house in foreign exchange. Only Euro, Pound sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted.</p>
10	Government Employees	<p>1. Employees of Punjab Government, Employees of Boards/ Corporations of Punjab Government, Employees of Punjab & Haryana High Court, Employees/officials of the Apex institutions working under Cooperative Deptt. Of Government of Punjab like Markfed, Milkfed, Punjab State Cooperative Bank, Housefed etc., Employees of Universities funded by Punjab</p>

		<p>Government (Except Private Universities).</p> <ol style="list-style-type: none"> 2. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. 3. Persons on deputation in Punjab from Government of India or any other State will not be eligible to apply under this scheme 4. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 5. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme. 6. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the Department.
11	PUDA Employees	<ol style="list-style-type: none"> 1. The applicant should be a regular employee of PUDA. The applicant should have completed atleast 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/ Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 3. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme or under the

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

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

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

II SPECIAL INCENTIVES IN CASE OF RESIDENTIAL HOUSES/PLOTS

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

III. ELIGIBILITY

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

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

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

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

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

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

Illustrations:-

- a) A, B & C are joint owners of 0.6 acre of land in equal shares. They can only apply jointly for an 83 sq. meters plot.

- b) A, B & C are joint owners of 2.1 acres of land in equal shares. They may apply separately for three 83 sq. meters plots, OR two of them may apply jointly for a 167 sq. meters plot and one may apply for an 83 sq. meters plot, OR all three may jointly apply for a 250 sq. meters plot.

- 2.3 Notwithstanding anything in para 2.1 above, if the acquired land of a land owner includes a "dwelling unit" having a minimum covered area of 20 sq meters, wherein the land owner or his family ordinarily resides, he shall be eligible for allotment of one built up house in a group housing scheme or a plot on preferential basis as per the following table even if the land acquired is less than half an acre, provided that he or any member of his family does not own any other house in any Urban area in the State of Punjab: -

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

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

Explanation :

- (i) "Dwelling unit" means a functional residential premises in a "Pucca structure" with a permanent domestic electricity connection taken before the date of notification u/s 4 of the Land Acquisition Act.
- (ii) "Family" means husband, wife and minor children, whether living together or separately.
- 2.4 Where the Authority/ Developer is required to provide Group Houses for the oustees under para 2.3 above, it shall be the obligation of the Authority/ Developer to construct the houses within two years from the date of taking possession of the land. This obligation shall be irrespective of the fact that the Authority/Developer does not have a scheme to provide Group Housing to the General Public in the Estate.
- 3.1 The concerned Authority/ Developer shall as far as possible allot the plots/flats to the oustees in the Sector/Estate for which the land has been acquired. However, if due to unavoidable circumstances, plots/flats cannot be allotted within the Sector/Estate, the Authority/ Developer shall as far as possible adjust the oustees in the nearest Sector/Estate developed or to be developed in future in the vicinity of the land acquired.

- 3.2 Where land is acquired for setting up of any Estate by any Development Authority, Plots/Flats shall be allotted to the eligible landowners by the concerned Authority at the price determined by such authority for general public prevailing at the time of allotment for the particular scheme, where the plots are being allotted to them. However, in case land is acquired for filling the critical gaps of an estate being developed by a private developer, plots/ flats shall be allotted to the eligible landowners by the private developer under supervision of the Authority having jurisdiction in the area.
- 3.3 In future, all the oustees whose land shall be acquired for setting up of Urban Estate by any Development Authority, shall be considered for allotment of plots in the residential estates to be developed by the Concerned Authority on preferential basis. However, apart from this, 5% quota of the total residential plots shall also be kept reserved to adjust the old pending applicants of Oustee category, whose land has been acquired vide awards announced on or after 07.05.2001 and this 5% quota shall continue till all the old pending applications are settled.
- 3.4 When making allotments to oustees in any sector/estate under this policy, first preference will be given to oustees whose land has been acquired for setting up that sector/estate. Thereafter, oustees of earlier land acquisitions who could not be adjusted in the sector/estate for which their land had been acquired will be adjusted in the chronological order of acquisition.
- 3.5 Allotments under this policy will be made by the Estate Officer of the concerned Authority. Grievances, if any shall be settled by the Chief Administrator of the Authority. In case the grievance is still not redressed the aggrieved party can prefer an appeal before the Govt. of Punjab, in the Department Housing & Urban Development, which shall also be the final authority regarding the interpretation of this policy.
- 4.1 The Concerned Authority shall endeavour to issue an Oustee Certificate to every land owner whose land has been acquired for the purposes mentioned in Para 1 above, within one month of taking possession of the land.
- 4.2 The persons eligible to be allotted plots or houses shall apply to the concerned Authority within six months of the issue of the oustee certificate along with all other documents and application money as may be determined by the Authority. The Authority may, for reasons to be recorded in writing, extend the period for submission of applications through public notice as well as individual notices to the oustees. However, in no case shall the period of extension be more than two years.
- 4.3 Any eligible landowner may, if he so desires, apply for a plot/house of a lesser size than the one he is entitled to.
- 4.4 Notwithstanding anything in the foregoing paras, not more than one plot/flat shall be allotted to one family under this scheme.
5. The land owners whose land has been compulsorily acquired will be entitled to take benefit under this scheme according to the quantum of land compulsorily acquired even if they have taken one or more plots under the land pooling scheme. However, the land acquired/purchased under the Land Pooling Scheme will not be included for determining the eligibility for allotment of a particular category of plot under this scheme.
6. Since the allotment of the plots/houses is in addition to the monetary compensation paid to the landowner under the Land Acquisition Act, the price chargeable for allotment of plots/houses by an Authority to the eligible landowners under this scheme would be the same as for general

- category. However, in case the allotment of plots/houses is to be done by a private developer, the price chargeable shall be determined by the Authority in consultation with the developer.
7. The allotment of plots/flats to the oustees shall be by draw of lots wherein all the plots/flats of each category available at that time within the concerned Sector/Estate and which are to be sold through allotment as per policy of the Authority shall be included.
 8. The LOI of plot/flat allotted under oustee quota shall be transferrable subject to payment of transfer fee and other charges under transfer policy of the Authority.
 9. Other terms and conditions of allotment of plot/flat under this policy shall be the same as are prescribed for the applicants of General Category.
 10. The Policy mentioned in the foregoing Paras shall be applicable to land acquisition awards to be announced after the date of issuance of this policy i.e 25-05-2011.
 11. As regards the oustees, whose land was acquired for an Urban Estate irrespective of the use of land, this policy shall also be applicable from the date of awards of such acquisitions announced on or after 07.05.2001.
 12. As regards the oustees whose land was acquired through land acquisition awards announced on or after 7-5-2001 but before the notification of policy, they shall continue to be governed by the policy hitherto in force. However, Para 2.2 and Para 5 of this policy shall also be applicable to such oustees.
 13. In view of the changes in existing policy for Ousteers of Awards announced on or after 7.5.2001 as in para 11 above, a period of 6 months from the date of notification of this policy shall be given to them to apply afresh or to modify their applications.
 14. The relocation policy proposed by the Executive Committee of GMADA in its 16th meeting held on 12.9.2011 vide Agenda Item No. 16.06, which has not been approved by the Government, is dispensed with and the applications received under the said proposed policy shall be considered, within the frame work of this oustee policy.

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

6.1 ALLOTMENT OF LAND TO INSTITUTIONS

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

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

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

6.2 ELIGIBILITY

For allotment of institutional land by way of auction, the Trust and Societies Registered under the Societies Registration Act 1860 and the Trust's Act 1882 respectively shall only be eligible for

allotment and shall be permitted to participate in the auction through their duly authorized representatives. The entities of the Trust or Memorandum of Association or the Rules and Regulations as the case may be, must provide the main objective for which the site is to be taken. Individuals, Hindu un-divided Families (HUF), Association of Persons and Companies, whether public limited or private limited shall not be eligible.

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

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

6.3 CONSTITUTION OF SCRUTINY COMMITTEE

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

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

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

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

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

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

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

6.5 Price of land

As determined by GMADA from time to time.

6.6 Letter of Intent:

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

6.7 Mode of payment

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

- a) Rs. 50,000/- as application fee shall be deposited with the application for allotment of sites where applications are invited through advertisement (to be refundable/adjustable).
- b) 50% of the total reserve price (after adjusting Rs. 45,000/-) shall be deposited within 90 days from the date of issue of letter of intent.
- c) Balance 50% payment shall be deposited in four yearly equal installment with interest at the rate of 12% per annum or as determined by the Authority. The first installment shall fall due after one year from the date of issue of allotment letter.

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

i) Hospitals/ Super Specialty Hospitals

Sites are to be sold by way of auction.

ii) Nursing Home Sites

Nursing Home sites are to be sold by way of auction.

6.9 Hotel sites.

Hotel sites are to be sold by way of auction.

6.10 Multiplex sites.

Multiplex sites are to be sold by way of auction.

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

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

6.12 Petrol Pump (Policy regarding disposal of Retail Outlets)

1. Applicability :

This Policy shall be applicable to dispose off Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites by PUDA (including OUVGL) & All Special Development Authorities (established under Punjab Regional and Town Planning and Development Act, 1995) herein called 'Authority' on freehold basis.

2. Eligibility :

Only Government owned Oil Marketing Companies/Private Oil Marketing Companies/Government Department/State Government Undertakings, Entities/Institutions/Individuals holding LOI/licence to establish a pump, issued by Public/Private sector Oil Companies, here-in-after called the bidder, would be eligible to bid under this policy.

3. Mode of Disposal :

- (i) Petrol Pump sites shall be sold by way of e-auction.
- (ii) As and when the Authority intends to dispose off such retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) sites, an Advertisement will be published. The dimensions of the site would be annexed to such Advertisement/notice along with a layout plan of each site.
- (iii) The reserve price of the petrol pump site shall be 135% of the residential reserve price of concerned Estate/Sector. Reserve Price shall be 150% of the residential reserve price for sites falling on National High ways.
- (iv) Cancer Cess @ 2% shall be payable extra over and above final bid price.
- (v) The retail outlet may be used for the sale of petroleum products, auto washing and other allied activities of a retail outlet permitted by Licensing Authority. Further in sites upto 1200 Sq. Yds. 15% of total area may be used for commercial purpose, and in sites above 1200 Sq. Yds. upto 25% of the total area may be used for commercial purpose. There shall be no further sub-zoning for utilizing commercial component.
- (vi) Before placing the bid, the intending bidder will be required to deposit an amount equivalent to 2% of the reserve price as Earnest Money (refundable/adjustable) payable through e-auction portal of PUDA/Special Development Authorities.
- (vii) The said retail outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) site shall be allotted to the highest bidder after the approval of Competent Authority. However, Authority reserve the right to accept or reject the highest bid without assigning any reasons.
- (viii) No CLU, EDC, LF, SIF etc. shall be chargeable on the retail outlet.

4. Deposit at fall of hammer amount

- (i) 10% (ten) of total bid amount after adjusting 2% Earnest Money shall be payable online along-with Cancer Cess within maximum of 3 days acceptance of bid conveyed by SMS/E-mail.
- (ii) In case the final bid price accepted by the Authority is less than the collector rate prevailing at the time of conveyance deed then the bidder shall be liable to pay Income Tax applicable to Authority on the difference between collector rate and bid price.
- (iii) In case the bidder does not deposit the fall of hammer amount within stipulated period then the earnest money shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. Payment of balance amount

- (i) 15% within 30 days from the date of acceptance of bid.
- (ii) Allotment letter will be issued within 30 days after the receipt of 15% of bid amount.

- (iii) Balance 75% of the amount shall have to be paid in 8 half yearly installments with first installment payable at the end of six months from the date of allotment.

5.1 In case successful bidder does not deposit the 15% amount within 30 days to complete 25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.

5.2 This period of 30 days can be extended in case of extreme hardship up to a maximum of 90 days i.e. (60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of acceptance of bid on a payment of 1.5% surcharge on the due amount and 15% penal Interest on total plot price (except 10% already paid) for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the bid.

6. Interest rate applicable on balance payments and discount on Lump Sum payments

- (i) Interest rate applicable on balance payment shall be 9.5% per annum compounded semi-annually.
- (ii) Penal Interest in case of default shall be 15% p.a. compounded semi-annually.
- (iii) Allottee can make lump sum payment of the balance 75% within 60 days from the date of allotment and in that case 7.50% discount on the balance Principal amount i.e. 75% shall be given.
- (iv) In case of Lump Sum payment towards total bid amount is made beyond 60 days then this discount shall be given on Principal amount not yet due apart from that included in next installment.

6.1 In case any instalment or a part there of is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 15% p.a. penal interest compounded semi-annually will be levied on the instalment for the period of delay up to 3 years, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.

7. Possession of Site

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be handed over to the successful bidders within a period of 90 days from the allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

8. Other Conditions

- (i) No successful bidder whose bid is accepted shall be permitted to withdraw or surrender bid on any ground, and in case it does so, the earnest money shall stand forfeited in full.
- (ii) The Chief Administrator of the Authority or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site without assigning by reason, even if the

- bid is higher than the reserve price. In case the highest bid is not accepted, the earnest money shall be refunded in full.
- (iii) The number of filling points shall be installed at the site as per norms fixed by the Government of India/State Government.
 - (iv) The site is being allotted for use as a Retail Outlet (Petrol/Diesel Pump/Gas Stations/CNG Stations) only. It shall not be used for any other purpose and no fragmentation/subdivision of the site or change of land use shall be permitted. Violation of any of these conditions or any other condition shall render the site liable for resumption.
 - (v) The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plan by the Competent Authority.
 - (vi) The land rights shall continue to vest in the name of the Authority until final clearance of site dues.
 - (vii) 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.
 - (viii) The successful bidder shall have to start operation of retail outlet within a period of maximum three years from date of allotment. Else he shall be bound to seek extension for a maximum period of six months on payment of fee equivalent to 5% of allotment price. This can be given twice for 6 months each, post which site would be resumed.
 - (ix) On completion of the building, the allottee shall apply in the prescribed form to obtain completion/occupation certificate from the Competent Authority. The allottee will not be allowed to change any part of the building or construct additional building without the prior approval of revised building plan by Competent Authority.
 - (X) The allottee shall have to pay all general and local taxes, rates, cesses charges and fee as and when imposed or assessed on the said plot/building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Authority or by the Municipal Corporation or Municipal Committee or any other statutory, as the case may be.
 - (Xi) The site is offered on 'as is where is' basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.
 - (Xii) The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (twenty four) hours notice in writing, enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent Acts, Rules and Regulations as amended from time to time.
 - (Xiii) The Competent Authority shall have 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 and 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 and things and all costs incurred in connection therewith or in any way relating therewith.
 - (Xiv) Construction on the site shall be regulated by the Zoning plan / Punjab Urban Planning and Development Authority (Building) Rules 2018 and Policies/Guidelines framed from time to time by the Government and shall the building plans approved from the Competent Authority.
 - (Xv) The allottee shall be liable to obtain access to road from the concerned Competent Authority/Authorities at his own level.
 - (Xvi) Suitable entry and exit retro reflective sign boards, as per norm/specification shall be installed for guidance of motorist as per the condition of license or guide lines issued by Government of India.
 - (Xvii) It shall be the responsibility of the successful bidder to obtain all necessary approvals from State Government and Centre Government to run a retail outlet.
 - (Xviii) Stipulation of No construction zone and Green buffers shall be adhered to and no Commercial built-up activity shall be allowed within No Construction Zone or Green Buffer Zone.
 - (Xix) Allowable Commercial uses are retail outlets, departmental stores, restaurants only. No warehouse/storage activity, marriage palace, hotel, usage of tents or any other fire hazard

activity or threat to the pump users, shall be allowed. Any other use of commercial component shall be allowed with the approval of the concerned Chief Administrator of the Authority.

- (XX) A set-back of minimum 10 m shall be left for commercial component from ROW of the road.
- (XXi) Commercial component shall be allowed in a separate building. It shall neither be sub divided nor sold out.
- (XXii) For sites upto 1200 Sq. Yds. allowable FAR would 1:03 and for sites above 1200 Sq. Yds. it will be maximum of 1:0:5 subject to fulfillment of norms of setback, parking and fire.
- (XXiii) Parking for commercial component shall be provided near commercial component as per prevailing building rules for commercial activity.
- (XXiv) Transfer of such sites shall not be allowed until one year from the successful operation of retail outlet.
- (XXv) Occupation certificate for commercial component shall not be provided until the retail outlet is made operational.
- (XXvi) The allottee shall be liable to get all other approvals required under any other law/rules at his own to operationalise the petrol pump.
- (XXvii) Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to an Independent Arbitrator directly or indirectly related to this office who shall be appointed by the Chief Administrator (Name of the concerned Authority). Arbitration shall be governed under the provisions of Arbitration and Conciliation (Amendment) Act, 2015. (Name of the Authority) and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

6.13 ALLOTMENT OF LAND FOR CHARITABLE INSTITUTIONS:

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

CHARITABLE INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for disabled etc .	Allotment	Free of cost
Others Government Aided or Private	for other purpose	Allotment	Allotment on Lease Hold basis with Lease Premium @ Rs. 1000 per sq yds and Annual Ground rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on ground floor and 5% on first floor. Lease period for 30 years only.

6.14 ALLOTMENT OF LAND FOR CULTURAL AND LITERARY ACTIVITIES:

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

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

6.15 ALLOTMENT OF LAND FOR RELIGIOUS INSTITUTIONS:

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

RELIGIOUS INSTITUTIONS	PURPOSE	MODE OF DISPOSAL	RATE
Government owned	Religious purpose (The maximum area to be give for religious purpose not to exceed 1000 sq yds. per site. However, Chairperson, PUDA	Allotment	Allotment on Free hold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and the balance can be deposited either in lump sum or 4 equal annual

	is authorized to consider request for enhancing area upto a maximum of 2000 sq. yds. as per agenda item No. 25.05/ 25-10-2000)		installments along with prevailing rate of interest.
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6.16 ALLOTMENT OF LAND TO SERVICE DEPARTMENTS:

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

6.17 PROCESSING FEE

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

6.18 REBATE ON FULL PAYMENT

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

6.19 ISSUE OF ALLOTMENT LETTER

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

6.20 POSSESSION

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

6.21 OWNERSHIP

- i) The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to mortgage, hypothecate the land to a financial Institution/Bank for the principle amount and interest to be accrued thereon to the extent the payment of the cost of land is made to the Authority for the purposes of raising loan for execution of construction of building.

- ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trust and Societies registered under the relevant Acts subject to the payment of a transfer fee equivalent to 9% (nine percent) of the total value of the site to GMADA.
- iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/Board members are being changed.

6.22 TIME FRAME FOR COMPLETION OF THE PROJECT

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

6.23 CANCELLATION OF ALLOTMENT

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

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

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

6.25 REGULATIONS OF CONSTRUCTION

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

6.26 INSPECTION BY AUTHORITY OFFICIALS

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

6.27 ARBITRATION

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

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

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

Sr. No.	Programme/ Project	Current Year (FY) 2020-21		Previous year (FY-1) 2019-20		2nd Previous year (FY-2) 2018-19	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Development of IT City, SAS Nagar	-	-	100% completion	Partial completion of project for additional 104 Acres of land issued. Total area of Partial Completion 1357.71 Acres out of 1672.71 Acres	-	-
2.	Development of Aerocity (LHS & RHS), S.A.S Nagar	-	-	100% completion	Partial completion of project for additional 9.87 Acres of land issued. Total area of Partial Completion 1056.37 Acres out of 1060 Acres	-	-
3.	Construction of remaining portion of retaining wall	100% completion	Work has been allotted	-	-	-	-

Agenda for GMADA 28th Executive Committee Meeting

	(Counterfort) in block H-1/A of Aerocity, S.A.S Nagar						
4.	Supply of Vehicle Mounted Cable Fault locator suitable for cables up to 33KV for PSPCL	100% completion	Work has been allotted	-	-	-	-
5.	Construction of 200' wide PR-7 road from sector dividing road of Sector 120/125 (Bajwa Developer- Sunny Enclave) via road dividing Sector- 123/124 up to PR-4 road in New Chandigarh	40% completion	Work has been allotted	-	-	-	-
6.	Construction of 20 MGD water treatment Plant at Village- Sinhpur, S.A.S Nagar	100% completion	Work under progress	50%	Work allotted on 12-06-2019 (Delay in progress due to COVID-19 pandemic nationwide lockdown)	-	-
7.	Laying of Rising Main of 45 MGD capacity	100% completion	Work under progress	10%	Work allotted on 05-02-2020 (Delay in progress due to COVID-19 pandemic nationwide lockdown)	-	-
8.	Construction of 150' wide sector dividing road starting from sector	100% completion	Work under progress	20%	Work allotted on 28-01-2020 (Delay in progress)	-	-

1.1 Urban Estates

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

a) Land acquired upto 31-03-2021 13096.28233 Acre

Land acquired during the year 2020-21 may be seen at Appendix III.

1.2 Position of Plots upto 2020-21

Name of the Urban Estate	Total Plots Carved Out					Plots Allotted				
	Residential	Commercial	Institutional	Industrial	Group Housing	Residential	Commercial	Institutional	Industrial	Group Housing
SAS Nagar	33854	4517	215	308	07	30839	2755	215	265	07

1.3 Housing

Position of houses constructed and allotted upto 31-03-2021

Name of the Urban Estate and Project	Total Apartments Constructed		Total Apartments Allotted	
	Residential	Commercial	Residential	Commercial
Purab Premium Apartments, S.A.S Nagar	1620	52 Built up Booth	1087	28 Built up Booth

Position of built up booths constructed and allotted during the year 2020-21

Name of the Urban Estate and Project	Total Constructed	Total Allotted	Total Possession	Remarks
Purab Premium Apartments, S.A.S Nagar	52	18	18	--

	Firm has started implementation of the software and API's has been shared with invest Punjab for integration of invest Punjab Portal with Online Auto Scrutiny Engine. Soft Tech Engineer Ltd. has also started process to host the application on the server.
5	Scanning of record:- M/s Stock holding Document Management services Ltd., Mumbai has been allotted work of scanning files in GMADA. Current Status:- Already approx. 90 lacs images of estate office property files have been scanned by the company out of which 40 lacs images have been submitted to Estate office, Admin Branch, Accounts branch, IT Branch etc.
6	Networking in office of GMADA:- For successful implementation of e-office in GMADA, networking is being installed in every section.
7	Payment Gateway and SMS Gateway:- For the Allottee's online payment Gateway and SMS Gateway facility has been provided for their ease.
8	Internet Lease Line:- To smoothen the online work flow & proper distribution of heavy load due to Video Conferencing and e-office on internet Lease line IT section has upgraded existing lease line with two lines capacity of 64 MBPS link each.
9	e-HRMS System:- For submission of online Property returns on the e-HRMS portal data entry has been completed and Online Property return submission has been started.
10	GIS Based Mapping of all properties of GMADA:- Tender has been floated on e-tender portal for selection of service provider for digitization, Geo Referencing & super imposition of layout plans, revenue based plan etc. & development of GIS system for properties falling under the jurisdiction of GMADA. M/S RSI Soft Tech has been L1 firm and firm has submitted rates for 3D Drone Survey for which committee is being constituted to analyse the proposal and rates submitted by firm.

11	<p>Upcoming Works (Cloud Services for hosting of applications/websites):-</p> <p>Tender has been floated on e-tender portal for Cloud Services for hosting of applications/websites.</p>
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1.5 PUBLIC RELATIONS

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

- 6 Got designed brochures, banners, annual reports, balance sheets, single window forms besides printing of D.O. Pads, visiting cards, vouchers & other printing material required by various branches.
 - 7 Supply of newspapers & magazines was ensured to the offices/residences of officers besides making purchase of Acts, Laws, Books desired by various offices.
 - 8 Advertisements and bills pertaining to jobs of printing, purchase of books etc. were processed & sanctions were issued for payment by DDO concerned after receiving financial approval from the Competent Authority.
 - 9 Separate record (other than files) of news items and advertisements is being maintained in the purposely devised registers.
 - 10 Stationery such as government diaries, calendars were procured from government printing press and made available to various branches at HQ. & to other Authorities.
 - 11 Passes of higher offices for entry to Secretariat were got prepared/issued after coordinating with branches concerned in Secretariat.
 - 12 Necessary travel arrangements for tours of officers were made. This included booking of air, train tickets, arrangement of cabs etc.
- b) **Describe how data driven decision making and policy formulation has been used to improve processes and programs in your Organization:-**
- 1.a) **ACHIEVEMENTS OF POLICY BRANCH FOR THE YEAR 2020-2021**

Allotment of Land to the following Departments/Boards/Corporations/Trusts/Societies have been made:-

Sr. No.	Name of Institution	Sector	Area	Purpose
1	Director, Social Security and Women and Child Development	79	0.98 acres	Working Women Hostel
2	Hon. Secretary, International Centre for Alternative Dispute Resolution (ICADR)	79	1297.68785 Sq. Yds.	Office
3	Chairman, Labourfed Punjab	80	1113.2 Sq. Yds.	Office Cum Rest House
4	Principal Additional Director General, National Academy of Custom, Indirect Taxes and Narcotics (NACIN)	IT City	6.52 acres	Zonal Training Institute
5	President, VISHWA PARMARTH FOUNDATION, Panchkula	89	1000 Sq. Yds	Mandir
6	Presidnet, SIDH BABA BALAK NATH SEWA MANDAL, Chandigarh	Eco-city 02	1000 Sq. Yds	Mandir

1.a) Regulation and Implementation of Acts

TOWN PLANNING

During the year 2020-21, 2 licenses were issued under the PAPRA 1995 to the following promoters for setting up colonies/projects in jurisdiction of GMADA:-

Sr. No.	Name of Promoters	Licence No. and Date	Name of Colony/ Project	Area of the colony/project (in acres)
1.	M/s Akal Tech Infralogis Pvt. Ltd., # 103,	36/2020 dt. 28.05.2020 to	Village- Saneta, Tehsil and District- SAS Nagar	50.025

	Sector 28-A, Chandigarh.	27.05.2025		
2	M/s Royale Estate Affordable Housing, Royal Estate Main Office, Zirakpur.	37/2021 dt. 31.03.2021 to 31.12.2021	Village- Karala, Sub-Tehsil Banur and District- SAS Nagar	12.52 (Supplementary License)

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

Sr. No.	Name of Colony	Date of issue of Completion /Partial Certificate	Status
01	JLPL- Sky Garden (03 towers) Towers C,D and I	Issued vide letter No. 998 dated 09.06.2020	Partial Completion Certificate
02	M/s Emaar MGF Land Limited, Mohali Hills Project, Sector-99, 104, 105, 106, 108 and 109, SAS Nagar	Issued vide letter No. 244 dated 24.04.2020	Partial Completion Certificate
03	M.K. Technology Park (an Integrated Park Project) situated in Village- Naugiari & Tangori on Landran Banur Road, SAS Nagar	Issued vide letter No. 1593 dated 29.07.2020	Partial Completion Certificate
04	Integrated Residential Township developed by M/s Omaxe Chandigarh Extension at New Chandigarh, SAS Nagar	Issued vide letter No. 1416 dated 10.07.2020	Partial Completion Certificate
05	Residential Colony of The Punjab IAS-PCS Officers Co- operative House Building Society Limited, Village- Shingarivala & Mullanpur, New Chandigarh	Issued vide letter No. 1569 dated 27.07.2020	Completion Certificate

06	Falcon View Project for 4 no. Towers C, D, E & F in Sector 66-A being developed by M/S JLPL	Issued vide letter No. 1897 dated 26.08.2020	Partial Completion Certificate
07	Tower-10 of Group Housing Project CASA ESPANA at Sector-121, SAS Nagar	Issued vide letter No. 2417 dated 29.10.2020	Partial Completion Certificate
08	Tower- M & N of Group Housing site named as Wellington Height-II at Sector 117-118, SAS Nagar	Issued vide letter No. 2445 dated 02.11.2020	Partial Completion Certificate
09	Vividha Industrial Park	Issued vide letter No. 169 dated 15.01.2021	Partial Completion Certificate
10	Tower- 7 & 8 of Group Housing site named as Florence Park (Primrose), Phase-1, Village-Dhode Majra, New Chandigarh, SAS Nagar of Ambika Realcon Pvt. Ltd.	Issued vide letter No. 536 dated 25.02.2021	Partial Completion Certificate
11	Group Housing Project for Army Welfare Housing Organisation at Plot CC-1, Ansal's Golf Links, Sector-114, SAS Nagar	Issued vide letter No. 737 dated 17.03.2021	Completion Certificate
12	Group Housing Project for Army Welfare Housing Organisation at Plot BB-1, Ansal's Golf Links, Sector-114, SAS Nagar	Issued vide letter No. 743 dated 17.03.2021	Partial Completion Certificate

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

- A. Show Cause Notices issued 199
- B. Demolition orders issued after hearing 62

- C. Issued NOC's to un-authorized plots. 38

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

- A. Registration of Estate Agents 37
B. Registration Certificate of Promoters 46

1.d) ARCHITECT WING (Now DTP, GMADA)

A) Architectural Design

1. Preparation of drawings of Community Centre, Sector-78, SAS Nagar.
2. Preparation of architectural control design of SCOs and booths at Sector-96 (Pocket A & B), Sector-95 (A & B), Sector-89 (Pocket C), Sector-88 (Pocket C).
3. Preparation of staircase detail drawings of booths at Phase-5, Mohali.
4. Preparation of architectural control design of SCO's and Booths of Private Projects under the jurisdiction of GMADA.

B) Issue of building plans:-

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

4-Year STRATEGIC ACTION PLAN (2019-23)/ANNUAL ACTION PLAN (2020-21) and actions thereunder

(A) Sustainable Development Goals, Progress of achievement of Goals, Targets and Indicators.

Sr. No.	Sustainable Development Goals	Target	Indicator	Indicator unit	Baseline		Targets (Approx.)					Achievements		
					Year	Value	2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22	2022-23
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport	To undertake planned development of roads at SAS Nagar according to the approved Master Plan of GMADA and amendment from time to time	Km Length of Single Carriageway (111) proposed to be developed for planned development	Km Length of New Carriageway	2017	325	70	77	85	93	85.4			
2	Clean water and sanitation goal	To improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, reducing the proportion of untreated wastewater and substantially increasing recycling and safe reuse	Construction of Sewage Treatment Plant. Quantity of Sewage to be treated per day	MLD (Million litre per day)	2018	144	40	40	40	40	1			

3	Clean water and Sanitation Goal	To achieve equitable access to safe and affordable drinking water to cater to the requirement of residents of SAS Nagar.	Construction of Water Treatment Plant : Quantity of water to be treated per day	Mld	2017	160	40	40	40	40							
4	To improve city life by providing opportunities for aesthetic enjoyment and recreational as well as several other benefits	To achieve the desired level of green space/buffer zone as approved by the Town Planning Office	Per Capita Availability of Green Spaces	Sq. Yd.	2016	1600000	4,00,000	4,00,000	4,00,000	4,00,000	392302						
5	Affordable Housing to Economically Weaker Section	Ensure access for homeless SC/BC families to adequate, safe and affordable housing and basic services. Free houses to homeless SC/BC families with annual income upto Rs. 3.00 Lakh	Construction of TWS Houses	Nos	2015	15600	1000	3500	4000	4500							

B)

Schemes, Projects and Interventions with indicators.

Sr. No	Scheme/ Project/ Intervention	Expected Expenditure (Funding Sources)	Indicator	Unit	Baseline		Indicator Targets				Achievement		
					Year	Value	2020-21	2021-22	2022-23	2023-24	2020-21	2021-22	2022-23
1	Construction of various Grid roads, major horizontal & vertical roads under jurisdiction of GMADA	Funding to be provided by GMADA	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	2017	355	77	85	93	100			
2	Construction of Sewage Treatment Plants for various projects of GMADA	Funding to be provided by GMADA	Construction of Sewage Treatment Plant	MLD	2018	160	40	40	40	40			
3	Construction of 20 MGD Water Treatment Plant at village Simhapur, SAS Nagar	Funding to be provided by GMADA	Construction of Water Treatment Plant	MLD	2017	160	40	40	40	40			
4	To provide Horticulture works at various projects of GMADA & roads falling under the jurisdiction of GMADA	Funding to be provided by GMADA	Per Capita Availability of Green Spaces	Sq. Yd	2016	16000000	4,00,000	4,00,000	4,00,000	4,00,000			
5	Affordable Housing to Economically Weaker Section	Funding to be provided by GMADA	Construction of EWS Houses	Nos	2015	17000	3500	4000	4500	5000			

C) Financial Performance

FINANCE

1. Sources of Finance

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

It is laid down in the section 51(2) of the PRTPD Act, 1995 adopted by GMADA, that the authority may from time to time borrow money by way of loans and debentures or bonds or such other financial instruments from such sources other than the State Government and on such terms and conditions as it may determine from time to time. GMADA has raised loans amounting to Rs. 500 Crores during 2020-21 from various banks for the acquisition of land & development works.

GMADA has not been provided with any share capital by the State Government on its formation and the authority is solely dependent upon internal resources as well as receipts from the promoters of mega projects on account of EDC and Licence Fee. The funds utilized for the Land Acquisition Schemes, Land Development Schemes and Other Urban Estates Development Works are met from the internal resources as well as by taking loans from various banks.

ii) Internal Receipts :-

Monthly installments received from allottees on account of sale of residential plots/houses, commercial & institutional sites constitute a major part of internal receipts. The work pertaining to recovery of monthly installments from allottees is watched by the Estate Officer, GMADA who in these matters works under the overall control of Additional Chief Administrator (Mohali). During the year 2020-21, a sum of Rs. 1235.65 Crores was received on account of principal as well as revenue receipt

iii) Receipts from promoters of mega projects :-

A sum of Rs. 143.14 Crores has been received from the promoters of mega project on account of EDC and Licence Fee during the year 2020-21 as per details given below:-

(Figures in Rs. Crores)

Sr. No.	Particulars	Amount
1.	EDC	134.74
2.	Licence Fee	8.40
	Total	143.14

2. Expenditure:-

The expenditure on Development Works, Land Acquisition, Administrative Expenses and other expenses during the year 2020-21 is given below:-

(Figures in Rs./Crores)

Year of Expenditure	Exp on development of urban estate/ housing including acquisition of land	Expenditure on works executed out of EDC/Licence Fee	Administration & other expenditure including interest on loan/overdraft and maintenance of urban estate	Total Exp.
2020-21	367.62	203.42	426.87	997.91

3. FINANCIAL RESULTS

The financial results of GMADA for the FY 2019-20 and 2020-21 are as below:

(Figures in Rs./Crores)

Sr. No.	Financial Year	Profit/(Loss)
1	2019-20	62.28
2	2020-21	(37.82)

4. Budget for the year 2020-21 and 2021-22

The details of the revised Budget Proposal for the year 2020-21 and budget Proposal for the year 2021-22 are as under:-

Sr. No.	Name of Scheme	Revised Budget Provisions for the year 2020-21	Budget provisions for the year 2021-22
AUTHORITY'S OWN SCHEMES			
i.	Acquisition of land for urban Estates, Grid Road, Enhanced compensation of old sectors	157.24	2504.00
ii.	Construction of Social Houses	11.16	22.21

iii.	Development of Urban Estate of Aerocity, Ecocity, Medicity and maintenance of old Sectors, Airport road, Mullanpur road, Grid Roads and other infrastructure roads.	195.07	269.01
iv.	Works being executed out of EDC		
	a) Acquisition of land for infrastructure development works	77.87	105.00
	b) Infrastructure development works	172.10	251.92
v.	Works being executed out of Licence Fees.	5.17	3.99

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

- For the Ease of Doing Business in the state of Punjab, Authority is implementing Ease of Doing business reforms. Under Ease of Doing Business, Department of Industries and Commerce have shared the State Reforms Action Plans SRAP 2020-21 to be implemented by the Housing and Urban Development Department, Government of Punjab.

In order to create awareness and to increase users of the implemented reforms, an awareness program in coordination with the Industries Department was organized in which 104 Industry and commercial users, empanelled architects participated along with the officials of Town and Country Planning and Engineering department.

The integration of auto-scrutiny engine and e-auction portal with the IPBF portal is also under process.

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

Sr. No.	Key Functionary /Key Performance Parameter	KPP unit	Targets				Achievements			Remarks
			2020-21	2021-22	2022-23	2023-24	2020-21	2021-22	2022-23	

Agenda for GMADA 28th Executive Committee Meeting

1	Km Length of Single Carriageway (11') proposed to be developed for planned development	Km Length of New Carriageway	77	85	93	100	-	-	-	-
2	Construction of Sewage Treatment Plant	MLD	40	40	40	40	-	-	-	10 MLD-Aerocity & 68 MLD-Sector-83. The work of Aerocity is under progress & for Sector-83 the work will be allotted in 2021-22. The completion of both the STPs will be done in the FY 2022-23.
3	Construction of Water Treatment Plant	MLD	40	40	40	40	-	-	-	Work under Progress & shall be completed by 30-11-2021
4	Per Capita Availability of Green Spaces	Sq. Yd.	4,00,000	4,00,000	4,00,000	4,00,000	-	-	-	-
5	Construction of EWS Houses	Nos.	3500	4000	4500	5000	-	-	-	New Scheme for construction of EWS houses in different areas of SAS Nagar is under consideration. The tenders for appointment of

										Project Management consultancy have been floated and the work is expected to commence within the FY 2021-22.
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8. Progress of disposal of pending Audit Paras during the year:-

Initially Pending (as on 01.04.2020)	Received (during F.Y. 2020-21)	Disposed (during F.Y. 2020-21)	Pending at the end of the Year
1	2	3	4
27	06	Nil	33

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

PART- II APPENDICES

Appendix- I

(Para2 b (i))

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

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

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

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

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

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

- | | | |
|----|----------------------------|--------|
| 8. | Chief Town Planner, Punjab | Member |
| 9. | Chief Administrator, GMADA | Member |

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

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

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2020 to 31.03.2021)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Capt. Amarinder Singh	Hon'ble Chief Minister Punjab-cum-Chairman GMADA.	01.04.2020	31.03.2021
2.	Sukhbinder Singh Sarkaria	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman GMADA.	01.04.2020	31.03.2021
3.	Karan Avtar Singh, IAS	Chief Secretary, Govt. of Punjab	01.04.2020	25.06.2020
4.	Vini Mahajan, IAS	Chief Secretary, Govt. of Punjab	26.06.2020	31.03.2021
5.	Tejveer Singh, IAS	Principal Secretary to CM, Punjab	01.04.2020	31.03.2021
6.	Anirudh Tiwari, IAS	Addl. Chief Secretary, Finance	01.04.2020	07.06.2020
7.	K.A.P Sinha, IAS	Principal Secretary, Finance	08.06.2020	31.03.2021
8.	Sanjay Kumar, IAS	Secretary, Department of Local Govt., Punjab	01.04.2020	09.09.2020
9.	Ajoy Kumar Sinha, IAS	Principal Secretary, Department of Local Govt., Punjab	10.09.2020	31.03.2021
10.	Sarvjit Singh, IAS	Principal Secretary, Department	01.04.2020	31.03.2021

Agenda for GMADA 28th Executive Committee Meeting

		of Housing & Urban Deptt. Punjab –Cum-Vice Chairman, GMADA		
11.	Girish Dayalan, IAS	Chief Administrator, GMADA	01.04.2020	20.04.2020
12.	Tanu Kashyap, IAS	Chief Administrator, GMADA	20.04.2020	15.06.2020
13.	Pradeep Kumar Aggrawal, IAS	Chief Administrator, GMADA	16.06.2020	31.03.2021
14.	Pankaj Bawa	Chief Town Planner, Town & Country Planning Department, Government of Punjab	01.04.2020	31.03.2021

**Appendix-II
(Para2 b (i))**

Category-wise detail of Posts during the year 2020-21 is as under:

Class of Employment	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work Charge
Class –A	12	35	-
Class – B	70	57	-
Class – C	67	-	-
Class – D	19	-	-

Appendix-III

Para 4 (1.1)

DETAIL OF LAND ACQUIRED DURING THE YEAR 2020-21

Sr. No.	Award No. and Date	Scheme Name	Village Name	Area (in acre)
1	573, dt. 08.01.2021	Acquisition of land for Aerotropolis (Pocket-A)	Bakarpur, Rurka and Safipur	579.7119
2	574, dt. 08.01.2021	Acquisition of land for Aerotropolis (Pocket-B)	Matran, Siaun and Manauli	206.3896
3	575, dt. 08.01.2021	Acquisition of land for Aerotropolis (Pocket-C)	Patton, Siaun and Manauli	242.5396
4	576, dt. 08.01.2021	Acquisition of land for Aerotropolis (Pocket-D)	Patton, Manauli, Saini Majra and Chau Majra	493.8772
5	577, dt. 11.02.2021	Acquisition of land for Aerotropolis (Pocket-A)	Nariangarh	68.6563
6	578, dt. 11.02.2021	Acquisition of land for Aerotropolis (Pocket-A)	Chatt	60.4115
Grand Total				1651.5861

Appendix-IV

(Para-1 Part-1)

Government OF Punjab
Department of Housing and Urban Development
(Housing-1, Branch)

Notification

Dated: 05.01.2021

No. 10/24/2020-6HG1/26.- Whereas in order to boost the planned urban development, to avoid complications of compulsory land acquisition, to make the Land Owners as stake holders in Urban development and to share with them the benefits of such developments, the following Land Pooling Policy for GMADA area is issued:-

Land Pooling Policy, 2020 (For GMADA Area)

- (1) This policy shall be applicable from the date of its issuance only in the area falling in the jurisdiction of GMADA.
- (2) This policy amends the earlier Land Pooling Policies issued for residential sectors. Further this Land Pooling Policy shall cover Land Pooling for Industrial sectors also.
- (3) This policy provides issuance of Sahuliyat Certificates to the land owners.
- (A) **Land Pooling Policy For Residential Sectors:-**

GMADA will give 1000 Sq. Yds. developed residential plot and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land Pooling Scheme. Accordingly, the existing provisions regarding allotment of developed residential plot and commercial site to the land owners under Land Pooling Policy are amended as under:-

Breakup of Plot Sizes to be given to landowners opting for Land pooling, (Co-Ownership in a joint khewat can opt for joint allotment as per table below)									
	Residential	Commercial							
	Plots	SCO (3 FAR)	Shop (2 Far)	Booth (1 Far)					
	500	300	200	150	100	200	100	60	25
1 acre (8 Kanal)	1	1	1	X	X	1	X	X	X
0.5 acre (4 Kanal)	X	1	1	X	X	X	1	X	X

Agenda for GMADA 28th Executive Committee Meeting

0.25 acre (2 Kanal)	X	X	X	1	1	X	X	1	X
0.125 acre (1 kanal)	-	-	-	1	X	X	X	X	1
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor. Booth is 9'X18' plus 7'3" corridor. Basement is allowed in all cases.								
*	Land owners can opt for bigger plot sizes wherever possible.								

(B) Land Pooling Policy For Industrial Sectors:-

GMADA will give 1100 Sq. Yds. developed Industrial site and 200 Sq. Yds. developed commercial site (apart from parking space) in lieu of each acre of agriculture land offered by the land owner under Land pooling Scheme. The breakup of industrial site and commercial site to be returned to the land owner shall be as per table given below:-

Breakup of Plot Sizes to be given to land owners opting for Land pooling, (Co-Ownership in a joint khewat can opt for joint allotment as per table below)							
	Ind.	Ind.	Ind.	SCO (3 FAR)	Shop (2 FAR)		
Size>	1100	550	275	200	100	60	
1 acre (8 Kanal)	X	2	X	1	X	X	
0.5 acre (4 Kanal)	X	1	X	X	1	X	
0.25 acre (2 Kanal)	X	X	1	X	X	1	
*	SCOs (24'X75' and 18'X50') and Shops (12'X45') leave 8'3" corridor on ground floor, Basement is allowed in all cases.						
*	Land owners can opt for bigger plot sizes wherever possible						

Note:-

1. An acre means standard acre having 8 Kanal. Each Kanal shall be of 605 square yards in area.
2. The Land owner can opt for standard size of plots only as per the breakup given in the tables. This option of the land owner shall be as per the Layout Plan of the scheme.
3. Residential, Commercial and Industrial plots shall be allotted to the land owner (s) through open draw of lots under this policy.

4. Where the land owner is to be allotted two or more plots of the same size, he shall have the option to club these plots. In this case the allotment of first plot shall be through open draw of lots and the rest of the plots shall be clubbed as per availability in the Layout Plan. For these plots the continuity factor shall be applied and the land owner shall give his consent before the numbering draw to the Estate Office, GMADA.
5. The common share holders in a khewat shall have the option to apply separately or jointly under this policy.
6. In case the land owners are more than one, then they can club their land to avail land pooling under this policy.
7. The compensation for structures falling in the land to be acquired under Land pooling policy shall be given as per provisions of the Right to Fair Compensation and Transparency In Land Acquisition, Rehabilitation and Resettlement Act, 2013 on the basis of assessment made by Technical Departments of the State Government.
8. The land owner shall not be permitted to subdivide the allotted plots into smaller plots.
9. Other aspects relating to construction of the building, F.A.R., parking and other norms shall be governed by the Punjab Urban Planning and Development Authority (Building) Rules, 2018, as amended from time to time.
10. Land Pooling plots shall be allotted/given preferably in the same sector from where land is taken but it may be extended within the same zone as per planning of that zone. The zone and sector shall be earmarked before offering land pooling and it shall be got approved from the Competent Authority.

C. Sahuliyat certificate

In respect of the acquired land of Land owner under the Land Pooling Policy, Sahuliyat Certificate shall be issued by the Land Acquisition Collector, Urban Development, S.A.S. Nagar to the said land owner. The validity of Sahuliyat Certificate shall be counted 2 years from the date of allotment of developed plot/size.

D. Preferential Location Charges:-

Preferential Location Plots shall not be included in the draw of lots to be held for allotment to the Land Pooling beneficiaries.

E. Subsistence Allowance:-

The land owners shall be given subsistence allowance @ Rs. 25,000/- per acre per annum up to maximum 3 years or till the possession of developed share of land is not handed over to him/her, whichever is earlier.

This Policy is issued as per approval of Punjab Cabinet taken in its meeting held on 22.07.2020 and as per decision of GMADA Authority taken in its meeting held on 23.10.2020 vide Agenda Item No. 26.15.

Dated: 11/12/2020
Place: Chandigarh

Sarvjit Singh, IAS
Principal Secretary to Govt. of Punjab
Deptt. of Housing and Urban

Development

Endst. No. 10/24/2020-6HG1/27

Dated: 05/01/2021

A copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).

Sd/-

Special Secretary

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.04

(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦੀ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਰਾਸ਼ੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਸਬੰਧੀ।

ਗਮਾਡਾ ਵੱਲੋਂ ਮੁੱਖ ਮੰਤਰੀ ਰਲੀਫ ਫੰਡ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦੀ ਰਕਮ (ਅਨੁਲੱਗ-1) ਅਨੁਸਾਰ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਹੈ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ ਗਮਾਡਾ ਵੱਲੋਂ ਦੇ ਦਿੱਤੀ ਗਈ ਹੈ।

2. ਪੰਜਾਬ ਰਿਜਨਲ ਅਤੇ ਟਾਊਨ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 ਦੇ ਸੈਕਸ਼ਨ 49(2) ਰਾਹੀਂ ਗਮਾਡਾ ਦੇ ਫੰਡਜ਼ ਹੇਠ ਲਿਖੇ ਮੰਤਵਾਂ ਲਈ ਵਰਤਣ ਦੀ ਵਿਵਸਥਾ ਕੀਤੀ ਗਈ ਹੈ:-

- a. the expenditure incurred in the administration, implementation and carrying out the provisions of this act,
- b. the cost of acquisition of land for the purposes of this act,
- c. the expenditure for the development of land and construction of houses.
- d. the expenditure for such other purposes as the State Govt may direct or permit.

3. ਇਸ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਮੁੱਖ ਮੰਤਰੀ ਰਲੀਫ ਫੰਡ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦੀ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ/ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

5230/3-2005/100*100/Punjab Govt. Press, Mohali

CHIEF MINISTER'S OFFICE PUNJAB
(Chief Minister's Relief Fund)

No. **11171**

Date **11.03.2022**

Received with thanks a sum of Rs. **50,00,000/-**
(Rupees **Fifty Lakh Only**)

from Shri/Smt. **Greater Mohali Area Development**
Authority GMADA

towards "Punjab Chief Minister's Relief Fund" which has
been granted an Income Tax Exemption Certificate
under Section 80G(2) (ii)(f) of the Income Tax Act,
1961. PAN **AAALE-1358R**

Superintendent
Chief Minister's Office
General Secretariat Branch
Punjab Chief Secretariat

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ:- ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦੀ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਰਾਸ਼ੀ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਨੋਟਿੰਗ ਪੰਨਾਂ ਨੰਬਰ -

30- ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ- ਸਭਾਪਤੀ, ਗਮਾਡਾ ਜੀ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਪ੍ਰਵਾਨਗੀ ਅਨੁਸਾਰ ਗਮਾਡਾ ਵੱਲੋਂ ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦਾ ਯੋਗਦਾਨ ਮਿਤੀ 22-12-2021 ਨੂੰ ਦਿੱਤਾ ਗਿਆ ਹੈ।

2. ਪੰਜਾਬ ਰਿਜਨਲ ਅਤੇ ਟਾਊਨ ਪਲੇਨਿੰਗ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 ਦੇ ਸੈਕਸ਼ਨ 49(2) ਰਾਹੀਂ ਗਮਾਡਾ ਦੇ ਫੰਡਜ਼ ਹੇਠ ਲਿਖੇ ਮੰਤਵਾਂ ਲਈ ਵਰਤਣ ਦੀ ਵਿਵਸਥਾ ਕੀਤੀ ਗਈ ਹੈ:-

- the expenditure incurred in the administration, implementation and carrying out the provisions of this act,
- the cost of acquisition of land for the purposes of this act,
- the expenditure for the development of land and construction of houses.
- the expenditure for such other purposes as the State Govt may direct or permit.

3. ਇਸ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 50.00 ਲੱਖ ਰੁਪਏ ਦੀ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਰੱਖਿਆ ਜਾਣਾ ਹੈ।

ਡੈਲੀਗੇਸ਼ਨ ਆਫ ਪਾਵਰਜ਼ ਮੁਤਾਬਿਕ ਅਜੰਡਾ ਪ੍ਰਵਾਨ ਕਰਨ ਦੇ ਅਧਿਕਾਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਮਹਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ -ਕਮ- ਉਪਸਭਾਪਤੀ ਗਮਾਡਾ ਜੀ ਕੋਲ ਹਨ। ਡਰਾਫਟ ਅਜੰਡਾ (ਓਡੀ-ਓ) ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

Raj
Plashon

SAO
12/5/22

SAO
12/5/22

The agenda for ex-post facto approval of the funds released to CM relief fund b. 50.00 lacs are to be taken from EC/GMADA Authority and for this purpose agenda placed at 'G' is submission for approval Please.

ACM (F/A) 12/05/2022

Amarpreet Kaur
13.05.2022

CA(G)

20. PSHUB

16/5/22

for

ACM (F/A)

Amarpreet Kaur
18-5-22

ਦਫਤਰ : ਮੁੱਖ ਪ੍ਰਬੰਧਕ, ਗਮਾਡਾ
ਪ੍ਰਿੰਟ ਡਾਕੂਮੈਂਟ, ਮਿਤੀ- 02, ਮਈ 2022, ਫਾ. 280
ਭਾਗੀਦਾਰ ਨੰ: 780
ਮਿਤੀ: 13/05/22

223, 697
12/5/22
12/5/22

Chairman
Vice
Chairman

ਦਫਤਰ : ਮੁੱਖ ਪ੍ਰਬੰਧਕ, ਗਮਾਡਾ
ਮਹਾਨ ਉਸਾਰੀ ਅਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
ਭਾਗੀਦਾਰ ਨੰ: 932
ਮਿਤੀ: 17/5/22

Chairman
Vice
Chairman

SAO (F/A)

12/5/22
13/5/22

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.05

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਕੋਆਪਰੇਟਿਵ ਹਾਊਸ ਬਿਲਡਿੰਗ ਸੋਸਾਈਟੀਆਂ ਨੂੰ ਬਹੁ ਮੰਜਿਲੇ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਬਰੋਸ਼ਰ ਵਿੱਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।

1.0 ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੇ ਏਰੀਏ ਅਧੀਨ ਬਹੁ-ਮੰਜਿਲੇ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਲਈ ਸਹਿਕਾਰੀ ਮਕਾਨ ਉਸਾਰੀ ਸੰਸਥਾਵਾਂ ਨੂੰ ਭੋਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਗਮਾਡਾ ਵੱਲੋਂ ਮਿਤੀ 09-12-2016 ਨੂੰ ਸਕੀਮ (ਅਨੁਲੱਗ-01) ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਤਹਿਤ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ਬਰੋਸ਼ਰ ਅਤੇ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 09-11-2016 ਨੂੰ ਹੋਈ 21ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 21.09 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਮੁਤਾਬਿਕ ਕੁੱਲ 07 ਸਾਈਟਾਂ ਡਿਸਪੋਜ਼ਲ ਤੇ ਰੱਖੀਆਂ ਗਈਆਂ ਸਨ। ਮੌਜੂਦਾ ਸਮੇਂ ਇਸ ਸਕੀਮ ਅਧੀਨ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ 02 ਸਾਈਟਾਂ ਉਪਲਬੱਧ ਹਨ:-

Group Housing Sites Details						
Sector (Location)	Area in Acres. (Area as per layout Plan)	Abutting Road Width	Maximum Permissible		Category	Amount (in cr.) (for year 2020-21)
			FAR	Ground Coverage		
66	4.00 acres.	80'-0"	1:2.0	30%	General	1,17,39,76,906/-
Ecocity Phase-2 (Extension)	G.H. -3 (2.50 acres)	164'-0"	1:3.0	30%	General	54,45,04,553/-

2.0 ਸਕੀਮ ਬਰੋਸ਼ਰ ਵਿੱਚ ਸਾਈਟਾਂ ਦੀ ਕੀਮਤ ਸਬੰਧੀ ਨਿਮਨ ਅਨੁਸਾਰ ਉਪਬੰਧ ਕੀਤਾ ਗਿਆ ਹੈ:-

- The above mentioned rates are valid for 1 year only.

ਇਸ ਲਈ ਸਾਲ 2021-2022 ਲਈ ਸਾਈਟਾਂ ਦੀ ਕੀਮਤ ਮੁੜ ਤੋਂ ਰੀ-ਫਿਕਸ ਕਰਵਾਈ ਗਈ ਹੈ। ਉੱਕਤ ਸਾਈਟਾਂ ਦੇ ਸਾਹਮਣੇ ਦਰਸਾਇਆ ਗਿਆ FAR ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ

ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਬਿਲਡਿੰਗ) ਰੂਲਜ਼, 2013 ਅਨੁਸਾਰ ਰੱਖਿਆ ਗਿਆ ਸੀ। ਹੁਣ ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਮਿਤੀ 31-08-2021 ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਗਈ ਨੋਟੀਫਿਕੇਸ਼ਨ ਅਨੁਸਾਰ ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਬਿਲਡਿੰਗ) ਰੂਲਜ਼, 2021 ਹੇਠ ਵਿੱਚ ਆ ਗਏ ਹਨ। ਪੁੱਡਾ (ਬਿਲਡਿੰਗ) ਰੂਲਜ਼ 2021 ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਉੱਕਤ ਸਾਈਟਾਂ ਲਈ ਨਿਰਧਾਰਿਤ ਕੀਤੇ ਗਏ FAR ਵਿੱਚ ਬਦਲਾਅ ਆਇਆ ਹੈ। ਇਨ੍ਹਾਂ ਸਾਈਟਾਂ ਦੀ ਕੀਮਤ ਅਤੇ ਐਫ ਏ ਆਰ ਸਬੰਧੀ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 27-04-2022 ਨੂੰ 11:00 ਵਜੇ ਮੀਟਿੰਗ ਰੱਖੀ ਗਈ ਸੀ, ਜਿਸ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ ਹੇਠ ਅਨੁਲੱਗ-02 ਤੇ ਰੱਖੀ ਗਈ ਹੈ। ਮੀਟਿੰਗ ਵਿੱਚ ਸਾਈਟਾਂ ਦੇ FAR, ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ ਕਮੇਟੀ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਮਿਤੀ 05-07-2021 ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਗਈ ਨੋਟੀਫਿਕੇਸ਼ਨ ਮੁਤਾਬਿਕ ਕਰਨ ਸਬੰਧੀ ਸਿਫਾਰਿਸ਼ਾਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ। ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਦੇ ਸੰਨਮੁੱਖ ਹੁਣ ਸਕੀਮ ਵਿੱਚ ਉਪਲਬੱਧ ਸਾਈਟਾਂ ਦੀ ਕੀਮਤ ਅਤੇ ਐਫ ਏ ਆਰ ਨਿਮਨ ਅਨੁਸਾਰ ਹੋਣਗੇ:-

Group Housing Sites Details						
Sector (Location)	Area in Acres. (Area as per layout Plan)	Abutting Road Width	Maximum Permissible		Category	Amount (in cr.) (excluding Cancer Cess)
			FAR	Ground Coverage		
66	4.00 acres.	80'-0"	1:2.5	30%	General	141,79,55,484/-
Ecocity Phase-2 (Extension)	G.H. -3 (2.50 acres)	164'-0"	unlimited	30%	General	61,94,34,078/-

ਮੀਟਿੰਗ ਵਿੱਚ ਸੁਝਾਈਆਂ ਗਈਆਂ ਸੋਧਾਂ ਨੂੰ ਸਕੀਮ ਬਰੋਸ਼ਰ ਵਿੱਚ Incorporate ਕਰਦੇ ਹੋਏ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਸਕੀਮ ਬਰੋਸ਼ਰ ਪ੍ਰਵਾਨਗੀ ਲਈ ਅਨੁਲੱਗ-03 ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

**ALLOTMENT OF SITES TO COOPERATIVE SOCIETIES FOR THE
CONSTRUCTION OF MULTI STOREY FLATS UNDER GROUP HOUSING
SCHEME.**

1. SCHEME:-

In consonance with the objectives of National Housing Policy, the Authority shall reserve site in each Sector of Urban Estate for construction of multi-storeyed group housing flats. The chunk of sites so reserved shall be allotted to the eligible House Building Societies who apply under this scheme.

In case, two or more applications are received against a particular site and all such applicants are otherwise found eligible as per the conditions of this scheme, then successful applicant shall be decided on the basis of draw of lots.

A co-operative society means a society registered or deemed to be registered under The Punjab Co-Operative Societies Act, 1961.

2. NO. OF SITES:-

Following sites are available for allotment subject to fulfilment of eligibility criteria and approval of the Competent Authority on the recommendations of the Scrutiny committee as per advertisement published in leading dailies. The scheme shall close as and when offered sites are allotted to the prospective applicants/societies.

Group Housing Sites Details						
Sector (Location)	Area in Acres, (Area as per layout Plan)	Abutting Road Width	Maximum Permissible		Whether reserved or not	Amount (in cr.)
			FAR	Ground Coverage		
88	Site-2 (9.25 acres.)	120'-0"	1:3.0	30%	General	89.54
	Site-3 (9.267 acres.)	100'-0"	1:2.5	30%	Reserved for Societies of Govt. employees etc.	84.50
66	4.00 acres.	80'-0"	1:2.0	30%	General	66.63
	4.38 acres.	130'-0"	1:2.5	30%	Reserved for societies of Govt. employees etc.	76.89
Ecocity Phase-2 (Extension)	G.H.-1 (2.50 acres) (Allotment Under Process)	164'-0"	1:3.0	30%	General	25.41
	G.H.-2 (2.50 acres)	164'-0"	1:3.0	30%	General	25.41
	G.H.-3 (2.50 acres)	164'-0"	1:3.0	30%	Reserved for societies of Defense personnel including ex Service Man.	25.41

- 2% of the total amount of the site as "Cancer and Drug Addiction Treatment infrastructure fund" shall be charged extra.
- Area and Number of sites are indicative and can be dubbed, divided, changed. In future, new sites can also be added as per availability and feasibility of areas.
- In case of F.A.R. 1:3, the allotment price of the site shall be equivalent to Prevailing reserve price for residential plots in the respective Sector/Area in

2

which the site is located. For the sites where F.A.R. is less than 1:3, the allotment price shall be equivalent to the reserve price for residential plots in the respective Sector/Area after making proportionate adjustment for the F.A.R. less than 3 in accordance with formulae.

Explanatory: The total will be reduced by the figure determined by this formula:

For Example:

Example:-1

Rates for lesser FAR of 1:2.5

Basic FAR 1:3

If 0.5 FAR is less admissible, the formula is

$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$

(additional FAR above 2 is charged at 35% rate)

Example:-2

Rates for lesser FAR of 1:2

Basic FAR 1:3

If 1 FAR is less admissible, the formula is

$\frac{\text{Prevailing rate} \times 1 \times 35\%}{3}$

- The above mentioned rates are valid for 1 year only.
- Price would be charged as per actual measurement at the time of Possession.

3. RESERVATION:-

Subject to the other provisions of the scheme, site may be allotted in Urban Estate for the area earmarked for group housing societies subject to reservation of the sites for the following categories.

- a) General :- 70%
- b) Societies consisting only of employees of Punjab Govt. its Boards & Corporations, retired employees of Punjab Govt. and its Boards & Corporations, Punjab University and Universities of State of Punjab:- 25%
- c) Societies of Defence Personnel Including Ex-servicemen :- 5%

In case site meant for reserve category remains un-allotted up-to one year from the date of publication of the scheme in the newspapers, the same may be transferred to General category.

The office of Registrar, Co-operative Society, Punjab, Chandigarh shall verify the eligibility conditions for members under each category of the society as per Act, rules or policies made there under.

4. ELIGIBILITY CONDITIONS FOR MAKING APPLICATIONS:-

- i) The society shall be considered eligible for making application for allotment of site, if it is duly registered with the Registrar, Cooperative Society, Punjab, Chandigarh, and has sufficient funds/resources to pay the price of site, to undertake the construction work and complete it in a stipulated period.
- ii) No member of society shall be eligible for allotment of a dwelling unit under this scheme, if he/she or his/her spouse has already been allotted residential plot/house/flat, either on free hold, lease hold or hire purchase-basis by Government agency such as Directorate, Urban Estate Department, PHDB (now PUDA), GMADA, Housefed, in Urban Estate at SAS Nagar.

4

days of the issue of the letter of intent alongwith 2% of the total amount of the site as "Cancer and Drug Addiction Treatment Infrastructure Fund". In case of failure to deposit/complete the said amount/documents within 30 days, Letter of Intent is liable to be cancelled. However, this period can be extended up-to another 60 days (i.e. total 90 days) on making a written request within 30 days from the date of issuance of LOI. However, Surcharge shall be charged @1.5 of the amount to be deposited for the delayed period. In addition, penal interest @15% shall also be charged for the delayed period. Even then, if the amount is not deposited or documents are not completed within the period i.e. total of 90 days from the date of issue of the L.O.I., the said letter of intent shall be treated as withdrawn/cancelled.

8. ISSUE OF ALLOTMENT LETTER:-

After determining the eligibility of the societies on receipt of 15% amount of site and completion of required documents and necessary formalities, allotment letter indicating detailed terms and conditions of allotment will be issued.

9. MODE OF PAYMENT:-

The balance 85% of the cost of site will be payable in five equated annual instalments along-with interest at 12% per annum. The society shall have the option of making payment of balance amount in lump-sum within 60 days from the date of issue of allotment letter, a rebate of 5% on the balance amount shall be admissible.

10. HANDING OVER POSSESSION:-

Physical possession of the site shall be handed over within 90 days from the date of issuance of letter of intent provided 15% amount as indicated in the LOI is received. In case the society fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

11. NORMS OF DEVELOPMENT OF GROUP HOUSING SCHEMES.

Construction/Development of the said sites shall be made as per the provisions of Punjab Urban Planning and Development Authority, Building Rules, 2013 issued by the Government of Punjab vide Notification No.GSR54/P.A.11/1995/Ss.43 and 180/2013, dated 25th October, 2013, other prevailing norms/rules/ guidelines/Acts and the amendments, if any made therein from time to time.

12. SUBMISSION OF BUILDING PLANS:-

The Society shall be required to submit building plans as per the Punjab Urban Planning and Development Authority Building Rules, 2013 and amended from time to time within three months of the issue of allotment letter. In normal circumstances Authority shall take 90 days to approve the building plans. In case the total time taken by the Authority exceeds 90 days, corresponding allowance will be given in calculating the time for completion.

13. CONSTRUCTION OF FLATS:-

The society shall have to complete the construction of flats within five years from the date of possession of the site. However, if the society fails to do so, under exceptional circumstance, an extension on the request of the society, shall be allowed on payment of extension fee as prescribed in Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010 and amended from time to time.

14. COMPLETION OF THE PROJECT:-

Completion means construction of all the dwelling units which are shown in the plan submitted by the allottee for approval of the Authority.

- a) Completely constructing all the dwelling units which the society proposes to construct at the time of submission of building plans.
- b) The completion of individual dwelling unit means construction of the entire structure, plastering of walls, flooring, installation of external doors and windows, electric, water supply, sewerage lines as per approved plan, making kitchen and at-least one toilet functional with all fittings and fixtures so as to make the house liveable. It excludes all internal woodwork, painting white washing and other furnishings not covered above.
- c) Completion of project would mean completion of the dwelling unit as above, boundary wall, gate, Internal road, parking, electrification of the campus, fire fighting equipment (if required) as approved in the plan.
- d) Completion would be granted on the basis of the report of a committee comprising of;
 - i) Estate Officer
 - ii) Architect
 - iii) D.T.P.
 - iv) D.E. (Public Health)
 - v) D.E. (Electrical)
 - vi) One representative of society/organization.
- e) Society will obtain all statutory clearances at its own level from different departments and complete the project in the stipulated time.

15. INSPECTION BY AUTHORITY OFFICIALS:-

The allottee will permit the Authority functionaries to inspect any or all works connected with the execution of the project for ensuring that all terms and conditions proposed by the Authority at the time of allotment are being observed and that the development is being done strictly in accordance with

the approved plans and the quality of works conforms to generally accepted minimum specifications for such projects.

16. TRANSFER OF MEMBERSHIP:-

The society shall submit the list of its members to GMADA before the issue of allotment letter of site for Group Housing and the society will allot the dwelling units only to such members, whose names are mentioned in the said list. The Society shall not alter the membership except in accordance with the provisions of Punjab Co-operative Societies Act, 1961 and with the prior approval of Estate Officer, GMADA.

17. PERMISSION TO MORTGAGE:-

To the extent possible the Authority shall arrange to permit mortgage/hypothecation of the site/structure so that society can obtain house building loan from recognized institutions on the condition that the Authority will retain first charge on the assets towards unpaid portion of site price and other charges due to it.

18. ARBITRATION:-

All disputes and differences between the allottee and Authority arising out of or in any way touching or concerning the allotment or execution of the project shall be referred to the sole arbitration of the Chief administrator, GMADA or any other officer appointed by him. The decision of such arbitrator shall be final and binding on all allottees.

19. VIOLATION OF TERMS AND CONDITIONS:-

If the allottee commits any breach of the terms and conditions of the allotment or violates any of the provisions of Act/Rules or fails to comply with any directions given by the Chief Administrator, GMADA or any other officer appointed by him, under the terms of allotment, the Chief administrator, GMADA or any other officer appointed by him, may further direct the allottee to immediately rectify or amend the default within a reasonable time. If the Chief Administrator, GMADA or the officer so appointed by him feels that the allottees has failed to comply with his directions or he cannot or will not comply with such direction, appropriate action under rules shall be taken.

7

APPLICATION FORM FOR ALLOTMENT OF SITES TO COOPERATIVE SOCIETIES FOR THE CONSTRUCTION OF MULTI STOREY FLATS UNDER GROUP HOUSING SCHEME.

1. Name of the Society
2. Category (Under which applied)
3. Full name of the applicant(s)
4. Permanent address
5. Correspondence address
6. Registration No. of Society....., year.....
7. No. of Members
8. Telephone No. (M)....., (LL)
9. Email address
10. Sector/Location applied for
11. Area/Size of the Plot/Site applied for
12. Details of Demand Draft
 - a. Amount
 - b. Bank Draft No. & Date Drawn on:
 - c. Draw on

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

- (1) Documents to be attached:
 - (a). Means of Finance with documentary evidence.
 - (b). Project report clearly showing viability of the project.
 - (c). Layout plan indicating land requirement for the various components duly signed by Registered Architect.
 - (d). Proposed plan of construction showing the justification or land utilization duly signed by Regd. Architect.
 - (e). Rough cost Estimate.
 - (f). Certificate of registration of Society/Trust alongwith memorandum of Society/Trust.
 - (g). List of Members of the society
 - (h). Affidavit of President/General Secretary of the society that the members of the society fulfill conditions as mentioned in the scheme/Societies Registration Act.
- (2) Incomplete applications are liable to be rejected.

2022 - 241.
Noting GMADA

ਮਨੁੱਖ - 02

ਗੁਰੂਪ ਹਾਊਸਿੰਗ ਸੋਸਾਇਟੀਆਂ ਦੇ ਬਰੋਸਰ ਨੂੰ ਫਾਇਨਲ ਕਰਨ ਸਬੰਧੀ ਮਿਤੀ 27-04-2022 ਨੂੰ ਸਵੇਰੇ 11:00 ਵਜੇ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ), ਪੁੱਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਰੱਖੀ ਗਈ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਰਿਪੋਰਟ

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ ਭਾਗ ਲਿਆ ਗਿਆ:-

1. ਸ੍ਰੀ ਅਜੇ ਮਿੱਤਲ, ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ
2. ਸ੍ਰੀ ਗੁਰਦੇਵ ਸਿੰਘ ਅਟਵਾਲ, ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ
3. ਸ੍ਰੀ ਸੁਖਦੇਵ ਸਿੰਘ, ਸਹਾਇਕ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ
ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ), ਗਮਾਡਾ ਦੇ ਪ੍ਰਤੀਨਿੱਧ ਵਜੋਂ

ਗਮਾਡਾ ਵੱਲੋਂ ਆਪਣੇ ਅਧਿਕਾਰ ਖੇਤਰ ਅਧੀਨ ਆਉਂਦੀਆਂ ਗੁਰੂਪ ਹਾਊਸਿੰਗ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਲਾਂਚ ਕੀਤੀ ਗਈ ਸਕੀਮ ਬਾਰੇ ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਹੋਏ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ। ਇਹ ਸਕੀਮ ਸਾਲ 2016 ਵਿੱਚ ਪਹਿਲੀ ਬਾਰ ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਹੁਣ ਇਸ ਸਕੀਮ ਵਿੱਚ ਸਿਰਫ਼ 04 ਸਾਈਟਾਂ ਹੀ ਅਲਾਟਮੈਂਟ ਲਈ ਉਪਲਬੱਧ ਹਨ। ਇਸ ਸਕੀਮ ਦੇ ਬਰੋਸਰ, ਜਿਸ ਦੀ ਕਾਪੀ ਪਹਿਲਾਂ ਹੀ ਉੱਕਤ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਮੁਹਈਆ ਕਰਵਾਈਆਂ ਗਈਆਂ ਸਨ, ਵਿੱਚ ਮਿਲਖ ਦਫਤਰ ਅਤੇ ਟਾਊਨ ਪਲੈਨਿੰਗ ਵਿੱਚ ਗਮਾਡਾ ਵੱਲੋਂ ਸ਼ੁੱਧਤਾ ਤੌਰ ਤੇ ਕੁਝ ਸੋਧਾਂ ਸੁਝਾਈਆਂ ਗਈਆਂ ਹਨ, ਜੋ ਕਿ ਨਿਮਨ ਅਨੁਸਾਰ ਹਨ:-

1. ਸਕੀਮ ਬਰੋਸਰ ਵਿੱਚ ਦਿੱਤੀਆਂ ਸਾਈਟਾਂ ਦੇ ਐਵ. ਏ. ਆਰ. ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਬਿਲਡਿੰਗ) ਰੂਲਜ਼ 2021 ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਕਰਨਾ।
2. ਸਕੀਮ ਬਰੋਸਰ ਵਿੱਚ ਦਿੱਤੇ ਦੋਵੇਂ Examples ਦੀ ਥਾਂ ਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ Examples ਨੂੰ ਸ਼ਾਮਲ ਕਰਨਾ:

Example 1:
Rates for less FAR of 1:2.5
Basic FAR 1:3
If 0.5 FAR is less admissible, then the formula is
$$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$$

Example 2:
Rates for more FAR of 1:3.5
Basic FAR 1:3
If 0.5 FAR is more admissible, then the formula is
$$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$$

4. ਸਾਈਟਾਂ ਦਾ ਕਬਜ਼ਾ ਐਲ. ਓ. ਆਈ. ਦੀ ਥਾਂ ਤੇ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 90 ਦਿਨਾਂ ਵਿੱਚਕਾਰ ਦੇਣ ਸਬੰਧੀ ਉਪਬੰਧ ਕਰਨਾ।
5. ਸਕੀਮ ਬਰੋਸਰ ਵਿੱਚ ਪੁੱਡਾ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2013 ਦੀ ਥਾਂ ਤੇ ਪੁੱਡਾ ਬਿਲਡਿੰਗ ਰੂਲਜ਼ 2021, ਠੀਕ ਕਰਨਾ।
6. ਕੰਪਲੀਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਲਈ ਗਠਿਤ ਕੀਤੀ ਗਈ ਕਮੇਟੀ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਮਿਤੀ 05-07-2021 ਨੂੰ ਜਾਰੀ ਕੀਤੀ ਗਈ ਨੋਟੀਫਿਕੇਸ਼ਨ ਮੁਤਾਬਿਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਬਰਨਾ:-

- i) District Town Planner
- ii) D.E.(Civil)
- iii) D.E. (Public Health)
- iv) D.E.(Electrical)
- v) D.E.(Horticulture)

ਉੱਕਤ ਸੋਧਾਂ ਨੂੰ ਸ਼ਾਮਲ ਕਰਦੇ ਹੋਏ ਸੋਧਿਆ ਗਿਆ ਸਕੀਮ ਬਰੋਸਰ ਅਨੁਲੋਗ-01 ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ। ਮੀਟਿੰਗ ਬੰਨ੍ਹਾਵਟ ਦੇ ਮਤੇ ਨਾਲ ਸਮਾਪਤ ਹੋਈ।

ਸ:ਮਿ:ਅ:
ਗਮਾਡਾ

ਜਿ:ਨ:ਯੋ:
ਗਮਾਡਾ

ਮੁ:ਲ:ਅ:
ਗਮਾਡਾ

ਵ:ਮੁ:ਪ੍ਰ(ਪਾਲਿਸੀ)
ਪੁੱਡਾ

ਅਨੁਲੋਗ-3

1

**ALLOTMENT OF SITES TO COOPERATIVE SOCIETIES FOR THE
CONSTRUCTION OF MULTI STOREY FLATS UNDER GROUP HOUSING
SCHEME.**

1. SCHEME:-

In consonance with the objectives of National Housing Policy, the Authority shall reserve site in each Sector of Urban Estate for construction of multi-storeyed group housing flats. The chunk of sites so reserved shall be allotted to the eligible House Building Societies who apply under this scheme.

In case, two or more applications are received against a particular site and all such applicants are otherwise found eligible as per the conditions of this scheme, then successful applicant shall be decided on the basis of draw of lots.

A co-operative society means a society registered or deemed to be registered under The Punjab Co-Operative Societies Act, 1961.

2. NO. OF SITES:-

Following sites are available for allotment subject to fulfilment of eligibility criteria and approval of the Competent Authority on the recommendations of the Scrutiny committee as per advertisement published in leading dailies. The scheme shall close as and when offered sites are allotted to the prospective applicants/societies.

Group Housing Sites Details					
Sector (Location)	Area in Acres. (Area as per layout Plan)	Abutting Road Width	Maximum Permissible		Amount (in cr.) (excluding Cancer Cess)
			FAR	Ground Coverage	
66	4.00 acres.	80'-0"	1:2.5	30%	General 141,79,55,484/-
Foodty Phase-2 (Extension)	G.H. -3 (2.50 acres)	164'-0"	unlimit ed	30%	General 61,94,34,078/-

- 2% of the total amount of the site as "Cancer and Drug Addiction Treatment infrastructure fund" shall be charged extra.
- Area and Number of sites are indicative and can be clubbed, divided, changed. In future, new sites can also be added as per availability and feasibility of areas.
- In case of F.A.R. 1:3, the allotment price of the site shall be equivalent to Prevailing reserve price for residential plots in the respective Sector/Area in which the site is located. For the sites where F.A.R. is less/more than 1:3, the allotment price shall be equivalent to the reserve price for residential plots in the respective Sector/Area after making proportionate adjustment for the F.A.R. less/more than 3 in accordance with formulae.

Explanatory: The total will be reduced by the figure determined by this formula:

For Example:

Example 1:-
Rates for lesser FAR of 1:2.5
Basic FAR 1:3
If 0.5 FAR is less admissible, the formula is
$$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$$

Example 2:-
Rates for more FAR of 1:3.5
Basic FAR 1:3
If 0.5 FAR is more admissible, the formula is
$$\frac{\text{Prevailing rate} \times 0.5 \times 35\%}{3}$$

- The above mentioned rates are valid for 1 year only.
- Price would be charged as per actual measurement at the time of Possession.

3. ELIGIBILITY CONDITIONS FOR MAKING APPLICATIONS:-

- i) The society shall be considered eligible for making application for allotment of site, if it is duly registered with the Registrar, Cooperative Society, Punjab, Chandigarh, and has sufficient funds/resources to pay the price of site, to undertake the construction work and complete it in a stipulated period.
- ii) No member of society shall be eligible for allotment of a dwelling unit under this scheme, if he/she or his/her spouse has already been allotted residential plot/house/flat, either on free hold, lease hold or hire purchase-basis by Government agency such as Directorate, Urban Estate Department, PHDB (now PUDA), GMADA, Housefed, in Urban Estate at SAS Nagar.

The office of Registrar, Co-operative Society, Punjab, Chandigarh shall verify the eligibility conditions for members under each category of the society as per Act, rules or policies made there under.

4. MODE OF INVITING APPLICATIONS:-

For the purpose of allotting site under this scheme, the applications shall be invited through open advertisement from the eligible House Building Societies on a prescribed application form and demand draft of non-refundable application money given below in favour of Chief Administrator, GMADA alongwith necessary documents to the Estate Officer(plots), GMADA:-

Sr. No.	Area of Site	Application Money
1	Upto 5 acre	Rs. 2,00,000/-

The application forms along with brochure shall be available on the website i.e. www.gmada.gov.in of the Authority, which can be downloaded by the prospective applicant.

A society can apply for more than one site. In that case application money will be charged with each application form.

5. SELECTION CRITERIA:-

Applications received by 20th of every month shall be scrutinized by the Committee consisting of the following members:-

1. Addl. Chief Administrator,	Chairman
2. District Town planner, GMADA or his representative not below the rank of ATP	Member
3. Senior Architect, GMADA	Member
4. Chief Accounts Officer, GMADA	Member
5. Estate Officer(Concerned), GMADA	Member Secy.

Scrutiny Committee shall examine each and every application to determine the eligibility & assessment of financial position of the applicant. The broad criteria for determining the eligibility will be as under:-

- i) Fulfilment of the eligibility conditions as laid down in para-4 above.
- ii) Financial resources of society.
- iii) Capacity to pay cost of site and time required for completion of construction.

Allotment to all eligible applicants shall be made in the first week of next month. In case there are more than one eligible applicant, for particular site, the allotment shall be made by way of draw of lots. This process shall be followed till all the sites are disposed off.

6. ISSUE OF LETTER OF INTENT:-

After scrutiny of the requisite documents and the decisions regarding allotment of site, a letter of intent in prescribed form shall be issued by the Authority requiring the society to complete the requisite formalities and deposit the amount equal to 15% of the total cost of the site/Land within 30 days of the issue of the letter of intent alongwith 2% of the total amount of the site as "Cancer and Drug Addiction Treatment Infrastructure Fund". In case of failure to deposit/complete the said amount/documents within 30 days, Letter of Intent is liable to be cancelled. However, this period can be extended up-to another 60 days (i.e. total 90 days) on making a written request within 30 days from the date of issuance of LOI. However, Surcharge shall be charged @1.5 of the amount to be deposited for the delayed period. In addition, penal interest @15% shall also be charged for the delayed period. Even then, if the amount is not deposited or documents are not completed within the period i.e. total of 90 days from the date of issue of the L.O.I., the said letter of intent shall be treated as withdrawn/cancelled.

7. ISSUE OF ALLOTMENT LETTER:-

After determining the eligibility of the societies on receipt of 15% amount of site and completion of required documents and necessary formalities, allotment letter indicating detailed terms and conditions of allotment will be issued.

8. MODE OF PAYMENT:-

The balance 85% of the cost of site will be payable in five equated annual instalments along-with interest at 12% per annum. The society shall have the option of making payment of balance amount in lump-sum within 60 days from the date of issue of allotment letter, a rebate of 5% on the balance amount shall be admissible.

9. HANDING OVER POSSESSION:-

Physical possession of the site shall be handed over within 90 days from the date of issuance of Allotment Letter provided 15% amount as indicated in the LOI is received. In case the society fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.

10. NORMS OF DEVELOPMENT OF GROUP HOUSING SCHEMES.

Construction/Development of the said sites shall be made as per the provisions of Punjab Urban Planning and Development Authority, Building Rules, 2021 issued by the Government of Punjab vide Notification No. G.S.R. 144/P.A.11/1995/Ss. 180 and 43/2021, dated 31st August, 2021, other prevailing norms/rules/ guidelines/Acts and the amendments, if any made therein from time to time.

11. SUBMISSION OF BUILDING PLANS:-

The Society shall be required to submit building plans as per the Punjab Urban Planning and Development Authority Building Rules, 2021 and amended from time to time within three months of the issue of allotment letter. In normal circumstances Authority shall take 90 days to approve the building plans. In case the total time taken by the Authority exceeds 90 days, corresponding allowance will be given in calculating the time for completion.

12. CONSTRUCTION OF FLATS:-

The society shall have to complete the construction of flats within five years from the date of possession of the site. However, if the society fails to do so, under exceptional circumstance, an extension on the request of the society, shall be allowed on payment of extension fee as prescribed in

Punjab Regional and Town Planning and Development (General) Amendment Rules, 2010 and amended from time to time.

13. COMPLETION OF THE PROJECT:-

Completion means construction of all the dwelling units which are shown in the plan submitted by the allottee for approval of the Authority.

- a) Completely constructing all the dwelling units which the society proposes to construct at the time of submission of building plans.
- b) The completion of individual dwelling unit means construction of the entire structure, plastering of walls, flooring, installation of external doors and windows, electric, water supply, sewerage lines as per approved plan, making kitchen and at-least one toilet functional with all fittings and fixtures so as to make the house liveable. It excludes all internal woodwork, painting white washing and other furnishings not covered above.
- c) Completion of project would mean completion of the dwelling unit as above, boundary wall, gate, internal road, parking, electrification of the campus, fire fighting equipment (if required) as approved in the plan.
- d) Completion would be granted on the basis of the report of a committee as per provisions made in Notification No. 18/07/21-SHG1/870 dated 05-07-2021 and as amended from time to time, issued by Punjab Government, Department of Housing and Urban Planning, comprising of:
 - i) District Town Planner
 - ii) D.E.(Civil)
 - iii) D.E. (Public Health)
 - iv) D.E.(Electrical)
 - v) D.E.(Horticulture)
- e) Society will obtain all statutory clearances at its own level from different departments and complete the project in the stipulated time.

14. INSPECTION BY AUTHORITY OFFICIALS:-

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

15. TRANSFER OF MEMBERSHIP:-

The society shall submit the list of its members to GMADA before the issue of allotment letter of site for Group Housing and the society will allot the dwelling units only to such members, whose names are mentioned in the said list. The Society shall not alter the membership except in accordance with the provisions of Punjab Co-operative Societies Act, 1961 and with the prior approval of Estate Officer, GMADA.

16. PERMISSION TO MORTGAGE:-

To the extent possible the Authority shall arrange to permit mortgage/hypothecation of the site/structure so that society can obtain house building loan from recognized institutions on the condition that the Authority will retain first charge on the assets towards unpaid portion of site price and other charges due to it.

17. ARBITRATION:-

All or any disputes arising out or touching upon or in relation to the terms and conditions of allotment, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.

18. VIOLATION OF TERMS AND CONDITIONS:-

If the allottee commits any breach of the terms and conditions of the allotment or violates any of the provisions of Act/Rules or fails to comply with any directions given by the Chief Administrator, GMADA or any other officer appointed by him, under the terms of allotment, the Chief administrator, GMADA or any other officer appointed by him, may further direct the allottee to immediately rectify or amend the default within a reasonable time. If the Chief Administrator, GMADA or the officer so appointed by him feels that the allottees has failed to comply with his directions or he cannot or will not comply with such direction, appropriate action under rules shall be taken.

**APPLICATION FORM FOR ALLOTMENT OF SITES TO COOPERATIVE
SOCIETIES FOR THE CONSTRUCTION OF MULTI STOREY FLATS
UNDER GROUP HOUSING SCHEME.**

1. Name of the Society
2. Category (Under which applied)
3. Full name of the applicant(s)
4. Permanent address
5. Correspondence address
6. Registration No. of Society....., year.....
7. No. of Members
8. Telephone No. (M)....., (LL)
9. Email address
10. Sector/Location applied for
11. Area/Size of the Plot/Site applied for
12. Details of Demand Draft
 - a. Amount
 - b. Bank Draft No. & Date Drawn on:
 - c. Draw on

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

- (1) Documents to be attached:
 - (a). Means of Finance with documentary evidence.
 - (b). Project report clearly showing viability of the project.
 - (c). Layout plan indicating land requirement for the various components duly signed by Registered Architect.
 - (d). Proposed plan of construction showing the justification of land utilization duly signed by Regd. Architect.
 - (e). Rough cost Estimate.
 - (f). Certificate of registration of Society/Trust alongwith memorandum of Society/Trust.
 - (g). List of Members of the society
 - (h). Affidavit of President/General Secretary of the society that the members of the society fulfill conditions as mentioned in the scheme/Societies Registration Act.
- (2) Incomplete applications are liable to be rejected.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.06

(Estate Office-Housing)

Subject:- Setting up of Motor Market at SAS Nagar and allotment of booths to motor mechanics.

1.0 Due to non-existence of separate motor mechanic market at Sahibzada Ajit Singh Nagar, motor mechanics continued to work in their own way at various places in the city and during the operation of these motor mechanics obstruction in traffic was observed. Residence Welfare Association, Phase-7, Sahibzada Ajit Singh Nagar has filed Civil Writ Petition No. 15903 of 2006 and Writ Petition No. 7496 of 2007 in the Hon'ble Punjab and Haryana High Court regarding shifting of illegal and unauthorized motor market / scooter market and repair shop in Phase-7. GMADA on the ground of illegal and unauthorized use of properties was able to dispose off these writs.

2.0 Approval regarding setting up of Motor Mechanic Market in the city was accorded in the 21st meeting of GMADA Authority held on 09-11-2016 vide Supplementary Item No. 21.26. the decision of the Authority has been placed at **Annexure-1**. GMADA Authority has also accorded its approval for launching scheme for Motor Mechanics and truck mechanics at Sector 66 SAS Nagar with the following details:-

Type	Size	Number	Price
Built Up Booths	8' X 16'	411	14.00 Lacs
Built Up Booths (on ground floor)	12' X 30'	52 (for motor mechanics) 68 (for truck mechanics)	39.00 Lacs
Built Up Booths (on first floor)	12' X 30'	52 (for motor mechanics) 68 (for truck mechanics)	26.00 Lacs

Scheme for allotment of the above booths was launched and applications (alongwith 10% of the above mentioned price as Earnest Money to be deposited with application) were called from the Mechanics against which 236 applications were received.

3.0 Matter for setting up of Motor Market at SAS Nagar was discussed in the 63rd meeting of Regional Planning and Design Committee held on 11-01-2019. Upon deliberation, it was suggested that the site proposed for setting up motor market i.e. Sector 66, SAS Nagar is not suitable for this purpose. Because this site falls within the residential area and is near to institutions such as Shishu Niketan School and Mai Bhago Institute. A committee comprising of DTP (SAS Nagar), DTP(GMADA), EO(Housing) and DE(C-2), GMADA jointly proposed Bulk Material Market, Sector 65, SAS Nagar suitable for this purpose.

A site measuring 5.28 acres, comprising of plot No. 263 to 272, proposed for Iron trade (which are unallotted), 0.70 acres site for Rehra Stand (unused site), 0.715 acres for Truck Stand (unused site) and 1.08 acres of Reserve site, is available with GMADA and is suitable for setting up of Motor market, as this site being in the city, will not affect the traffic.

4.0 Various objections from the motor mechanics were received at the office from time to time. Planning and Design Committee, under the chairmanship of Additional Chief Secretary, Department of Housing and Urban Development, in its meeting held on 10-05-2019 (**Annexure-2**) (in which representatives of Motor Mechanics were also present) has decided as under: -

1. Establishment of Motor Market in Bulk Material Market at Sector-65.
2. Regarding allotment of site in place of built up booths which will be constructed by the applicant, as per the demand of the applicants' association,.
3. If the motor mechanic wants to build the first floor of the shop and basement for storage, then the mechanic agrees to pay the remaining price as per the rates previously fixed by GMADA for different floors (reducing the rates fixed for construction). If so, provision should be made for basement and first floor in these shops.
4. If the mechanics also want to make the first floor for storage in the booths then on the same pattern if the mechanics agree to the rates fixed by GMADA then the first floor should be provided for these booths by proposing common stairs and corridors. Due to the small size of the booth, it is not possible to provide stairs according to the rules inside the booth. As a result, basements cannot be built under these booths.
5. Following Rates for booths/shops were also approved:-

Size	Price
8' X 16'	14.00 Lacs
12' X 30'	65.00 Lacs

As per decision made in P & D Committee, numbering draw of 204 booths was conducted on 21-06-2019 and for 20 booths and 18 Shops, numbering draw was conducted on 08-08-2019.

5.0 As per Revised plan issued by DTP, GMADA, SAS Nagar vide sketch plan no. STP(G)54/2020 Dated 21.10.2010, the area of the site comes out to be 4.68 acres with the following planning:-

Sr. No.	Category	Size	No. of Floors	No. of Shops/Booths
1.	Shops	12'-0" X 30'-0"	G + 1 with basement	24
2.	Booths	8'-0" X 16'-0"	G + 1 only	229

Matter is placed before the Executive Committee, GMADA for consideration and approval of the following:

- A. Decision accorded in the meeting of Planning and Design Committee held on 10-05-2019
- B. Planning of 24 shops and 229 booths at Bulk Material Market, Sector 65, SAS Nagar.

The rest conditions of the approval accorded by GMADA Authority in its meeting held on 09-01-2016 shall remain same.

ਕਾਰਵਾਈ ਕਰਨ ਦਾ ਭਰੋਸਾ ਦਿਵਾਇਆ ਗਿਆ ਹੈ, ਦੇ ਮੱਦੇ ਨਸਰ ਇਸ ਵਿੱਚ ਪਤੀਸ਼ਨ
 ਵਿੱਚ ਪ੍ਰਧਾਨੀਆਂ ਦੇ ਰੀਕਾਰਡਿੰਗ ਅਤੇ ਮਨ-ਅਧਿਕਾਰਤ ਵਰਤੋਂ ਦੇ ਵਿਰੋਧ ਸਖਤ
 ਰਾਹੀਂ ਸਾਰੀ ਕੀਤੇ ਗਏ ਹੁਕਮਾਂ ਵਿੱਚ ਗਮਾਤਾ ਵੱਲੋਂ ਪੁਸ਼ਟ ਕੀਤੇ ਗਏ ਮੈਨੀਫੈਸਟੋ ਵਿੱਚ
 ਪੁਸ਼ਾ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵੱਲੋਂ ਇਸ ਸਬੰਧ ਵਿੱਚ ਮਿਤੀ 17-09-2008
 ਮਾਰਕੀਟ ਅਤੇ ਰਿਪ੍ਰੇਅਰ ਸਮੂਹ ਨੂੰ ਸਿਰਫ ਕਰਨ ਦੀ ਗੁਹਾਰ ਕੀਤੀ ਗਈ। ਮਾਨਯੋਗ
 ਕਰਦੇ ਹੋਏ ਫੇਜ਼-7 ਵਿੱਚ ਰੀਕਾਰਡਿੰਗ ਅਤੇ ਮਨ-ਅਧਿਕਾਰਤ ਮੋਰ ਮਾਰਕੀਟ/ਮੋਰ
 ਸਿਵਲ ਜਿੱਟ ਪਤੀਸ਼ਨ ਨੰ: 15903 ਮਾਫ 2006 ਅਤੇ 7496 ਮਾਫ 2007 ਦਾਇਰ
 ਅੰਮ੍ਰਿਤਸਰ ਅੰਮ੍ਰਿਤਸਰ ਪੁਸ਼ਾ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਿੱਚ ਦੇ
 ਤਰ੍ਹਾਂ ਦੇ ਇਕ ਕੇਸ ਸਬੰਧੀ ਰੈਜਿਸਟਰੇਟ ਵੇਲਫੇਅਰ ਅੰਮ੍ਰਿਤਸਰ, ਫੇਜ਼-7,
 ਤੇ ਕੇਸ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜਿਸ ਨਾਲ ਮਾਵਾਜਾਈ ਵਿੱਚ ਅਤਰਤ ਮਾਊਦੀ ਹੈ। ਇਸੀ
 ਦੀ ਸ਼ਹਿਰ ਵਿੱਚ ਲੋਕ ਹੁੰਦੀ ਹੈ ਲਕਿਨ ਕਈ ਵਾਰ ਇਨ੍ਹਾਂ ਮਕੈਨਿਕਾਂ ਵੱਲੋਂ ਅਜਿਹੀ ਜਗ੍ਹਾ
 ਕੇਸ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਵੇਸੇ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਕੇਸ ਕਰਨ ਵਾਲੇ ਮਕੈਨਿਕਾਂ ਅਤੇ ਵੇਕਨਾਂ
 ਹੈ। ਸ਼ਹਿਰ ਅੰਦਰ ਵੱਖ-ਵੱਖ ਥਾਵਾਂ ਤੇ ਮੋਰ ਮਕੈਨਿਕਾਂ ਵੱਲੋਂ ਆਪਣੇ ਚਰੀਕੇ ਮੁਰਾਬਰ
 ਅੰਮ੍ਰਿਤਸਰ ਅੰਮ੍ਰਿਤਸਰ ਵਿਖੇ ਇਸ ਸਮੂਹ ਕੋਈ ਵੱਖਰੀ ਮੋਰ ਮਾਰਕੀਟ ਨਹੀਂ

ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

ਮਕੈਨਿਕਾਂ ਵਾਸਤੇ ਮੋਰ ਮਾਰਕੀਟ ਬਣਾਉਣ ਉਪਰੰਤ ਖਾਸ ਦੀ

ਵਿਸ਼ਾ:- ਅੰਮ੍ਰਿਤਸਰ ਅੰਮ੍ਰਿਤਸਰ ਵਿਖੇ ਵੱਖ-ਵੱਖ ਮੋਰ ਮਕੈਨਿਕਾਂ/ਥਾਵਾਂ ਤੇ ਮੋਰ

ਅੰਮ੍ਰਿਤਸਰ ਅੰਮ੍ਰਿਤਸਰ

(ਅੰਮ੍ਰਿਤਸਰ)

ਅੰਮ੍ਰਿਤਸਰ ਮਿਤੀ: 21.12.20

ਉਂ ਲਿਆਂਦਾ ਜਾਵੇਗਾ ਕਿਉਂਕਿ ਇਹ ਇੱਕ ਸ਼ਹਿਰੀ ਪ੍ਰਾਇਮਰੀ ਹੈ। ਇਸ ਲਈ ਸ਼ਹਿਰ ਵਿੱਚ ਇੱਕ ਪ੍ਰਾਇਮਰੀ

ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰਨ ਦੀ ਉਮੀਦ ਹੈ।

ਉਪਰੋਕਤ ਗਿਆਤ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਮਾਮਲਿਆਂ ਦੇ ਸਬੰਧ ਵਿੱਚ

ਮਿਸਟਰ ਮੁਖੀ ਨਗਰ ਪਾਲਿਕਾ ਵਿੱਚ ਮੌਜੂਦਾ ਪ੍ਰਿੰਸੀਪਲ ਦੀ ਸਹੂਲਤ ਦੇ ਨਾਲ ਵੱਖ-ਵੱਖ

ਥਾਵਾਂ ਤੇ ਥੋੜੇ ਸ਼ਹਿਰ ਪ੍ਰਾਇਮਰੀ ਦੇ ਸਬੰਧ ਵਿੱਚ ਕਾਰਨ ਲਈ ਦਫਤਰੀ ਹੁਕਮ ਨੰ: 18591

ਮਿਤੀ 27-04-2016 ਅਨੁਸਾਰ ਕਮੇਟੀ ਦੇ ਗਠਨ ਕੀਤਾ ਗਿਆ ਅਤੇ ਜਿਹਨਾਂ ਥਾਵਾਂ

ਤੇ ਮਕੈਨਿਕ, ਡੀਜ਼ੀਲ, ਪੀਟਿੰਗ, ਇਲੈਕਟ੍ਰੀਸ਼ਨ, ਸਪਰੇਅ ਪਾਰਟਸ, ਵੱਲੋਂ ਕੰਮ ਕੀਤਾ ਜਾ

ਰਿਹਾ ਹੈ, ਉਹਨਾਂ ਥਾਵਾਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਮਿਸਟਰ ਮੁਖੀ ਨਗਰ ਪਾਲਿਕਾ ਵਿੱਚ ਇੱਕ

ਸਬੰਧ ਵਿੱਚ ਦੋ ਟੀਮਾਂ (ਟੀਮ-1 ਅਤੇ ਟੀਮ-2) ਬਣਾਈਆਂ ਗਈਆਂ ਸਨ ਅਤੇ ਜਿਹਨਾਂ

ਟੀਮਾਂ ਵੱਲੋਂ ਸਬੰਧ ਅਤੇ ਵਿਸ਼ੇਸ਼ਗਰਾਹੀ ਕੀਤੀ ਗਈ। ਟੀਮ-1 ਅਤੇ 2 ਦੀ ਸਹਾਇ

ਰਿਪੋਰਟ ਕੰਪਾਈਲ ਕਰਕੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੁਸਾਵਰ, ਗਿਆਤ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ

ਗਈ ਸੀ ਜੋ ਕਿ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

Sr. No.	Category	Tuan-1 & 2 (Area: Phase-1, 2,3,4,5,6,7,8, 8-B, 9 & Village (Philly) Kumbha, Subana, Akali Baidwan, Monali, Nisaur) 1,2,3,4,5,6,7,8, 8-B, 9 & Village (Philly) Kumbha, Subana, Akali Baidwan, Monali, Nisaur)		
		Sector Grid	Industrial Area	Village Area (Inside Phiro)
1	Mechanics	a)Mechanics-226 b)Auto Electrician- 13 c)Dentist & Painter-18 d)Shoe Repair-3 e)Car A.C. Repair-4 f)Welder-2 g)Car Lock Repair-1 h)Mechanical Works & Axle Repair-2 i)Car Dry Cleaning-1	a)Mechanics-89 b)Dentist & Painter-5 c)Lathe Work-1 d)Grease Work-2 e)Auto Electrician-1 f)Auto Electrician-1 g)Tyre Service-3 h)Car Polishing-1 i)Car A.C. Repair-3 j)Car Scanner-1	a)Mechanics-51 b)Auto Electrician-3 c)Welder-2 d)Grease Work-2 e)Tyre Service-2 f)Car Lock Repair-1 g)Car Dry Cleaning-1

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ਮੀਟਿੰਗ ਵਿੱਚ ਹੋਣ ਵਾਲੇ ਮੁੱਦਿਆਂ ਦਾ ਸਮੂਹ ਹੇਠਾਂ ਦਿੱਤਾ ਹੈ:-

ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਨੁਸਾਰ '1' ਦੇ ਹੇਠਾਂ ਦਿੱਤੇ ਸਾਰੇ ਮੁੱਦਿਆਂ ਨੂੰ ਹੱਲ ਕਰ ਦਿੱਤਾ ਗਿਆ, ਗਮਾਤ ਅਤੇ ਸੀਨੀਅਰ ਕੁੱਝ ਮੁੱਦਿਆਂ (ਮਾਰ) ਮੁੱਦੇ ਹਨ। ਇਸ ਤੋਂ ਪਤਾ ਚਲੇ ਗਿਆ, ਗਮਾਤ, ਸਿਲਮ ਮਾਰ (ਹਾਊਸਿੰਗ), ਮੁੱਖ ਕੁੱਝ ਮੁੱਦਿਆਂ 02-11-2016 ਨੂੰ ਮੀਟਿੰਗ ਕੀਤੀ ਗਈ। ਇਸ ਵਿੱਚ ਸੀਨੀਅਰ

(1) ਇਸ ਸਬੰਧ ਵਿੱਚ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਨ, ਗਮਾਤ ਸੀ ਦੀ ਪੁਸ਼ਟੀ ਹੋਣ

ਦੇ ਹੋਏ ਜਾਣੇ।

ਰਿਪੋਰਟ ਅਨੁਸਾਰ ਮੁੱਖ ਕੁੱਝ suitable ਜਾਂ ਮੁੱਖ ਦੇ ਭਾਰਤ ਪੁਲੀਸ ਬਣਾ ਕਰ ਦੇ ਹੋਣੇ ਹਨ ਕਿ ਸੀਨੀਅਰ ਟਾਈਨ ਪੁਲੀਸ, ਗਮਾਤ ਵੱਲੋਂ ਉਪਰੋਕਤ ਮਾਨਵਰ ਮੁੱਖ ਪ੍ਰਸ਼ਨ, ਗਮਾਤ ਸੀ ਵੱਲੋਂ ਉਪਰੋਕਤ ਰਿਪੋਰਟ ਪੁਲੀਸ

ਤਰੱਕਾ ਅਤੇ ਬੱਸਾਂ ਦੇ ਕੰਮ ਕਰਦੇ ਹਨ।

ਉਪਰੋਕਤ ਮਾਨਵਰਾਂ ਵਿੱਚੋਂ 67 ਮਾਨਵਰ ਇਸ ਤਰ੍ਹਾਂ ਦੇ ਹਨ ਜਿਹੜੇ ਕਿ

Grand total		Total		512 Nos	
3	Accessories	a)Accessories-5 b)Seat Cover Tailor-2	107 Nos	a)Seat Cover-1 b)Seat Cover-1	132 Nos
2	Spare Parts	a)Spare Part-10 b)Battery Works 5 c)Wheel Care-5	107 Nos	a)Spare Part-10 b)Battery Works 5 c)Wheel Care-5	132 Nos

1. ਮਿਤਰ 66 ਵਿਖੇ ਸੀਵੇਜ਼ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ/ਡਿਸਟਰੀਕਟ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਲਾਗੂ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਪਹਿਲੇ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਦੀ ਮੁੜ ਮਾਰਕੀਟ ਵਾਸਤੇ ਰੱਖੀ ਗਈ ਨਾਲ ਲਗਦੀ ਥਾਂ ਜੋ ਪਹਿਲਾਂ ਤੋਂ ਹੀ ਮੁੜ ਮਾਰਕੀਟ ਵਾਸਤੇ ਰੱਖੀ ਗਈ ਸੀ ਉਸ ਵਿੱਚ ਮੁੜ ਮਾਰਕੀਟ ਤਜਵੀਜ਼ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।
2. ਛੋਟੇ ਮਕੈਨਿਕ ਵਾਸਤੇ 8×16 ਫੁੱਟ ਦਾ ਬੁੱਥ ਜਿਸ ਵਿੱਚ 6 ਫੁੱਟ ਦਾ ਕੋਰੀਡੋਰ ਸ਼ਾਮਲ ਹੋਵੇ ਪਲੇਨ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ ਅਤੇ ਇਹਨਾਂ ਬੁੱਥਾਂ ਦੇ ਅੱਗੇ 20 ਫੁੱਟ ਦੇ ਚੌੜੇ ਪ੍ਰਵੇਸ਼ ਮਕੈਨਿਕਾਂ ਨੂੰ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾ ਸਕਦੇ ਹਨ।
3. ਕੁਝ ਅਜਿਹੇ ਸਾਮਾਨ 12×30 ਫੁੱਟ ਜਿਹਨਾਂ ਵਿੱਚ 6 ਫੁੱਟ ਦਾ ਕੋਰੀਡੋਰ ਸ਼ਾਮਲ ਹੋਵੇ, ਵੀ ਪਲੇਨ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਜੋ ਭਾਰੀ ਵਾਹਨਾਂ ਦੇ ਮਕੈਨਿਕਾਂ ਅਤੇ ਸਪੋਅਰ ਪਾਰਟਸ ਦਾ ਕੰਮ ਕਰਨ ਵਾਲਿਆਂ ਨੂੰ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾ ਸਕਦੇ ਹਨ।
4. ਮਾਰਕੀਟ ਵਿੱਚ ਸੜਕਾਂ ਘੱਟੋ ਘੱਟ 33 ਫੁੱਟ ਦੀਆਂ ਰੱਖੀਆਂ ਜਾਣ ਤਾਂ ਜੋ ਕਿਸੇ ਕਿਸਮ ਦੀ ਕੋਈ ਟਰੈਫਿਕ ਦੀ ਸਮੱਸਿਆ ਨਾ ਹੋਵੇ।
5. ਸੀਨੀਅਰ ਟਾਊਨ ਪਲੇਨਰ, ਗਮਾਭਾ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਬਲਕ ਮਟੀਰੀਅਲ ਮਾਰਕੀਟ ਵਿੱਚ ਤਜਵੀਜ਼ 1.75 ਏਕੜ ਹੇਟਲ ਮਾਰੀਟ ਦੇ ਨਾਲ ਲੱਗਦੀ 2 ਏਕੜ ਦੀ ਮਾਰੀਟ, ਜਿਥੇ ਕਿ ਪਹਿਲਾਂ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ 454 ਤੋਂ 461 ਪਲੇਨ ਕੀਤੇ ਗਏ ਸਨ, ਨੂੰ ਵੀ ਪਲੇਨ ਕਰਦੇ ਹੋਏ

ਪਾਈਸ 1,05,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਕੇਅਰ ਯਾਰਡ ਬਣਦੀ ਹੈ।
 ਵਿੱਚ ਕੁਝ ਬੂਥ ਵਿਖੇ ਹਨ ਇਸ ਕਰਕੇ ਇਹਨਾਂ ਬੂਥਾਂ ਦੀ ਮੌਜੂਦਗੀ ਰਿਸ਼ਟ
 ਦੱਸਿਆ ਗਿਆ ਕਿ ਇਹਨਾਂ ਥਾਵਾਂ/ਸੈਕਟਰਾਂ ਵਿੱਚ ਪਹਿਲਾਂ ਸਾਲ 2013
 ਮੀਟਿੰਗ ਵਿੱਚ ਸੀਨੀਅਰ ਡੇਪ ਮੈਂਬਰ (ਰਿਕਵੇਰੀ), ਗਮਾਤਾ ਵੱਲੋਂ

ਬੂਥਾਂ ਦੀ ਕੀਮਤ ਬਾਰੇ

ਹੈ।

ਅਤੇ ਫਸਟ ਫਲੋਰ ਤੇ ਵੀ 68 ਬੂਥ ਬਣਾਉਣ ਲਈ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਗਈ।
 ਤੇ 12'x30' (Double story) ਜਿਸ ਵਿੱਚ ਗਰਾਊਂਡ ਫਲੋਰ ਤੇ 68 ਬੂਥ
 ਸਮੂਹ ਪਾਰਟਸ ਲਈ ਬਲਕ ਮੈਟੀਰੀਅਲ ਮਾਰਕੀਟ ਵਿੱਚ ਉਪਲੱਬਧ ਜ਼ਰੂਰੀ
 ਪ੍ਰਧਾਨ ਮੰਤਰੀਆਂ ਲਈ ਰੱਖ ਮਕੈਨਿਕਾਂ ਵਾਸਤੇ ਅਤੇ ਇਸ ਨਾਲ ਸਬੰਧਤ
 ਹਨ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਸੀਨੀਅਰ ਟਾਊਨ ਪਲੈਨਰ, ਗਮਾਤਾ ਵੱਲੋਂ ਦਿੱਤੇ
 ਇਸ ਨਾਲ ਸਬੰਧਤ ਸਮੂਹ ਪਾਰਟਸ ਵਾਸਤੇ ਪਲੈਨ ਕੀਤੀਆਂ ਗਈਆਂ
 ਤਜਵੀਜ਼ ਕੀਤੇ ਗਏ ਹਨ ਇਹ ਬੂਥ ਸਕੈਟਰ/ਕਾਰ ਮਕੈਨਿਕਾਂ ਅਤੇ
 ਫਲਕ ਸਟੋਰੀ ਬੂਥ 52 (ਗਰਾਊਂਡ ਫਲੋਰ) ਅਤੇ 52 (ਫਸਟ ਫਲੋਰ)
 ਸੈਕਟਰ 66 ਵਿਖੇ 8x16 ਫੁੱਟ ਦੇ 411 ਬੂਥ ਅਤੇ 12x30 ਫੁੱਟ ਦੀਆਂ

ਸਥਾਪਿਤ ਹਨ।

ਗਰੀ ਵਾਹਨਾਂ ਦੇ ਮਕੈਨਿਕਾਂ ਵਾਸਤੇ ਹੋਰਨਾਂ ਪਲੈਨ ਕੀਤੀਆਂ ਹਨ।

ਦੇਖ-ਦੇਖ ਮੈਦਾਨ ਵਿੱਚ ਸਭ ਦੇ ਕਰਨ ਉਪਰੰਤ ਕੁੱਝ 532 ਦੁਕਾਨਾਂ
(ਸਿਰਫ਼ ਮਟਰੀ) ਪਲੇਨ ਕਰਨ ਲਈ ਇਹ ਸਾਈਟਾਂ ਚੁਣੀਆਂ ਗਈਆਂ ਹਨ
ਜਿਸ ਨਾਲ 8×16 ਫੁੱਟ ਸਾਈਜ਼ ਦੇ ਬੂਥ ਦੀ ਪਛਾਟ ਕੀਤੀ ਜਾਵੇਗੀ
 14.94 ਲੱਖ ਰੁਪਏ ਅਤੇ ਉਸਾਰੀ ਕੀਮਤ 1.54 ਲੱਖ ਰੁਪਏ ਜਿਸ ਦੇ ਕੁੱਝ
ਕੀਮਤ ਕਰਾਭੇ 16.48 ਲੱਖ ਰੁਪਏ ਕੈਲਕੁਲੇਟ ਕੀਤੀ ਗਈ ਹੈ। ਜਿਸ
ਤਰ੍ਹਾਂ 12×30 ਫੁੱਟ ਸਾਈਜ਼ ਦੀਆਂ ਦੁਕਾਨਾਂ ਦੀ ਕੀਮਤ ਤਕਰੀਬਨ 4.2
ਲੱਖ ਰੁਪਏ ਅਤੇ ਉਸਾਰੀ ਕੀਮਤ 4.32 ਲੱਖ ਰੁਪਏ ਜਿਸ ਦੇ ਕੁੱਝ ਕੀਮਤ
ਕਰਾਭੇ 46.32 ਲੱਖ ਰੁਪਏ ਕੈਲਕੁਲੇਟ ਕੀਤੀ ਗਈ ਹੈ ਜਿਸ ਨਾਲ ਕੁੱਝ
ਰੈਫਰੈਂਸ 131.23 ਕਰੋੜ ਰੁਪਏ ਪ੍ਰਾਪਤ ਹੋਵੇਗਾ (Cost Analysis
attached for ready reference)(ਅਨੁਕੂਲ-11) ਇਹ ਮਟਰ
ਮਟਰ ਦੀਆਂ ਦੁਕਾਨਾਂ ਫੁੱਟ ਸਾਈਜ਼ ਦੀਆਂ ਹਨ।

ਸ਼ਾਂਤ

ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ ਜੋ 5% ਰਿਬਟ ਦਿੱਤਾ ਜਾ ਸਕਦਾ ਹੈ।

(ii) ਥਾਕੀ 75% ਪ੍ਰਮਾਣ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜਾਂ ਕਾਫ਼ੀ

(i) ਮੁੱਖ ਰਿਟ ਕੰਮੀਡਰੀਆਂ ਲਈ ਮਾਨੀਟਰਿੰਗ ਪ੍ਰਣਾਲੀ 25%

ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ ਦਿੱਤੀ ਜਾਵੇਗੀ:-

(ਬ) ਦਿੱਤੀ ਥਾਕੀ ਦੀ ਮਾਨੀਟਰਿੰਗ ਰੀਟ ਪ੍ਰਣਾਲੀ 25% ਦੇ ਅੰਦਰ 25%

12'x30' (First Floor) 26 lac

12'x30' (Ground Floor) 39 lac

8'x16 14 lac

ਪ੍ਰਣਾਲੀ

(ਅ) ਦਿੱਤੀ ਥਾਕੀ ਦੀ ਰੀਟ ਪ੍ਰਣਾਲੀ ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ (ਮਨੁੱਖੀ) ਦੀ

ਪ੍ਰਣਾਲੀ।

ਗਤੀਮਤ ਦੇ ਨਾਂ ਮਾਨੀਟਰਿੰਗ ਪ੍ਰਣਾਲੀ ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ ਲਈ ਕਰਨ ਦੀ

(ਬ) ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ ਲਈ ਨੂੰ (i) 1 ਮਨੁੱਖੀ 5 ਦਿਨਾਂ ਪ੍ਰਣਾਲੀਮਤ

ਮਾਨੀਟਰਿੰਗ ਦੇ ਮਨੁੱਖੀ ਪ੍ਰਣਾਲੀ ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ ਲਈ ਕਰਨ ਦੀ

ਉਪਰੋਕਤ ਮਨੁੱਖੀ ਪ੍ਰਣਾਲੀ ਮਨੁੱਖੀ ਪ੍ਰਮਾਣ ਲਈ ਕਰਨ ਦੀ

ਘਟੇ ਘਟੇ 15 ਸਾਲ ਤੱਕ ਕੋਈ ਅਯਾਦੀ ਇਸ ਠੰਢੇ ਵੇਰ ਨਹੀਂ
 ਸਕਦਾ ਪਰ ਜੇਕਰ ਕਿਸੇ ਅਯਾਦੀ ਦੀ ਮੌਤ ਹੋ ਜਾਂਦੀ ਹੈ ਤਾਂ ਉਸ
 ਕੋਸ ਵਿੱਚ ਉਸ ਦੇ ਵਾਰਸਾਂ ਦੇ ਨਾਂ 'ਤੇ ਦਰਸ਼ਨਰ ਕੀਤੀ ਜਾ ਸਕਦੀ

ਜੇਕਰ ਅਲਾਟੀ ਉਪਰੋਕਤ ਕਈ ਨੰ: 2 (ii) ਅਨੁਸਾਰ ਨਿਰਧਾਰਤ
ਸਮੇਂ ਅਨੁਸਾਰ ਕਿਸੇ ਦੇ ਅਦਾਇਗੀ ਨਹੀਂ ਕਰਦਾ ਤਾਂ ਕਿਸੇ
ਦੀ ਦੇਰੀ ਮਿਲਖ ਅਫਸਰ, ਗਮਰਾ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ 24
ਮਹੀਨੇ ਕਈ ਕਿਲੋ ਪ੍ਰਮਾਣ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ ਇਸ ਸਬੰਧ ਵਿੱਚ
12 ਮਹੀਨੇ ਤੱਕ ਸਕੀਮ ਵਿਆਜ +3% ਪੀਨਲ ਵਿਆਜ ਅਤੇ
ਅਗਲੇ ਦੋਰ 12 ਮਹੀਨਿਆਂ ਤੱਕ ਸਕੀਮ ਵਿਆਜ +4% ਪੀਨਲ
ਵਿਆਜ ਵਸੂਲ ਕੀਤਾ ਜਾਵੇਗਾ। 24 ਮਹੀਨਿਆਂ ਤੋਂ ਬਾਅਦ ਦੀ

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- (ੳ) ਸ਼ਾਹੀਮ ਵੀਰ ਜੀ ਪੰਚਗੀਮੀ।
- (ੲ) ਸ਼ਾਹੀਮ ਵੀਰ ਜੀ ਪੰਚਗੀਮੀ।
- (ੳ) ਸ਼ਾਹੀਮ ਵੀਰ ਜੀ ਪੰਚਗੀਮੀ।
- (ੴ) ਸ਼ਾਹੀਮ ਵੀਰ ਜੀ ਪੰਚਗੀਮੀ।

- 58- 2110 [2110]10

உத்தரவு: இது உத்தரவு எண் 1302-11-20, 1997, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678

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අදාළ පළාතේ ප්‍රධාන ව්‍යාපාරිකයන් සමඟ සාකච්ඡා කළ අතර, ප්‍රධාන ව්‍යාපාරිකයන්ගේ සහය ලැබීම සඳහා ඉඩ ඇතැයි සිතන බව ප්‍රකාශ කළේය.

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අනුමත වූ ප්‍රතිපත්ති 10% - 15% පමණ වැඩි වූයේය.

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මහජන ප්‍රජාතන්ත්‍රවාදී රජයේ ප්‍රධාන අරමුණ වන්නේ සමස්ත ජාතික ආර්ථිකයේ ස්වයංපෝෂිත බව සහතික කිරීමයි. එබැවින් ආර්ථිකයේ ස්වයංපෝෂිත බව සහතික කිරීම සඳහා අපි විවිධ ක්‍රියාමාර්ග ගනිමු. ආර්ථිකයේ ස්වයංපෝෂිත බව සහතික කිරීම සඳහා අපි විවිධ ක්‍රියාමාර්ග ගනිමු. ආර්ථිකයේ ස්වයංපෝෂිත බව සහතික කිරීම සඳහා අපි විවිධ ක්‍රියාමාර්ග ගනිමු.

(ii) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

(iii) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

(iv) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

(v) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

(vi) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

(vii) 1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

1995-96 ਵਿੱਚ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ। ਇਸ ਤਹਿਤ ਮੁੱਲਾਂ ਵਿੱਚ ਵਾਧਾ 15% ਤੋਂ ਵੱਧ ਹੋਵੇਗਾ।

445/50-11

Cost Analysis of Booths and Shops at Motor Market, Sector 66, SAS Nagar
Rate per sq. yd. 105000/-

Total Revenue to be generated as per plan

Cost of booth (8' x 16')

Total booth plan

Total Revenue

Cost of Shop (12' x 30')

Total shop planned

Total Revenue

Cost of Construction @ Rs. 1200/- per sq. ft.

1. $16 \times 8 \times 1200 \times 411 = 6.31$ crores i.e. Rs. 1.54 lakhs per booth

2. $12 \times 30 \times 1200 \times 137 = 5.92$ crores i.e. Rs. 4.32 lakhs per shop

TOTAL (B) = Rs. 12.23 crores

G. TOTAL = Rs. 131.23 crores

Total Revenue to be generated as per revised plan

Single Storey Shop

Land Cost

Add 35% for exceeding FAR 1:1 to 1:2

Total cost

Cost of Const.

Cost of G. Floor

Cost of 1st Floor

1. Cost of booth (8' x 16')

2. Cost of shops G. Floor (30' x 12')

3. Cost of shops F. Floor (30' x 12')

Total = 135.54 crores

ਮੀਟਿੰਗ ਪੰਨਵਾਰ ਸਮਿਤ ਸਮਾਪਤ ਕੀਤੀ ਗਈ।

ਅਭਿਪ੍ਰਾਏ ਪੁਰਾਣੇ ਪੁਰਾਣੇ ਕਾਰਨਾਂ ਲਈ ਲਿਆਏ ਗਏ।

ਮੀ. ਟੀ. ਪੀ. ਗੁਪਤਾ ਨੇ ਇਸ ਸਬਦੀ ਵਿਚ ਹਥ ਦੇ ਮੀਟਿੰਗ-ਮੀਟਿੰਗ ਕਾਰਨਾਂ ਲਈ
ਦਾ ਪ੍ਰਭਾਵ ਦੇਣ ਦਾ ਇਸ਼ਾਰਾ ਕੀਤਾ ਗਿਆ ਅਤੇ ਵਧੀਕ ਪ੍ਰਿੰਸ ਪ੍ਰਸਾਰ, ਗੁਪਤਾ ਜੀ ਦੇ
ਅਗਲੀਆਂ ਪ੍ਰਾਪਤ ਹੋ ਕਾਰਨਾਂ ਵਿਚੋਂ ਨਵੇਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਨਵੇਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਨਵੇਂ ਕਾਰਨਾਂ
ਗਈਆਂ। ਇਸ ਵਿਚੋਂ ਕੁਝ 236 ਅਗਲੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ। ਇਸ ਸਮੇਂ ਵਿਚੋਂ ਪਤਾ
ਗਿਆ। ਇਸ ਉਪਰ ਸਮੇਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਅਗਲੀਆਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਥਾਵਾਂ ਦਾ ਸਥਾਨ ਅਤੇ ਵਿਚਿਤਰਿਤ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਮੀਟਿੰਗਾਂ, ਪ੍ਰੀਤ, ਵਿਚਿਤਰਿਤ, ਮੀਟਿੰਗਾਂ, ਮੀਟਿੰਗਾਂ, ਮੀਟਿੰਗਾਂ, ਮੀਟਿੰਗਾਂ, ਮੀਟਿੰਗਾਂ
27-04-2016 ਅਗਲੀਆਂ ਕਮੇਟੀ ਦਾ ਕਾਰਨਾਂ ਕੀਤਾ ਗਿਆ ਅਤੇ ਮੀਟਿੰਗਾਂ ਥਾਵਾਂ ਵਿਚੋਂ
ਥਾਵਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਦਾ ਸਥਾਨ ਕਾਰਨਾਂ ਲਈ ਵਧੀਕ ਹੁਕਮ ਨੰ: 18591 ਮੀਟਿੰਗਾਂ
ਅਗਲੀਆਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ
ਉਪਰੋਕਤ ਦੇ ਸਬਦ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਮੀਟਿੰਗਾਂ

ਹੀ।

ਅਭਿਪ੍ਰਾਏ ਪੁਰਾਣੇ ਪੁਰਾਣੇ ਕਾਰਨਾਂ ਲਈ ਲਿਆਏ ਗਏ।
ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਇਸ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ
ਉਪਰੋਕਤ ਦੇ ਪ੍ਰਿੰਸ ਪ੍ਰਾਪਤ ਹੋ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ

ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ

ਮੀਟਿੰਗਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ ਵਿਚੋਂ ਕਾਰਨਾਂ

17.01.82

ਮੁਲਕੀ ਮੁਕਤੀ ਦੇ ਮੁਕਾਬਲੇ ਮੁਲਕੀ ਮੁਕਤੀ ਦੇ ਮੁਕਾਬਲੇ ਮੁਲਕੀ ਮੁਕਤੀ ਦੇ ਮੁਕਾਬਲੇ ਮੁਲਕੀ ਮੁਕਤੀ ਦੇ ਮੁਕਾਬਲੇ

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FORWARD AND AFTER THE 1st DAY OF 2019 AS APPROPRIATE

1. The purpose of this study is to determine the effect of the use of the Internet on the learning of the English language.

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The decision of the EC, GABDA shall be placed before GABDA's authority for ratification.

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please.

22/06/2022
J. J. J. J. J.

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Agenda for ratification of decision.

Part D committed by GMAA

Authorities in power and approval for 2/8

22/16 /
S. J. J.

11. discuss.

Discussed with EOL (Housing).
Agenda for consideration and approval of
Executive Committee placed at flag 'B' for
consideration/approval re. \checkmark 23/6/22

7/26/2015

2/19/12

3. $\frac{2}{3}$ मीटर की लंबाई का एक तार 62. न्यूटन के बल में खिंचा जाता है। तार में उत्पन्न तनाव की गणना करें।

02/06/2022
04/01/2022
29/06/2022

१००० ३०० १०००
 मर्यादा छिपवाती से माहिती विज्ञान विभाग
 कार्यालय नं.: १०३२-
 कार्यालय भुवनेश्वरी रोड: २७/६/२२
 कार्यालय बरगुवा रोड:

1747
02/06/2012
09/14/22

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.07
(ਲਾਇਸੈਂਸਿੰਗ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ : Development of Inter Sector road is responsibility of GMADA.

(A). The following agenda was presented vide agenda item no. 25.13 in the 25th Executive Committee Meeting of GMADA held on 31.12.2021:-

- 1) Development of Inter Sector roads is sole responsibility of GMADA. Prior to 2015, GMADA would acquire the area falling under Inter Sector roads and pay compensation to the land owners as per the existing provisions of land acquisition act.
- 2) GMADA acquires and develops Inter Sector roads as per its own priority and the trends of ongoing urban development in its mandated areas.
- 3) However, some developers, after considering the financial viability of the project, had purchased the land and planned the project by including the land falling under inter sector roads on their own and later developed and sold the plots as well.
- 4) In 2015, keeping in view of the fact that external development charges (EDCs) that are being charged from the developers, are only just one third of the actual expenditure incurred by GMADA on development of the sectors, an understanding was arrived with developers which was later notified as policy.
- 5) Under this policy the area owned by developer which came under Inter Sector roads was to be paid for at the rate of 1.25 times of collector rate after subtracting the area equal to 2.5 % of total project area.
- 6) However, an apparent discrepancy got created as policy mentioned developers who had developed their land as per para 3 were not to be compensated for the inter sector roads even if they didn't take any advantage of additional saleable area.

- 7) Therefore, it is proposed to remove this discrepancy by extending para 4 (as per policy annexed as 'A') benefits and allowing revisions of layout to the developers mentioned in para 3 of said policy as well.
- 8) If the proposal placed at Para 7 may get approved, then EDC, LF, dues, etc. amounting to Rs. 80.15 Cr. (approximately) as **Annexure B**, would be readjusted against dues towards promoters and compensation in lieu of transfer of inter-sector roads to development authority, compensation amounting to Rs. 61.63 (approximately) as Annexure C would be adjusted against dues towards promoter.
- (B) The Executive Committee of GMADA in its 25th meeting decided as under (**Copy of proceedings attached**):-
- “ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਮੁਲਤਵੀ (Defer) ਕੀਤਾ ਗਿਆ”।
- (C) The above said agenda was presented vide agenda item no. 28.14 in the 28th Authority Meeting of GMADA held on 05.01.2022 and the Authority decided as under (**Copy of proceedings attached**):-
- “ਮੈਂਬਰ ਸਕੱਤਰ ਵੱਲੋਂ ਜਾਣੂ ਕਰਵਾਇਆ ਗਿਆ ਕਿ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਮੱਦ ਡੈਫਰ (Defer) ਕਰ ਦਿੱਤੀ ਗਈ ਸੀ, ਪ੍ਰੰਤੂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੁੱਦੇ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ”।
- (D) The Executive Committee of GMADA in its 26th meeting held on 06.04.2022 has decided as under (**Copy of proceedings attached**):-
- “ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ, ਮਿਤੀ 05-01-2022 ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.14 (Development of Inter Sector Roads is Responsibility of GMADA) ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਨਵੇਂ ਸਿਰੇ ਤੋਂ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਲਈ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ”।

ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਲੜੀ ਨੰ: 1-8
ਅਨੁਸਾਰ ਅਜੰਡਾ- “Development of Inter Sector Roads” ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਮੁੜ
ਵਿਚਾਰਣ ਅਤੇ ਹੁਕਮਾਂ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਲਈ ਅਜੰਡਾ ਭੇਜਣ ਬਾਰੇ।

ਵਿਚਾਰ ਅਧੀਨ ਪੱਤਰ ਵਾਚਨ ਦੀ ਖੋਚਲ ਕੀਤੀ ਜਾਵੇ ਜੀ, ਜਿਸ ਰਾਹੀਂ ਸੁਪਰਡੈਂਟ (ਤਾਲਮੇਲ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵੱਲੋਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਵਾਲੇ ਇਸ ਸ਼ਾਖਾ ਨਾਲ ਸਬੰਧਤ ਅਜੰਡੇ ਨੂੰ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਉਪਰੰਤ ਉਨ੍ਹਾਂ ਦੇ ਦਫਤਰ ਨੂੰ ਸਮੇਤ ਸਾਫਟ ਕਾਪੀ ਭੇਜਣ ਲਈ ਲਿਖਿਆ ਹੈ।

ਉਕਤ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਨੋ. ਪੰਨਾ 13-14 ਤੇ ਹੋਈ ਪ੍ਰਵਾਨਗੀ ਅਨੁਸਾਰ ਇਸ ਦਫਤਰ ਨਾਲ ਸਬੰਧਤ ਅਜੰਡਾ -Development of Inter Sector Roads is Responsibility of GMADA, ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31-12-2021 ਨੂੰ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 25.13 ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ, ਜੋ ਕਿ ਹੇਠ ਅਨੁਸਾਰ ਹੈ: CP-63-9

Sub:- Development of Inter Sector roads is responsibility of GMADA.

- 1) Development of Inter Sector roads is sole responsibility of GMADA. Prior to 2015, GMADA would acquire the area falling under Inter Sector roads and pay compensation to the land owners as per the existing provisions of land acquisition act.
- 2) GMADA acquires and develops Inter Sector roads as per its own priority and the trends of ongoing urban development in its mandated areas.
- 3) However, some developers, after considering the financial viability of the project, had purchased the land and planned the project by including the land falling under intersector roads on their own and later developed and sold the plots as well.
- 4) In 2015, keeping in view of the fact that external development charges (EDCs) that are being charged from the developers, are only just one third of the actual expenditure incurred by GMADA on development of the sectors, an understanding was arrived with developers which was later notified as policy.
- 5) Under this policy the area owned by developer which came under Inter Sector roads was to be paid for at the rate of 1.25 times of collector rate after subtracting the area equal to 2.5 % of total project area.
- 6) However, an apparent discrepancy got created as policy mentioned developers who had developed their land as per para 3 were not to be compensated for the inter sector roads even if they didn't take any advantage of additional saleable area.
- 7) Therefore, it is proposed to remove this discrepancy by extending para 4 (as per policy annexed as 'A') benefits and allowing revisions of layout to the developers mentioned in para 3 of said policy as well.

NP 46-75

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

8) If the proposal placed at Para 7 may get approved, then EDC, LP, dues, etc. amounting to Rs. 80.15 Cr. (approximately) as Annexure B, would be readjusted against dues towards promoters and compensation in lieu of transfer of inter-sector roads to development authority, compensation amounting to Rs. 61.63 (approximately) as Annexure C would be adjusted against dues towards promoter.

ਉਕਤ ਅਜੰਡੇ ਨੂੰ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮੁਲਤਵੀ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਜਿਸ ਉਪਰੰਤ ਇਹ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 05-01-2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੰਦ ਨੰ: 28.14 ਚਾਹੀ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਮੰਦ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਅੰਜਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06-04-2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ 25ਵੀਂ ਮੀਟਿੰਗ ਦਾ Follow Up ਵਿਚਾਰਿਆ ਗਿਆ, ਜਿਸ ਵਿੱਚ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਮੰਦ ਨੰ: 28.14 ਚਾਹੀ ਪ੍ਰਵਾਨਤ ਅੰਜਡੇ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ ਸੀ।

ਉਕਤ ਦੇ ਸਨਮੁੱਖ ਲੜੀ ਨੰ: 1-8 ਤੇ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੜ ਵਿਚਾਰਣ ਹਿਤ ਭੇਜਣ ਲਈ ਪ੍ਰਵਾਨਗੀ ਹਿਤ ਮਿਸਲ ਪੇਸ਼ ਹੈ ਜੀ।

30/06/2022

30/06/2022

ਗਮਾਡਾ
20/06/2022

30/06/2022

ਸੇ.ਪ੍ਰ.ਯ. ਮਿਤੀ 6/2/2022 ਨੂੰ ਜਪੀ ਪਾਤਿਸ਼ੀ ਨਿਯਮ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ। ਇਸਦੀ ਪ੍ਰਤੀਕ੍ਰਿਤੀ/ਉਤਰਾਵੀ ਨੂੰ ਵੇਖ ਕੇ ਅਸ ਦੇ ਅਜੰਡੇ ਅਤੇ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ-31/12/2021 ਨੂੰ ਹੋਈ 25 ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡੇ ਅਥਾਰਿਟੀ ਨੰ: 25.13 ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ ਜਿਸ ਨੂੰ ਪਿਛੇ ਰੱਖ ਕੇ ਗਮਾਡਾ ਦੀ ਕਮੇਟੀ ਵਿੱਚ 05-01-2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੰਡੇ ਅਥਾਰਿਟੀ ਨੰ: 28.14 ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਲਈ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਅਥਾਰਿਟੀ ਵਿੱਚ ਮਿਤੀ 26ਵੀਂ ਤਜਵੀਜ਼ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਇਸ ਉਪਰੰਤ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06-04-2022 ਨੂੰ ਹੋਈ 26 ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ

-23-

P. 4.3.

ਦਰਦਰਾ ਪੰਨਾ 4.3.2
ਮੁਕਾਬਲਾ ਨੰਬਰ 1/26
ਮਿਤੀ: 18/7/22

VC
CANADA

ਦੇਸ਼ ਅੰਦਰ ਹੋ ਰਿਹਾ ਹੈ। ਸਭ ਵਿਚਾਰ ਕਰਨ
ਜਦੋਂ ਸੰਗਤ ਦੀ ਸੰਗਤੀ ਵਧੇਰੀ ਹੋ ਜਾਵੇ ਤਾਂ
ਜੀਵਿਤ ਵਿਚ ਪੈਣ ਵਾਲੇ ਆਰੇਜ਼ ਪੈਣ ਅਤੇ
ਉਹ ਸਾਰੇ ਦੇ ਸਾਹਮਣੇ ਸੰਗਤ ਦੀ ਸੰਗਤੀ
ਅੰਦਰ ਹੋ ਜਾਵੇ ਜੀਵਿਤ ਵਿਚ ਪੈਣ ਵਾਲੇ ਸਾਰੇ
ਅੰਦਰ ਹੋ ਜਾਵੇ ਤਾਂ ਸੰਗਤੀ ਅੰਦਰ ਹੋ ਜਾਵੇ
ਤਾਂ ਸੰਗਤੀ ਅੰਦਰ ਹੋ ਜਾਵੇ, ਸੰਗਤੀ ਅੰਦਰ
ਸੰਗਤੀ ਅੰਦਰ ਹੋ ਜਾਵੇ ਸੰਗਤੀ ਅੰਦਰ

17/7/2022

ਦਿ: 17/7/2022 (ਸੰਗਤੀ ਅੰਦਰ)

17/7/22

13/7/22

465
104-7-22

ACA

Ld. V.C. (GMADA)

18/7

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18/7/22

ACA
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ACA (F.A.)

22/7/22

CA (G)

25/7/2022

25/7/22

Please put up draft letter
for submission copy to
Co-Ord. Branch.

25/07/2022

No: 501 d/ 6.7.22
18/7/22
1/20 759
25/7/22

CA (G)

25/7/2022

Annexure-1

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਹਾਨ ਉਸਾਰੀ ਤੇ ਖੇਤਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਹਾਨ ਉਸਾਰੀ-2 ਬਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪ੍ਰਾਂਤ, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗੁਮਾਸਤਾ, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਐੱਸ.ਏ., ਪਟਿਆਲਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਐੱਸ.ਐੱਸ.ਏ., ਬਠਿੰਡਾ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗੁਮਾਸਤਾ, ਲੁਧਿਆਣਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਐੱਸ.ਏ., ਜਲੰਧਰ।
7. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਐੱਸ.ਐੱਸ.ਏ., ਅੰਮ੍ਰਿਤਸਰ।
8. ਮੁੱਖ ਨਗਰ ਏਜੰਟ/ਕਾਰ,
ਪੰਜਾਬ, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਮੀਮੋ ਨੰ: 17/17/01-SM/24.2/ 408931/1-8
ਮਿਤੀ 6/2/15

ਵਿਭਾਗ- ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਬਕਾਇਆ ਰਹਿੰਦੀ ਈ.ਐੱਸ.ਸੀ., ਲਾਇਸੈਂਸ ਫੀਸ ਆਦਿ ਦੀ ਰਕਮ ਦੀ ਬਹੁਲੀ ਸਬੰਧੀ।

ਉਪਰੋਕਤ ਵਿਖੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਵਿਖੇ ਔਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਚਾਰ ਵਟਾਂਦਰਾ ਕਰਨ ਉਪਰੰਤ ਸਰਕਾਰ ਪੱਖਰ ਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲਏ ਗਏ:-

L ਵੱਖ-ਵੱਖ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲ ਮਿਤੀ 31-12-2014 ਤੱਕ ਓਵਰਡਿਊ ਰਕਮ ਅਤੇ ਮਿਤੀ 01-01-2015 ਤੋਂ ਮਿਤੀ 31-12-2015 ਤੋਂ ਮਿਤੀ 31-12-2015 ਦੇਰਾਨੂੰ ਡਿਊ ਹੋਣ ਵਾਲੀ ਰਕਮ ਨੂੰ ਡਿਊ ਤੋਂ ਵਿੱਚ ਬਹੁਲਤਾ ਸੰਬੰਧੀ:-

ੳ. ਪ੍ਰਮੋਟਰਾਂ ਵੱਲ ਮਿਤੀ 31-12-2014 ਤੱਕ ਓਵਰਡਿਊ ਰਕਮ ਅਤੇ ਮਿਤੀ 01-01-2015 ਤੋਂ ਮਿਤੀ 31-12-2015 ਦੇਰਾਨੂੰ ਡਿਊ ਹੋਣ ਵਾਲੀ ਰਕਮ ਦੀ 10% ਰਾਸ਼ੀ ਰਿਮਾਓ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅਤੇ ਬਾਕੀ 90% ਰਕਮ 18 ਮਾਸਿਕ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਸਮੇਤ ਵਿਆਜ/ਦੰਡ ਵਿਆਜ ਵਸੂਲ ਕਰ ਲਈ ਜਾਵੇ। ਇਸ ਸੰਬੰਧੀ ਡਿਮਾਂਡ ਨੋਟਿਸ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਮਿਲਣ ਤੋਂ 15 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਜਾਣਗੇ। ਓਵਰਡਿਊ ਰਕਮ ਤੇ ਵਿਆਜ/ਦੰਡ ਵਿਆਜ ਦੀ ਰਕਮ ਨੂੰ ਅਤੇ ਮਿਤੀ 31-12-2015 ਤੱਕ ਡਿਊ ਹੋਣ ਵਾਲੀ ਰਕਮ ਤੇ ਸਿਰਫ ਸਪਾਰਨ ਵਿਆਜ ਦੀ ਰਕਮ ਨੂੰ capitalize ਕਰਕੇ ਕਿਸ਼ਤਾਂ ਬਣਾਈਆਂ ਜਾਣਗੀਆਂ।

ਅ. ਜੇਕਰ ਕੋਈ ਪ੍ਰਮੋਟਰ ਲਗਾਤਾਰ ਦੋ ਕਿਸ਼ਤਾਂ ਦਾ ਡਿਫਾਲਟਰ ਹੁੰਦਾ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਦਿੱਤਾ ਗਿਆ ਕਿਸ਼ਤਾਂ ਦਾ ਲਾਭ ਵਾਪਸ ਲੈ ਲਿਆ ਜਾਵੇਗਾ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਸਬੰਧਤ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਨੂੰ ਪ੍ਰਮੋਟਰ ਦੇ ਪਲਾਟਾਂ ਦੀਆਂ ਰਜਿਸਟਰੀਆਂ ਤੇ ਰੋਕ ਲਗਾਉਣ ਲਈ, ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਬਕਾਇਆ ਰਕਮ ਨੂੰ Arrears of land revenue ਘੋਸ਼ਿਤ ਕਰਨ ਲਈ, ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਹਾਈਪੋਥੀਕੋਟ ਕੀਤੀ ਗਈ ਪ੍ਰਾਪਰਟੀ ਦੀ ਨਿਲਾਮੀ ਕਰਵਾਉਣ ਲਈ ਅਤੇ ਹੋਰ ਬਣਦੀ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਲਿਖ ਦਿੱਤਾ ਜਾਵੇਗਾ।

ੲ. ਇਸ ਪਾਲਿਸੀ ਦਾ ਲਾਭ ਸਿਰਫ ਉਹਨਾਂ ਪ੍ਰਮੋਟਰਾਂ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਜਿਨ੍ਹਾਂ ਵੱਲੋਂ ਬੈਂਕ ਗਾਰੰਟੀ/ਹਾਈਪੋਥੀਕੇਸ਼ਨ ਫੀਡ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਦਿੱਤੀ ਗਈ ਹੋਵੇਗੀ।

ੳ. ਮਿਤੀ 31-12-2015 ਤੋਂ ਬਾਅਦ ਡਿਊ ਹੋਣ ਵਾਲੀਆਂ ਕਿਸ਼ਤਾਂ ਪਹਿਲਾਂ ਜਾਰੀ ਕੀਤੇ ਸਟਿਊਨ ਅਨੁਸਾਰ ਹੀ ਪ੍ਰਮੋਟਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।

ਜੇਬਰ ਕਿਸੇ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਕੋਈ ਨਵਾਂ ਪ੍ਰੋਜੈਕਟ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜਾਂ ਕਿਸੇ ਪੁਰਾਣੇ ਪ੍ਰੋਜੈਕਟ ਦਾ ਵਿਵਾਦੀਸ਼ਭ ਲੇ-ਆਊਟ ਪਲੈਨ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਅਤੇ ਉਸ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਗੁਆਚਾ ਦੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਵਿਕਸਿਤ ਕੀਤੇ ਜਾ ਰਹੇ ਕਿਸੇ ਵੀ ਪ੍ਰੋਜੈਕਟ ਸੰਬੰਧੀ ਕੋਈ ਵੀ ਫਸਲ ਬਕਾਇਆ ਖਤੀ ਹੈ ਤਾਂ ਪ੍ਰਮੋਟਰ ਨੂੰ ਨਵੇਂ ਪ੍ਰੋਜੈਕਟ ਜਾਂ ਵਿਵਾਦੀਸ਼ਭ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਬਦਲੀ ਅਪਵਾਹਿਤ ਫਕਮ ਦੇ ਨਾਲ-ਨਾਲ ਬਕਾਇਆ ਖਤੀ ਫਕਮ ਦੀ 10% ਹਾਮੀ ਵੀ ਉਕਤ ਉ ਅਨੁਸਾਰ ਤਿਮਾਤ ਨੋਟਿਸ ਜਾਰੀ ਕਰਨ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਜਾਂ ਨੋ-ਇਉ ਜਰਟੀਫਿਕੇਟੋ ਜਾਰੀ ਕਰਨ ਵੇਲੇ, ਜੋ ਵੀ ਮਿਤੀ ਪਹਿਲਾਂ ਹੋਵੇ, ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਪਵੇਗੀ।

ਕ. ਜਿਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਮਿਤੀ 31-12-2014 ਤੱਕ ਜੋਈ ਫਕਮ ਓਵਰਡਿਊ ਨਹੀਂ ਹੈ ਪਰੰਤੂ ਮਿਤੀ 31-12-2015 ਤੱਕ ਉਹਨਾਂ ਵੱਲੋਂ ਕੋਈ ਫਕਮ ਡਿਊ ਹੋਣ ਵਾਲੀ ਹੈ ਤਾਂ ਉਹਨਾਂ ਪ੍ਰਮੋਟਰਾਂ ਨੂੰ ਇਹ ਵਿਸ਼ਲੇਸ਼ਣ ਦਿੱਤਾ ਜਾਵੇਗਾ ਕਿ ਜਾਂ ਤਾਂ ਉਹ ਪੁਰਾਣੇ ਸ਼ਿਫਟਿਲ ਮੁਤਾਬਕ ਹੀ ਫਕਮ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਾ ਜਾਂਹੀ ਚੱਖਰ ਜਾਂ ਇਸ ਪਾਲਿਸੀ ਤਹਿਤ ਮਿਤੀ 31-12-2015 ਤੱਕ ਡਿਊ ਹੋਣ ਵਾਲੀ ਫਕਮ ਕਿਸ਼ਤਾਂ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ।

ii. ਪ੍ਰਮੋਟਰਾਂ ਦੀ ਉਹਨਾਂ ਦੇ ਪ੍ਰੋਜੈਕਟ ਦੀ ਜੋ ਭੋਂ ਸੈਕਟਰ ਵਿਵਾਦੀਸ਼ਭਿੰਗ ਹੋਭ ਅਧੀਨ ਆਉਂਦੀ ਹੈ, ਉਸ ਨੂੰ ਬੁਲੈਕਟਰ ਹੋਟ ਦੇ ਹਿਸਾਬ ਨਾਲ ਉਹਨਾਂ ਵੱਲੋਂ ਬਕਾਇਆ ਈ.ਫੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਵੀਸ ਚਿਲ੍ਹੇਬ ਚੁਰੰਬ ਐਡਜਸਟ/ਬੁਗਡਾਨ ਕਰਨ ਸੰਬੰਧੀ।

ੳ. ਜਿਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਸੈਕਟਰ ਵਿਵਾਦੀਸ਼ਭਿੰਗ ਹੋਭ ਅਧੀਨ ਪੈਂਦੀ ਭੋਂ ਨੂੰ ਸੇਲਏਬਲ ਚਕਕੇ ਦੀ ਕੋਲਡੁਲੇਸ਼ਨ ਕਰਕੇ ਸਮੇਂ ਓਵਰਆਲ ਕੋਲਡੁਲੇਸ਼ਨ ਵਿੱਚ ਸ਼ਾਮਿਲ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:- The promoter/developer shall be allowed without charges (CLU, EDC, LF/FF, SDF) an additional saleable area of 2.5% i.e., upto 57.5% in his/her project in the same ratio in residential (plotted & group housing) and commercial component as provided in the project in lieu of his/her 2.5 acres of land for every 100 acres of the project area or on pro-rata basis as per the size of the project, if acquired for construction of Master Plan Roads, as compensation. He will be entitled to have extra density for utilization of additional saleable area and can compensate this additional saleable area from the public and semi public area. However, the area required for parks and open spaces shall not be compromised.

The above said benefit of additional saleable area shall be limited to maximum upto 2.5 acres of land falling in Master Plan Roads for every 100 acres of the project area or in proportion to the project area. The above benefit shall be on pro-rata basis of the area utilized for group housing, commercial, residential plotted in the project of the promoter.

No compensation shall be given for the area falling in Master Plan Road maximum upto 2.5 acres for every 100 acre of the project area or in proportion to the project area utilized for achieving additional saleable area, even if promoter does not utilize or achieve this benefit of additional saleable area/FAR. This land will be transferred free of cost by the promoter to the Deptt. of Housing & Urban Development, Punjab by executing a conveyance deed. However, if area under Master Plan Road exceeds the limit of 2.5 acres for 100 acre of project area or in proportion to the project area, then compensation shall be given on the excess area at the rate of 1.25 times of the collector rate at the time of possession of land. This land will also be transferred by the promoter to the Deptt. of Housing & Urban Development, Punjab by executing a conveyance deed.

ਅ. ਜਿਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਸੈਕਟਰ ਵਿਵਾਦੀਸ਼ਭਿੰਗ ਹੋਭ ਅਧੀਨ ਪੈਂਦੀ ਭੋਂ ਨੂੰ ਸੇਲਏਬਲ ਚਕਕੇ ਦੀ ਕੋਲਡੁਲੇਸ਼ਨ ਕਰਕੇ ਸਮੇਂ ਓਵਰਆਲ ਕੋਲਡੁਲੇਸ਼ਨ ਵਿੱਚ ਸ਼ਾਮਿਲ ਕੀਤਾ ਹੋਇਆ ਹੈ:- ਕਿਉਂਕਿ ਇਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਪਹਿਲਾਂ ਹੀ ਸੈਕਟਰ ਵਿਵਾਦੀਸ਼ਭਿੰਗ ਭੋਭ ਅਧੀਨ ਪੈਂਦੀ ਭੋਂ ਨੂੰ ਸੇਲਏਬਲ ਚਕਕੇ ਦੀ ਕੋਲਡੁਲੇਸ਼ਨ ਕਰਕੇ ਸਮੇਂ ਓਵਰਆਲ ਕੋਲਡੁਲੇਸ਼ਨ ਵਿੱਚ ਸ਼ਾਮਿਲ ਕੀਤਾ ਹੋਇਆ ਹੈ ਫਾਬ ਸੇਲਏਬਲ ਚਕਕੇ ਦਾ ਲਾਭ ਲਿਆ ਹੋਇਆ ਹੈ, ਇਸ ਲਈ ਅਜਿਹੇ ਪ੍ਰਮੋਟਰਾਂ ਨੂੰ ਉਕਤ ਪਾਲਿਸੀ ਅਧੀਨ ਕਬਜ਼ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ।

ੲ. ਜਿਨ੍ਹਾਂ ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਉਹਨਾਂ ਦੀ ਸੈਕਟਰ ਡਿਵਾਈਡਿੰਗ ਰੋਡ ਅਧੀਨ ਪੈਂਦੀ ਤੋਂ ਸੰਬੰਧੀ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਤਹਿਤ ਤ੍ਰੈ-ਪੱਖੀ ਇਕਰਾਰਨਾਮਾ ਯੋਗਜੀਕਿਊਟ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ, ਉਹਨਾਂ ਨੂੰ ਵੀ ਉਕਤ ਪਾਲਿਸੀ ਤਹਿਤ ਟਰੀਟ ਕੀਤਾ ਜਾਵੇਗਾ।

iii. ਮਿਗਰੇਸ਼ਨ/ਸੁਪਰ ਮਿਗਰੇਸ਼ਨ ਪ੍ਰੋਜੈਕਟਾਂ ਵਿੱਚ ਈ.ਡੀ.ਸੀ., ਲਾਇਸੈਂਸ ਵੀਸ ਆਦਿ ਦੀ ਰਕਮ ਪਾਪਰਾ ਐਕਟ ਤੋਂ ਛੋਟ ਦੀ ਮਿਤੀ ਦੇ ਸਮੇਂ ਲਾਗੂ ਹੋਣਾ ਅਨੁਸਾਰ ਚਾਰਜ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਜਦੋਂ ਕਿ ਇਸ ਛੋਟ ਲਈ ਕਈ ਵਾਰ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਸਮੇਂ ਸਿਰ ਅਪਲਾਈ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਜਾਂ ਕਈ ਕੇਸਾਂ ਵਿੱਚ ਹੋਰ ਕਿਸੇ ਕਾਰਨ ਛੋਟ ਦੇਣ ਵਿੱਚ ਦੇਰੀ ਹੁੰਦੀ ਹੈ, ਇਸ ਲਈ ਅਥਾਰਿਟੀ ਨੂੰ ਬਾਰ-ਬਾਰ ਇਮਾਫ਼ ਨੋਟਿਸ ਰਿਵਾਈਜ਼ ਕਰਨੇ ਪੈਂਦੇ ਹਨ। ਪ੍ਰਮੋਟਰਾਂ ਵੱਲੋਂ ਮੰਗ ਕੀਤੀ ਗਈ ਕਿ ਲੇ-ਆਊਟ/ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਲਾਗੂ ਹੋਣ ਦੀ ਫਾਈਨਲ ਹੋਟ ਮੰਨੇ ਜਾਣੇ ਚਾਹੀਦੇ ਹਨ।

ੳ. ਅੱਗੇ ਤੋਂ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਲਾਗੂ ਹੋਣ ਦੀ ਫਾਈਨਲ ਮੰਨੇ ਜਾਣ।

ਅ. ਇਸ ਉਪਰੰਤ ਜੇਕਰ ਪ੍ਰਮੋਟਰ ਵੱਲੋਂ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ, ਜਿਸ ਵਿੱਚ ਕੰਪਨੇਟ ਵਾਈਜ਼ ਰੇਕਰਡ/ਐਫ.ਏ.ਆਰ. ਵਧਾਇਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸ ਵਧੇ ਰਕਮ/ਐਫ.ਏ.ਆਰ. ਤੇ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਲਾਗੂ ਈ.ਡੀ.ਸੀ., ਲਾਇਸੈਂਸ ਵੀਸ ਆਦਿ ਦੇ ਹੋਟ ਚਾਰਜ ਕੀਤੇ ਜਾਣਗੇ।

ੲ. ਲੇ-ਆਊਟ ਪਲੈਨ ਅਪਰੂਵਡ ਕਮੇਟੀ ਨੂੰ ਸਰਕਾਰ ਵੱਲੋਂ ਇਹ ਅਖਬਿਆਰ ਦੇ ਦਿੱਤੇ ਜਾਣ ਕਿ ਉਹ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਦੀ ਮਿਤੀ ਨੂੰ ਹੀ ਪਾਪਰਾ ਐਕਟ ਤੋਂ ਛੋਟ ਦੀ ਮਿਤੀ ਜਮਾਂਦੇ ਜਾਣ ਸੰਬੰਧੀ ਘੋਸ਼ਿਤ ਕਰ ਸਕਣ।

ਇਹ ਵੈਸਲੇ ਮਾਨਯੋਗ ਉਪ ਮੁੱਖ ਮੰਤਰੀ ਬਤੌਰ ਮੰਤਰੀ ਇੰਚਾਰਜ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ।

ਵਿਸ਼ੇਸ਼ ਸਕੱਤਰ

ਅੰਤਰ੍ਰਿਨੀ ਵੰਡ

ਨਿੱਜੀ ਸਕੱਤਰ/ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ।

Annexure-B

Layout Revision is Required

Sr. NO.	Developer	Area of Project (acre)	Area under Sector Roads (Approx. acre)	Rate of EDC, LF & SIF	Total EDC, LF & SIF (Rs. in Crores)	Period from 06.02.2015 to 06.12.2021	Interest Amount @ 8.50% p.a. compounded (Rs. in Crores)	Total EDC, LF & SIF with compounded interest (Rs. in Crores)
1	Omxo	652.71	27.50	42.00	11.55	6.83	8.62	20.17
2	BAIWA MEGA 1	142.80	6.70	75.33	5.05	6.83	3.77	8.82
			18.39	31.50	5.79	6.83	4.32	10.11
3	BAIWAMEGA 2	177.73	5.98	42.00	2.51	6.83	1.87	4.38
4	Ansal 116	150.00	2.33	46.20	1.07	6.83	0.80	1.87
5	Ansal 114	228.77	4.94	31.50	1.56	6.83	1.16	2.72
6	JPL 90-91	143.43	7.80	46.20	3.60	6.83	2.69	6.29
7	JPL SUPER MEGA	286.34	26.82	25.75	6.91	6.83	5.15	12.06
8	JPL-82	257.75	8.15	46.20	3.77	6.83	2.81	6.58
9	Yellow Stone	100.06	1.11	38.33	0.43	6.83	0.32	0.75
10	LARK	31.87	4.12	42.16	1.74	6.83	1.30	3.04
11	Sky Rock City	25.00	4.59	42.00	1.93	6.83	1.44	3.37
Total		2206.45	118.43		45.90		34.25	80.15

Note:- Interest calculated with the assumption that EDC, License Fee and SIF is to be refunded from back date i.e. 06.02.2015.

Layout Revision is Required

Annexure-C

Sr. NO.	Developer	Area of Project (acre)	Area under Sector Roads (Appx. acre)	2.5% of Project area (free of cost)	Balance Land after deducting 2.5% of project area	Collector Rate (Rs.)	Total Compensation @1.25 Collector rate (Rs. in crores)
1	Omex	652.71	27.50	16.32	11.18	5,200,000	7.27
2	BAUWA MEGA 1	142.80	6.70	3.57	3.13	9,600,000	3.75
3	BAUWAMEGA 2	177.73	24.37	4.44	19.93	6,750,000	16.81
4	Ansal 116	150.00	2.33	3.75	-1.43	8,100,000	0.00
5	Ansal 114	238.77	4.94	5.97	-1.03	8,100,000	0.00
6	JLPL 90-91	143.43	7.80	3.59	4.21	8,500,000	4.48
7	JLPL SUPER MEGA	285.34	26.82	7.16	19.66	8,100,000	19.91
8	JLPL -82	257.75	8.15	6.44	1.71	8,100,000	1.73
9	Yellow Stone	100.06	1.11	2.50	-1.39	9,000,000	0.00
10	LARK	31.87	4.12	0.80	3.32	8,550,000	3.55
11	Sky Rock City	25.00	4.59	0.63	3.97	8,325,000	4.13
Total		2206.45	118.43	55.16	63.26		61.63

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.08
(ਲੇਖਾ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਵਲੋਂ ਮਿਤੀ 01.04.2020 ਤੋਂ ਮਿਤੀ 31.03.2021 ਤੱਕ ਲਾਇਸੈਂਸ ਫੀਸ ਦੀ ਅਤੇ ਈ.ਡੀ.ਸੀ. ਦੀ ਵਰਤੀ ਰਕਮ ਦੀ ਕਾਰਜ ਬਾਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਸਬੰਧੀ।

ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ, ਚੰਡੀਗੜ੍ਹ ਵਲੋਂ ਜਾਰੀ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ: 17/17/2001-5ਮਓ2/ ਪੀ.ਐਫ. /1819 ਮਿਤੀ 29.06.2010 (ਅਨੁਲੱਗ-1) ਅਨੁਸਾਰ ਈ.ਡੀ.ਸੀ. ਅਤੇ ਲਾਇਸੈਂਸ ਫੀਸ ਦੇ ਫੰਡਜ਼ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਵਰਤਣ ਦਾ ਉਪਬੰਧ ਹੈ:-

"EDC and License Fees shall be utilised by the concerned Local Planning and Urban Development Authorities for providing infrastructure. In case the concerned Authority feels that connectivity is required from any local body or any work is to be got executed from a local body, the proportionate amount may be deposited by the authority with the Local Body on case to case basis. License/Permission Fee will be retained by the concerned Urban Development Authority also for planning and development of areas under its jurisdiction."

2. ਗਮਾਡਾ ਦੇ ਲਾਇਸੈਂਸ ਫੀਸ ਅਤੇ ਈ.ਡੀ.ਸੀ. ਦੇ ਖਾਤੇ ਦਾ ਮਿਤੀ 01.04.2020 ਤੋਂ ਮਿਤੀ 31.03.2021 ਤੱਕ ਦਾ ਵੇਰਵਾ ਹੇਠ ਅਨੁਸਾਰ ਹੈ:-

"ਉ" - DETAIL OF LICENSE FEES ACCOUNT (Amount in Rs/ Crores)		
S.No.	Particulars	Amount
1	Opening balance - License Fees Account as on 01.04.2020	11.47
2	Amount of Licence Fees received from 01.04.2020-31.03.2021	8.40
3	Sub Total (1+2)	19.87
4	Amount of Licence Fees used in different infrastre Development works	9.76
	a. Baba Banda Singh Bahadur Memorial, Chapparchiri maintenance expenditure paid	0.64
	b. Amount paid for Development of Sector 81 (Knowledge City)	8.14
	c. Kurali Provision of Water Supply, Sewerage & STP	0.005
	d. STP Derabassi	0.91
	e. Maharaja Ranjit Singh Academy, Sector 77	0.06
	Total	9.755
5	Closing Balance as on 31.03.2021	10.11

3.

"ਅ" -DETAIL OF EDC ACCOUNT		(Amount in Rs/ Crores)	
S.No.	Particulars		Amt.
1	Opening balance - EDC Account as on 01.04.2020		280.54
2	Amount of EDC received from 01.04.2020-31.03.2021		18.10
3	Sub Total (1+2)		298.64
4	Amount of Licence Fees used in different infrastructure Development works		193.58
	Executive Engineer, Central works division PWD B&R	26600000	
	IAS-PCS Co-op House Building Society	5110829	
	PR-9 200' Road	41369561	
	VR 6 Omaxe Road	479832	
	PR-4 Road	125037319	
	200" Road 87-88/96-97 to 84/100 Railway line	53501348	
	PR-7 Road	868527227	
	Sports Stadium Mohali	224953	
	150" Road Sec Dividing Sec 81-84	32129474	
	100' Road Sec 104-105	11355047	
	100' Road 97/106-98/105	45661421	
	Sports Complex	4830373	
	Kajauli Water supply scheme	9050867	
	20 MGD WTP Singhpura	99822713	
	Rising Main 45 MGD Singhpura	384735711	
	200' Road from Sec 74 to NH-21	63582272	
	200" Road 86-87/97-98	1353290	
	Horizontal/Vertical Roads	79449620	
	HR-3	25785104	
	Road connecting Wave Estate Country Colonizer	57171730	
	Total	1935778691	
5	Closing Balance as on 31.03.2021		105.06

ਈ.ਡੀ.ਸੀ. ਦੇ ਖਾਤੇ ਵਿੱਚੋਂ 193.58 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਜਿਹਨਾਂ ਇੰਨਫਰਾਸਟਰਕਚਰ ਕੰਪਾਂ ਲਈ ਵਰਤੀ ਗਈ ਹੈ ਇਸਦਾ ਲਾਭ ਆਮ ਪਬਲਿਕ ਦੇ ਨਾਲ-ਨਾਲ TDI, Bajwa Developers, Unitech, PACL, JLPL, Santex City, Innovative Houses, Hero Homes, Omaxe, Manohar Singh infrastructure Limited, Gilco Valley, M.K. Technology and Sunny Lovely Developers ਆਦਿ ਜਿਹੇ ਵੱਡੇ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਵੀ ਹੋਇਆ ਹੈ।

ਉਪਰੋਕਤ ਦੇ ਸਨਮੁੱਖ ਮਿਤੀ 01-04-2020 ਤੋਂ ਮਿਤੀ 31-03-2021 ਤੱਕ ਲਾਇਸੈਂਸ
ਫੀਸ ਵਿੱਚੋਂ ਓ ਅਨੁਸਾਰ 9.76 ਕਰੋੜ ਰੁਪਏ ਦੀ ਰਕਮ ਅਤੇ ਅ ਉੱਤੇ ਦਿੱਤੀ ਗਈ ਡਿਟੇਲ ਅਨੁਸਾਰ
ਈ.ਡੀ.ਸੀ. ਵਿੱਚੋਂ 193.58 ਕਰੋੜ ਰੁਪਏ ਦੀ ਵਰਤੀ ਗਈ ਰਕਮ ਦਾ ਅਜੰਡਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ
ਕਮੇਟੀ ਦੀ ਕਾਰਜਬਾਦ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.09
(Policy Branch)

Subject: Allotment of 1.88 Acres of Land at Sector 78, SAS Nagar for setting up of Special Training-cum-Interaction Institute (Engineer's Bhawan).

1.0 Punjabi Engineers Welfare Society (Regd.) have requested several times for allotment of land for establishment of **Special Training-cum-Interaction Institute (Engineer's Bhawan)** at SAS Nagar. As per provisions made in the Institutional Policy, PUDA, allotment of land for such purposes is made only to registered Societies/Trusts after inviting applications through advertisement. Generally in the interest of fairness and transparency, direct applications are not entertained by the office. The requests so received were filed on the grounds mentioned above.

2.0 Punjabi Engineers Welfare Society (Regd.) again requested for allotment of land. A meeting of office bearers of the Society was held with the then PSHUD and it was felt that in the current bureaucratic and administrative setup of governance, multiple engineering activities, such as road, buildings construction, water supply and sewage networks, electrical and horticulture projects, etc; are an integral part of the service delivery of any citizen-centric government. There are approximately 7000 engineers from the rank of Junior Engineer to Chief Engineer and the number is increasing with the recruitment of new JE's and SDE's.

3.0 Given this scenario, It was felt that there is an emergent need for a specialised Training-cum-Interaction Institute in the state, which can act as robust platform for multifarious activities such as induction training, refresher courses, workshops, symposiums, conferences and general

interaction among the engineering fraternity for the introduction of latest technologies and sharing of best practices in the field of engineering.

4.0 Given the benefits of having such an institute, it was decided at the level of Hon'ble Chief Minister, Punjab on file dated 31-12-2021, that land measuring 1.88 acres in Sector 78, SAS Nagar may be allotted to Punjabi Engineers Welfare Society (Regd.) on lease hold basis with lease money of Rs. 01/- for 90 years with a condition that the society will construct a building on it and incur the regular expenditure on account of its maintenance and upkeep out of their resources. The detailed note so presented and the decision taken in this regard is placed at **Annexure-I**.

5.0 With the decision so taken, the following provisions of the Institutional Policy (**Annexure-II**) are affected:-

Provisions of the Policy	Decisions taken
Allotment of land was to be made only after inviting applications from the registered Societies/Trusts, through advertisement.	Land measuring 1.88 acres in Sector 78, SAS Nagar has been allotted directly to Punjabi Engineers Welfare Society (Regd.) without inviting applications through advertisement.
Allotment of land for cultural and literary activities is done on free hold basis.	Allotment on lease hold basis has been approved.
For allotment of land for cultural and literary activities reserve price is to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.	Allotment of land is done on lease hold basis with lease money of Rs. 01/- for 90 years.

6.0 Matter was taken in the 25th meeting of Executive Committee, GMADA vide supplementary agenda item no. 25.15 for approval of the

deviations so made. The agenda placed before EC, GMADA was prepared by Engineering Wing, GMADA. Executive Committee after due consideration has passed the following minutes:-

" ਕਿਉਂਜੋ ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਪ੍ਰੋਫੈਸ਼ਨਲ ਸੰਸਥਾਵਾਂ ਵੱਲੋਂ ਭੇਂ ਦੀ (ਮੁਹਾਲੀ) ਅਲਾਟਮੈਂਟ ਲਈ ਸਮੇਂ ਸਮੇਂ ਤੇ ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋ ਰਹੀਆਂ ਹਨ, ਇਸ ਲਈ ਅਜਿਹੇ ਮੰਤਵ ਲਈ ਭੇਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ਠੋਸ ਪਾਲਿਸੀ ਨਿਰਧਾਰਿਤ ਕਰਨ ਦੀ ਲੋੜ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਗਰੁ ਨਾਲ ਵਿਚਾਰਦੇ ਹੋਏ ਅਜੰਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਖਾਰਜ ਕੀਤੀ ਗਈ ਅਤੇ ਨਾਲ ਹੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪ੍ਰੋਫੈਸ਼ਨਲ ਯੋਗ ਸੰਸਥਾਵਾਂ ਨੂੰ ਨਿਲਾਮੀ ਰਾਹੀਂ ਕਰਨ ਵਾਸਤੇ ਇੱਕ ਠੋਸ ਪਾਲਿਸੀ ਤਿਆਰ ਕੀਤੀ ਜਾਵੇ "

Agenda item No. 25.15 and the decision so taken is placed at

Annexure-III.

7.0 The decision of the EC was placed before the 28th meeting of Authority for ratification of the same vide agenda item No. 28.16. The Authority was informed about the decision of the Executive Committee, But considering the importance of the issue, while approving the proposal in the agenda, the authority asked to fulfill the following conditions before making the allotment:-

1. ਅਲਾਟਮੈਂਟ ਤੋਂ ਪਹਿਲਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਸੁਨਿਸ਼ਚਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਕਿ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਦਰਸਾਏ ਜਾਣ ਵਾਲੇ ਮੰਤਵਾਂ ਲਈ ਸਹੀ ਹੈ।
2. ਬਿਲਡਿੰਗ ਕਿਸੇ ਵੀ ਕਮਰਸ਼ੀਅਲ ਮੰਤਵ/ਕੰਮ ਲਈ ਨਹੀਂ ਵਰਤੀ ਜਾਵੇਗੀ।
3. ਇੰਜੀਨੀਅਰ ਐਸੋਸਿਏਸ਼ਨ ਵੱਲੋਂ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਲਈ ਲੋੜੀਂਦੀ ਰਾਸ਼ੀ ਦੇ ਪ੍ਰਬੰਧ ਬਾਰੇ ਗਮਾਡਾ ਨੂੰ ਸੂਚਨਾਂ ਦੇਣੀ ਹੋਵੇਗੀ।
4. ਜੇਕਰ ਕਿਸੇ ਵੀ ਸਟੇਜ ਤੇ ਬਿਲਡਿੰਗ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਵਰਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਦੀ ਅਲਾਟਮੈਂਟ ਤੁਰੰਤ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।

Annexure-I

ਗਰਦਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

From Pre Page:

- 1.0 Regarding the allotment of land for engineering Bhawan, Punjabi Engineers Welfare Society had requested a meeting and consequently, a meeting was conducted in chambers of PSHUD with the office bearers of Punjabi Engineers Welfare Society. The issue was discussed in detail and the following observation was made.
- 2.0 In the current bureaucratic and administrative setup of governance, multiple engineering activities, such as road, buildings construction, water supply and sewage networks, electrical and horticultural projects, etc., are an integral part of the service delivery of any citizen-centric government.
- 3.0 To ensure this, various Departments of Govt. of Punjab, there is a huge presence of Engineers and Junior Engineers, who play a pivotal role in the overall development of the State. A broad assessment has revealed that in the major Engineering Departments like
 - 3.1 PWD(B&R),
 - 3.2 Department of Local Bodies
 - 3.3 Department of Water Resources,
 - 3.4 Department of Water Supply & Sanitation,
 - 3.5 Punjab Mandi Board,
 - 3.6 Rural Development Department,
 - 3.7 PWSSB,
 - 3.8 PSIEC,
 - 3.9 PSIDC,
 - 3.10 PUDA and its Special Urban Development Authorities etc.,
 - 3.11 Even extremely important citizen-centric departments like health and education too have their engineering wings
- 4.0 There are approximately 7000 Engineers from the rank of JE to CE.
- 5.0 Given this scenario, there is an emergent need for a specialized training cum interaction institute in the state, on the lines of Training Institute for administrative officials, which can act as a

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

From Pre Page:

robust platform for multifarious activities such as Induction Training, Refresher Courses, workshops, symposiums, conferences and general interaction among the Engineering fraternity for the introduction of latest technologies and sharing of best practices in the field of engineering.

6.0 However, there is no such institution in the state and as a result, on one hand, the newly recruited, fresh out of college engineers of any department remain unaware of the procedures and practices being followed in the departments, on another hand the experienced Engineers also remain oblivious of the latest technologies introduced in their service field. It is, therefore, felt necessary that to overcome this deficiency, the State of Punjab needs to have an Institute specifically for engineers on the pattern of MGSIPA.

7.0 GMADA has received a request letter from Punjabi Engineers Welfare Society (regd.), which is a registered society of all the Engineers from J.E. to CE level in all the Government Departments in the State of Punjab. This Society (PEWS) is interested in building and maintaining a similar natured institute for engineers, Engineers Bhawan. The purpose for the construction of the Engineers Bhawan, as explained by the Society, is like the one as mentioned in above-mentioned para 5.0. During various deliberation regarding establishing this institute, it was brought forth by the society that given the exorbitant land prices they are unable to foot the bill and requested to allot them land at concessional prices.

8.0 Given the benefits of having such an institute and the efficiency it is expected to bring in service delivery of government at large and thus immensely benefiting citizens, it is proposed that GMADA may offer a plot measuring 1.88 acres in Sector 78, which is earmarked for a public building to Punjabi Engineers Welfare Society (regd.) on lease money of Re.1 for 90 years with the condition that Punjabi Engineers Welfare Society (regd.) will

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ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

From Pre Page:

construct a building on it and incur the regular expenditure on account of its maintenance and upkeep out of their resources. Furthermore, Punjabi Engineers Welfare Society (regd.) would shoulder the responsibility for induction training for all the new engineering recruits and shall arrange regular refresher courses and general interaction sessions i.e., seminars, workshops, etc. for the Engineers of various Govt. Departments from time to time.

9.0

Note is for kind perusal and appropriate orders.

[Signature]
Chief Administrator
07.12.2021

*Please move an agenda for
after approval of KODM
Shul*
20/12/21

KODM

[Signature]
23/12

CM

[Signature]
31/12/21

[Signature]

[Signature]
3/1/22

PSHUD

[Signature]

4.1.22

[Signature]

PSHUD

10/12/21
15/12/21
20/12/21

21/12/21
24/12/21

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, MOHALI

No. PUDA-A/Cs(Works)2006/ 9354

Dated: 20.7.06

To

Additional Chief Administrator,
Punjab Urban Planning & Development Authority,
SAS Nagar / Ludhiana / Jalandhar / Patiala / Bathinda.

Sub Revision of Rates of Institutional sites in various urban estates.

Finance and Accounts Committee in its 51st meeting held on 20.07.06 vide agenda item no 51.10 revised the rates of institutional sites in various urban estates.

2 The new rates of institutional sites to be sold through allotment / auction and revised policy for allotment of land to institutions approved by the Finance and Accounts Committee in the said meeting are enclosed herewith.

3 Those rates shall apply to all the institutional sites sold through allotment w.e.f. the date of decision i.e. 20.7.06.

4 Since the rates for Petrol Pump sites are also being revised and will be intimated separately. Till their revision, no allotment of Petrol Pump sites may please be made.

This is for your kind information and further necessary action.

DAV As above.

Chief Accounts Officer

Encls. No. PUDA-A/Cs(W)2006/ 9354

Dated: 20.7.06

A copy of the above is forwarded to the Private Secretary to Chairman, PUDA, for the kind information of Hon'ble Chairman.

DAV As above.

Chief Accounts Officer

Encls. No. PUDA-A/Cs(W)2006/ 9355

Dated: 20.7.06

A copy of the above is forwarded to the Secretary to Vice Chairman PUDA for the kind information of Vice Chairman.

DAV As above.

Chief Accounts Officer

Endst. No. PUDA-A/Cs(W)2006/ 9356

Dated:

A copy of the above is forwarded to the Secretary to Chief Administrator, PUDA for the kind information of Chief Administrator.

DA/ As above.

sd/-
Chief Accounts Officer

Endst. No. PUDA-A/Cs(W)2006/ 9357 to 9359

Dated: 27-10-2006

A copy of the above is forwarded to the Additional Chief Administrator (Policy) / Addl. Chief Administrator (Proj.) / Chief Engineer, PUDA, Mohali for information and necessary action.

DA/ As above.

sd/-
Chief Accounts Officer

Endst. No. PUDA-A/Cs(W)2006/

Dated:

A copy of the above is forwarded to the Estate Officer (Plots/ Houses), PUDA, Mohali, Estate Officer, PUDA, Ludhiana / Jalandhar/ Amritsar / Patiala / Bathinda / Ferozepur and Estate Officer (Policy), PUDA, Mohali for information and necessary action.

DA/ As above.

sd/-
Chief Accounts Officer

Endst. No. PUDA-A/Cs(W)2006/

Dated:

A copy of the above is forwarded to all the Accounts Officers (Recovery / Audit / Project/ CC) PUDA, Mohali / Ludhiana / Jalandhar / Patiala for information and necessary action.

DA/ As above.

sd/-
Chief Accounts Officer

REVISED POLICY FOR ALLOTMENT OF LAND TO INSTITUTIONS

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

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

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

1. Offer of Allotment:

Due publicity shall be given in respect of the Institutions as indicated in the enclosed annexure through two leading newspaper indicating specially their location, number and use purpose and last date for submission of application forms.

However, in case of Govt. Deptt./Public Sector Undertakings and institutions owned and managed by the Central or State Government, the allotment of land shall be made directly on receipt of applications without going through the process of a public advertisement alongwith token money/earnest money as per rates fixed vide circular No. PUDA-Policy-02/6167-7B dt.20.8.02.

2. Eligibility:

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

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

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

3. Constitution of a Committee:

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

- i) Chief Administrator, PUDA.
- ii) Addl. Chief Administrator (F&A), PUDA.
- iii) Addl. Chief Administrator, concerned zone.
- iv) Senior Town Planner, PUDA.
- v) Addl. Chief Administrator (Policy), Member Secretary.
- vi) One expert member from Education/Health etc.

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

4. Scrutiny of application:

Each application shall be examined by the Scrutiny Committee constituted inter-alia having regard to the background of the applicant, the financial standing, the managerial and organizational capability, the past experience/track record, the minimum functional requirement of land and quality and type of services provided and on the basis of guidelines framed in this regard from time to time.

5. Constitution of Committee in case of allotment by way of Auction:-

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

- | | | |
|------|---|-------------------|
| i. | Addl. Chief Administrator, concerned | Presiding Officer |
| ii. | Deputy Commissioner, Concerned or his nominee (If the D.C. is himself present in person, he shall be the Presiding Officer of the Committee). | Member |
| iii. | Addl. Chief Administrator(Finance) or his nominee. | Special member |
| iv. | Sr. Town Planner, PUDA. | Member. |
| v. | Superintending Engineer concerned | Member. |
| vi. | Estate Officer concerned. | Member. |

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

6. Guidelines for allotment:

- i) For allotting land to Institutions except Government Department/Public Sector Undertakings and Institutions, owned and managed by the Central or State Government only those applications which are invited through press advertisement shall be considered. No application which is submitted otherwise, shall be dealt and examined.
- ii) The applications received in response to the advertisement would be examined by committee and the recommendations of the committee will be put up to the Finance & Accounts Committee of PUDA for final decision and approval. However, the applications received from Govt. Deptt./Public Sector Undertakings and institutions owned and managed by Central and State Govt. shall be decided by the Chairman, PUDA within the rates, terms & conditions approved under policy.
- iii) Land will be allotted on free hold basis except land for the purpose of religious, police station, fire station, Petrol Pump and Charitable Institutions at the rates fixed from time to time and as per procedure Annexed at 'A'. For religious purpose, police station,

- fire station, Petrol Pump Charitable Institutions the land shall be allotted on lease hold basis for a period of 99 years.
- iv) Petrol pump sites carved out at various developed Urban Estates shall be floated for allotment in favour of Oil Companies/Govt. Depts. State Govt. Undertakings at the rate indicated in Annexure-'A'. The numbers of filling point shall be installed at the site as per norm fixed by the Ministry of Surface Transport Government of India. 10% area shall be permitted for commercial purpose.
 - v) The Authority shall not allot land to caste and 'biradari' based organizations.
 - vi) Allotment of land to religious bodies will be made only if there is a demand by local residents and suitable site is available for the purpose with the PUDA. Allotment of religious sites be made only if there are inadequate number of religious places of the concerned religion already existing in the Urban Estate. In general, the religious institutions shall be allotted an area of 1000 sq.yds. However, in exceptional cases depending upon the requirement a maximum of 2000 sq.yds. area shall be allotted.
 - vii) Allotment of land to Charitable Institutions will be made only if there is a demand by Trusts/Societies whose at least 1 member of the Governing body having minimum of 10 years experience in the field of school/Institution i.e. Narl Niketan, school for deaf and dumb, blind, mentally retarded and handicapped, Pingalwara or Old Age Home and also having no profit motive in running such institutions. The allotment upto maximum of 2000 sq.yds. shall be considered as per terms and procedure Annexed at 'A'.
 - viii) Institutions having sufficient funds to meet the cost of land and building proposed thereon as per project report with a greater public concern and having no profit motive should be given priority over others.

7. Price of land:

As determined by PUDA from time to time.

8. Letter of Intent:

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

9. Mode of payment:

The payment schedule of the institutional sites shall be made in the following manners:-

(A) ALLOTMENT OF INSTITUTIONAL LAND ON FREE HOLD BASIS:-

1) ALLOTMENT OF LAND BY WAY OF AUCTION:

i) SCHOOL SITES

- a) The participant shall require to deposit participation fee equal to 5% of the total reserve price (Refundable/ Adjustable).
- b) 15% of the highest bid amount (after adjusting the participation fee) shall be deposited at the time of fall of hammer or within one additional calendar day as the Presiding Officer, may permit.
- c) 10% of the highest bid amount shall be deposited within 30 days from the date of auction. This period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 1.5% surcharge on the amount due and interest @ 18% per annum for the delayed period, as per policy for condonation of delay).
- d) Balance 75% payment shall be deposited in four yearly equal instalments with interest at a rate 12% per annum or as determined by the Authority. The first instalment shall fall due after one year from the date of auction.

ii) INSTITUTIONAL SITES:

- a) The participant shall require to deposit participation fee equal to 5% of the total reserve price (Refundable/ Adjustable).
- b) 15% of the highest bid amount (after adjusting the participation fee) shall be deposited at the time of fall of hammer or within one additional calendar day as the Presiding Officer, may permit.
- c) 10% of the highest bid amount shall be deposited within 30 days from the date of auction. This period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 1.5% surcharge on the amount due and interest @ 18% per annum for the delayed period, as per policy for condonation of delay).
- d) Balance 75% payment shall be deposited in four yearly equal instalments with interest at a rate 12% per annum or as determined by the Authority. The first instalment shall fall due after one year from the date of auction.

II) ALLOTMENT OF LAND BY WAY OF SELECTION

- (a) 10% of the total reserve price shall be deposited as earnest money (refundable/adjustable).
- (b) 15% of the total reserve price shall be deposited within 90 days from the date of issue of Letter of Intent. However, this period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest at the rate of 18% per annum for the delayed period as per policy for condonation of delay).
- (c) Balance 75% payment shall be deposited in four yearly equal instalments with interest at the rate of 12% per annum or as determined by the Authority. The first Instalment shall fall due after one year from the date of issue of allotment letter.

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

- A) The token money shall be deposited by the Departments concerned at the rate approved under the policy circulated in this regard vide No. PUDA-Policy-2/6167-78 dated 20-8-2002.
- B) 50% of total reserve price, after adjusting the token money shall be deposited within 90 days from the date of Issue Letter of Intent. However, this period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest at the rate of 18% per annum for the delayed period as per policy for condonation of delay).
- C) Balance 50% payment shall be deposited in four yearly equal instalments with interest at the rate of 12% per annum or as determined by the Authority. The first instalment shall fall due after one year from the date of issue of allotment letter.

B) ALLOTMENT OF INSTITUTIONAL LAND ON LEASE HOLD BASIS.

IV) ALLOTMENT OF RELIGIOUS, POLICE STATION, FIRE STATION, PETROL PUMP AND CHARITABLE INSTITUTIONS.

- (a) Rs. 50,000/- as application fee shall be deposited with the application for allotment of religious and charitable institutional sites where applications are invited through advertisement (to be refundable/adjustable).
- (b) Rs. 200/- per sq. yard as non-refundable security shall be charged from the successful applicants.
- (c) Lease money shall be charged as indicated in Annexure "A"

10. PROCESSING FEE

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

11. Rebate on full payment

Rebate of 5% shall be allowed if the 75% and 50% balance payment is made in lumpsum without any interest within 60 days from the date of issue of allotment letter by the Institutions, Govt. Departments/Public Sector undertakings and institutions owned and managed by the Central or State Govt. respectively.

12. Issue of allotment letter:

After the Institution, has paid 25% amount of the total cost of land and executed the requisite agreement and completion of all other formalities, the allotment letter will be issued which shall specify the terms & conditions of allotment. However, in the case of Govt. Deptt./Public Sector Undertakings and institutions owned and managed by the Central Govt. or State Govt., the allotment letter shall be issued on receipt of 50% amount of the total cost of land.

13. Possession:

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

14. Ownership:

- i) The ownership of land or any building constructed thereon shall vest in the Authority. The Authority shall however permit the allottee to mortgage, hypothecate the land to a financial institution/Bank for the principal amount and interest to be accrued thereon to the extent the payment of the cost of land is made to the Authority for the purpose of raising loan for execution of construction of building.
- ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trusts and Societies registered under the relevant Acts subject to the payment of a

transfer fee equivalent to 9% (nine percent) of the total value of the site to PUDA.

- iii) Full prescribed transfer fee shall be charged, if the majority of Trustees/Director/ Board members are being changed.

15. Time frame for completion of the project:

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

16. Cancellation of allotment:

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

17. Extension fee & penalty for non-completion of the project:

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

18. Regulations of construction

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

19. Inspection by Authority officials

The allottee will permit the Authority functionaries to inspect any or all works connected with the execution of the project for ensuring that all terms and conditions proposed by the Authority at the time of allotment of land are being observed and that the development is being done strictly in

accordance with the approved plans and the quality of works conforms to generally minimum specifications for such Project.

20. Arbitration:-

All disputes and differences arising out of it in any way touching or concerning the allotment or execution of the project shall be referred to the Chief Administrator as a sole Arbitrator or any other officer appointed by him on his behalf. The decision of such arbitrator shall be final and binding on both the parties.

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

PUNJAB URBAN PLANNING & DEV. AUTHORITY CHANDIGARH.

To

1. All. Addl. Chief Administrator,
PUDA.
2. All Estate Officers,
PUDA, Mohali/Ludhiana/Jalandhar/Patiala/Mohania
Amritsar, Berozpur.

No. PUDA-Policy-02/ 6/67-78³
Dated: 23.09.02

Subj:- Fixation of token/earnest money in case of allotment of land to Govt. Departments/PSU and Institutions owned and managed by Central and State Government.

Please refer to the subject cited and this is to inform that the cases for allotment of land to Govt. Departments/Public sector undertakings and Institutions owned and managed by Central and State Governments are processed without taking any token money/earnest money. As per the decision of the Finance & Accounts Committee vide item no. 20.19 the lands are allotted to these Departments directly on receipt of applications without going through the process of a public advertisement. After the allotment process is completed and if these departments refused to accept the allotment letter due to the one reason or the another, PUDA was unable to deduct any processing charges and the whole exercise used to become futile. Keeping in view the above facts, the matter was placed before the Finance & Accounts Committee in its 32nd meeting held on 9.9.02 vide agenda item no. 32.18. The Finance Committee has approved the following rates of token money/earnest money in case of allotment of land to the departments:-

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

Sr.No.	Land requirement	Amount of token/earnest money
1.	If the land requirement is upto 1000 sq. yds	25,000/- or 1% of the total cost of the land, whichever is higher.
2.	If the land requirement is upto 1000-2000 sq. yds	50,000/- or 1% of the total cost of the land, whichever is higher.
3.	If the land requirement is upto 2000-5000 sq. yds to one acre.	One lac or 1% of the total cost of the land, whichever is higher.
4.	If the land requirement is upto 1 acre-2 acre.	Two lacs or 1% of the total cost of the land, whichever is higher.
5.	If the land requirement is upto 2 acre-3 acre.	Five lacs or 1% of the total cost of the land, whichever is higher.

The Finance & Accounts Committee has also decided that in case the department refuses to accept the allotment within the prescribed period or extended period, 10% processing charges of the amount deposited shall be deducted. In case refusal is not received within the prescribed period/extended period, the whole amount deposited shall be forfeited.

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


Administrative Officer (Policy)
For Chief Administrator.

(POLICY BRANCH)

To

Addl. Chief Administrator,
GMADA, Mohali.

Estate Officer,
GMADA, Mohali.

No. GMADA (Policy)/2007/ 8643-44
Dated: 30.7.08

Subject: Revision of policy regarding allotment of land to the Central/State Government departments, Public Undertakings and Institutions owned and managed by Central and State Government taken money.

Reference: In continuation of letter No. PUDA-Policy-02/6167-78 dated 20-8-2002 issued by the Policy Branch of PUDA.

The Authority of Greater Mohali Area Development Authority (GMAOA) in its 3rd meeting held on 31-6-2004 vide Item No. 3.13 has Revised the policy regarding allotment of land to the Central/State Government departments, Public Undertakings and Institutions owned and managed by Central and State Government and it has been decided not to ask the concerned organization to deposit the 1% token money as required in the letter referred above. On receipt of request from the concerned department for allotment of land, approval be taken from the Hon'ble Chief Minister Punjab cum Chairman, GMADA and thereafter concerned department be asked to deposit 50% cost of the land within 50 days and no extension in time shall be given. On receipt of 50% amount, allotment letter will be issued and concerned department will be asked to deposit balance 50% amount in instalments or in lump sum as per the policy. In case the department refuses to accept the allotment or fails to make the payment of due amount within given date, the allotment of land shall be cancelled and amount shall be forfeited as per provisions of the Punjab Regional and Town Planning and Development Act, 1995.

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

Encls. No. GMADA (Policy)/2008/ 8643-50

Dated: 30.7.08

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

1. Chief Administrator, PUDA, Mohali.
2. Chief Administrator, Greater Ludhiana Area Development Authority, Ludhiana.
3. Chief Administrator, Bathinda Development Authority, Bathinda.
4. Chief Administrator, Jalandhar Development Authority, Jalandhar.
5. Chief Administrator, Amritsar Development Authority, Amritsar.
6. Addl. Chief Administrator, PUDA, Patiala.

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

ਪੰਜਾਬ ਸਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ

ਸੇਵਾ ਵਿਖੇ,

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏ.ਡੀ.ਏ. ਮੰਮ੍ਰਿਤਸਰ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਡੀ.ਏ. ਜਲੰਧਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ. ਬਠਿੰਡਾ।
6. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਡੀ.ਏ. ਪਟਿਆਲਾ।

ਨੰ: ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸ਼ਾਖਾ-ਸ-5-2015/ ਮਿਤੀ: 7908-13 30/3/10

ਵਿਸ਼ਾ: ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਪਾਲਿਸੀ ਬਾਰੇ।

ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 51ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 20-7-2006 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਮੱਦ ਨੰ: 51.18 ਰਾਹੀਂ ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ ਪਾਲਿਸੀ ਬਣਾਈ ਗਈ ਸੀ। ਇਸ ਵਿਸ਼ੇ ਤੇ ਗਮਾਡਾ ਦੀ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਵੱਲੋਂ ਇਹ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ ਕਿ ਅੱਗੇ ਤੋਂ ਜਦੋਂ ਵੀ ਕਿਸੇ ਸ਼ੇਅਰ ਲਈ 1000 ਵਰਗ ਗਜ਼ ਭੋਂ ਦਿੱਤੀ ਜਾਵੇਗੀ ਤਾਂ ਉਸ ਦੇ ਨਾਲ 1000 ਵਰਗ ਗਜ਼ ਰਕਬਾ ਕਾਮਨ ਪਾਰਕਿੰਗ ਲਈ ਛੱਡਿਆ ਜਾਵੇ।

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀਆਂ ਉਕਤ

ਸਿਫਾਰਸ਼ਾਂ ਦੇ ਮਦੇ ਨਜ਼ਰ ਮਾਮਲਾ ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ 30/3/10

Policy doc-1

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ਮੱਦ ਨੰ 71.06 ਰਾਹੀਂ ਵਿਚਾਰਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ ਕਿ ਭਵਿੱਖ ਵਿੱਚ ਕਲਚਰਲ ਐਂਡ ਲਿਟਰੇਰੀ ਐਕਟੀਵਿਟੀਜ਼ ਅਤੇ ਧਾਰਮਿਕ ਸੰਸਥਾਵਾਂ ਨੂੰ ਭੋਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਮੇਂ 1000 ਵਰਗ ਗਜ਼ ਭੋਂ ਦੇ ਨਾਲ ਹੋਰ 1000 ਵਰਗ ਗਜ਼ ਰਕਬਾ ਪਬਲਿਕ ਪਾਰਕਿੰਗ ਵਾਸਤੇ ਰੱਖਣ ਦੀ ਪ੍ਰੋਵੀਜ਼ਨ ਕਰਨੀ ਹੋਵੇਗੀ, ਜਿਸ ਦਾ ਲੋਂ ਆਉਟ ਪਲੈਨ ਸਬੰਧਤ ਅਥਾਰਟੀ ਵੱਲੋਂ ਆਪਣੇ ਪੱਧਰ ਤੇ ਤਿਆਰ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਇਹ ਰਕਬਾ ਸਬੰਧਤ ਅਥਾਰਟੀ ਵੱਲੋਂ ਹੀ ਵਿਕਸਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਇਸ ਪਬਲਿਕ ਪਾਰਕਿੰਗ ਤੇ ਕਿਸੇ ਵੀ ਸੰਸਥਾ ਦਾ ਮਾਲਿਕਾਨਾ ਹੱਕ ਨਹੀਂ ਹੋਵੇਗਾ। ਇਹ ਆਪ ਜੀ ਦੀ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

2/ ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸ਼ਾਖਾ-ਸ-5-2015/ ਮਿਤੀ: 20/3/15
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

1. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

2/ ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)



ਗਰਦਰ ਸਹਾਲੀ ਏਗੀਆ | ਵਕਾਸ ਅਥਾਰਟੀ

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

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

2018 - 3

ਵੱਲ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੀ.ਡੀ.ਏ., ਪਟਿਆਲਾ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਜੇ.ਡੀ.ਏ., ਜਲੰਧਰ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
4. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਏ.ਡੀ.ਏ., ਐਮਿਤਸਰ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ., ਬਠਿੰਡਾ।
6. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ/ਹਾਊਸਿੰਗ, ਪ੍ਰੋਜੈਕਟ-ਰੈਗੂਲੇਟਰੀ/ਪਾਲਿਸੀ/ ਈ-ਆਥਰਾਈਟੀ)
ਪੁੱਡਾ/ਗਲਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।
7. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ/ਗਲਾਡਾ, ਐਸ. ਏ. ਐਸ. ਨਗਰ।

ਨੰ. ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸ਼ਾਖਾ/ਸ-1/2019/ 710-91

ਮਿਤੀ: 7/11/19

ਵਿਸ਼ਾ: Revision of Rates on Institutional sites in various Urban Estates-Sites meant for Cultural and Literary activities.

ਹਵਾਲਾ: ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਦੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74
ਮਿਤੀ 27-10-2006 ਅਤੇ ਪੱਤਰ ਨੰ: ਪੁੱਡਾ-ਅਕਾਊਂਟਸ(ਵਰਕਸ)/2017/5274-81
ਮਿਤੀ 04-10-2017 ਦੀ ਲਗਾਤਾਰ ਵਿੱਚ।

ਮਿਤੀ 11-10-2018 ਨੂੰ ਗਲਾਡਾ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੰਦ ਨੰ: 23.02

ਰਾਹੀਂ ਸਾਹਿਤਿਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਲਈ ਰੇਟਸ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਦਾ ਫੈਸਲਾ

ਲਿਆ ਗਿਆ ਹੈ:-

7.	Charitable Institutions			
c)	Cultural and Literary Activities (Owned by Government Only)		Allotment	Free of cost
d)	Cultural and Literary Activities (by Other Organisations- Government Aided or Private)	Minimum area 3000 sq yds.	Allotment	Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.

ਸਾਹਿਤਿਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਦੀਆਂ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ
ਬਾਕੀ ਦੀਆਂ ਟਰਾਂਜ਼ੈਕਸ਼ਨ ਐਂਡ ਕੰਡੀਸ਼ਨਜ਼ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਪੱਤਰ ਨੰ:
ਪੁੱਡਾ-ਅਕਾਊਂਟਸ (ਵਰਕਸ) 2006/9349-74 ਮਿਤੀ 27-10-2006 ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਜਾਰੀ ਕੀਤੀਆਂ
ਸੋਧਾਂ ਵਾਲੀਆਂ ਹੀ ਰਹਿਣਗੀਆਂ।

ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਅਥਾਰਟੀ ਦੇ ਉਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ
ਕਾਰਵਾਈ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

ਸੁਪਰਡੈਂਟ(ਪਾਲਿਸੀ)
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

Annexure - III

Age

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 25.15
(ਪਾਲਿਸੀ ਸ਼ਾਬਾ)

ਵਿਸ਼ਾ: ਮੁਹਾਲੀ ਵਿਚ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕਮ ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਨਾਉਣ ਲਈ ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ।

1.0 ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੌਜੂਦਾ ਪ੍ਰਬੰਧਕੀ ਸੈੱਟਅੱਪ ਵਿੱਚ , ਕਿਸੇ ਵੀ ਨਾਗਰਿਕ-ਕੇਂਦਰਿਤ ਸਰਕਾਰ ਵਲੋਂ ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰਨ ਲਈ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਵੱਖ-ਵੱਖ ਗਤੀਵਿਧੀਆਂ ਅਨੁਸਾਰ, ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਇੰਜੀਨੀਅਰਿੰਗ ਗਤੀਵਿਧੀਆਂ, ਜਿਵੇਂ ਕਿ ਸਤਕਾਂ, ਇਮਾਰਤਾਂ ਦਾ ਨਿਰਮਾਣ, ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ ਨੈਟਵਰਕ , ਇਲੈਕਟ੍ਰੀਕਲ ਅਤੇ ਬਾਗਬਾਨੀ ਪ੍ਰੋਜੈਕਟ ਆਦਿ, ਇੱਕ ਮਹੱਤਵਪੂਰਨ ਹਿੱਸਾ ਹੁੰਦੀਆਂ ਹਨ।

2.0 ਇਸ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣ ਲਈ, ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਵਿੱਚ ਵੱਡੀ ਗਿਣਤੀ ਵਿੱਚ ਇੰਜੀਨੀਅਰ ਅਤੇ ਜੂਨੀਅਰ ਇੰਜੀਨੀਅਰ ਤੈਨਾਤ ਹਨ ਜੋ ਰਾਜ ਦੇ ਸਮੁੱਚੇ ਵਿਕਾਸ ਵਿੱਚ ਮਹੱਤਵਪੂਰਨ ਭੂਮਿਕਾ ਨਿਭਾਉਂਦੇ ਹਨ। ਇੱਕ ਵਿਆਪਕ ਮੁਲਾਂਕਣ ਤੋਂ ਪਤਾ ਲੱਗਾ ਹੈ ਕਿ ਪ੍ਰਮੁੱਖ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿਭਾਗਾਂ ਵਿੱਚ ਜਿਵੇਂ ਕਿ PWD (B&R), ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੈਨੀਟੇਸ਼ਨ ਵਿਭਾਗ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੇਂਡੂ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਵਾਟਰ ਸਪਲਾਈ ਸੀਵਰੇਜ ਬੋਰਡ, PSIEC, PSIDC, ਪੁੱਡਾ ਅਤੇ ਇਸ ਦੀਆਂ ਵਿਸ਼ੇਸ਼ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਆਦਿ ਤੋਂ ਇਲਾਵਾ ਸਿਹਤ ਅਤੇ ਸਿੱਖਿਆ ਵਰਗੇ ਅਤਿ ਮਹੱਤਵਪੂਰਨ ਨਾਗਰਿਕ-ਕੇਂਦਰਿਤ ਵਿਭਾਗਾਂ ਦੇ ਵੀ ਆਪਣੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਹਨ। ਇਨ੍ਹਾਂ ਸਾਰੇ

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ਵਿਭਾਗ ਵਿਚ ਜੂਨੀਅਰ ਇੰਜੀਨੀਅਰ ਤੋਂ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਤੱਕ ਦੇ ਰਤਬੇ ਦੇ ਲਗਭਗ 7000 ਇੰਜੀਨੀਅਰ ਹਨ।

3.0 ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਜਾਂਦਾ ਰਿਹਾ ਹੈ ਕਿ ਕਿਸੇ ਵੀ ਸਰਕਾਰੀ ਵਿਭਾਗ ਵਿਚ ਇੰਜੀਨੀਅਰਜ਼ ਦੀ ਭਰਤੀ ਉਪਰੰਤ ਵਿਭਾਗ ਵਿਚ ਕੰਮ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਭਾਗ ਦੇ ਕੰਮ-ਕਾਜ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਇੰਡਕਸ਼ਨ ਟਰੇਨਿੰਗ ਦੇਣ ਲਈ ਕੋਈ ਸਥਾਈ ਵਿਵਸਥਾ ਨਾ ਹੋਣ ਕਾਰਨ ਇਹ ਇੰਜੀਨੀਅਰ ਕਾਫੀ ਸਮੇਂ ਤੱਕ ਵਿਭਾਗ ਦੇ ਕੰਮਕਾਜ ਤੋਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜਾਣੂ ਨਹੀਂ ਹੁੰਦੇ। ਇਸੇ ਤਰ੍ਹਾਂ ਇਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਦੇ ਪੁਰਾਣੇ ਅਤੇ ਤਜਰਬੇਕਾਰ ਇੰਜੀਨੀਅਰਾਂ ਨੂੰ ਸਮੇਂ ਸਮੇਂ ਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਖੇਤਰ ਵਿਚ ਆ ਰਹੀਆਂ ਨਵੀਆਂ ਤਕਨੀਕਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਨਾ ਹੋਣ ਕਾਰਨ ਇਨ੍ਹਾਂ ਸਾਰੇ ਵਿਭਾਗਾਂ ਦੇ ਕੰਮਕਾਜ ਉਪਰ ਸਿੱਧਾ ਅਸਰ ਪੈਂਦਾ ਹੈ। ਇਸ ਲਈ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਰਾਜ ਦੇ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਚੰਡੀਗੜ੍ਹ ਵਿਚ ਉਸਾਰੀ ਹੋਈ ਸਿਖਲਾਈ ਸੰਸਥਾ (ਮੈਗਸੀਪਾ) ਦੀ ਤਰਜ਼ ਤੇ ਰਾਜ ਵਿੱਚ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਇੱਕ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕੰਮ ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ ਦੀ ਰੰਗਮੀ ਲੋੜ ਹੈ, ਜੋ ਕਿ ਇੰਡਕਸ਼ਨ ਟਰੇਨਿੰਗ, ਰਿਫਰੈਸ਼ਰ ਕੋਰਸਾਂ, ਵਰਕਸ਼ਾਪਾਂ ਵਰਗੀਆਂ ਬਹੁਪੱਖੀ ਗਤੀਵਿਧੀਆਂ ਲਈ ਇੱਕ ਮਜ਼ਬੂਤ ਪਲੇਟਫਾਰਮ ਵਜੋਂ ਕੰਮ ਕਰ ਸਕਦੀ ਹੈ। ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ ਇੰਜੀਨੀਅਰਿੰਗ ਦੇ ਖੇਤਰ ਵਿੱਚ ਨਵੀਨਤਮ ਤਕਨਾਲੋਜੀਆਂ ਦੀ ਜਾਣ-ਪਛਾਣ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਭਾਗਾਂ ਵਿਚ ਵਰਤੀਆਂ ਜਾ ਰਹੀਆਂ Best Practices ਨੂੰ ਸਾਂਝਾ ਕਰਨ ਲਈ, ਇੰਜੀਨੀਅਰਿੰਗ ਭਾਈਚਾਰੇ ਵਿੱਚ ਸਿੰਪੋਜੀਅਮ, ਕਾਨਫਰੰਸਾਂ ਅਤੇ ਆਮ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਬਹੁਤ ਸਹਾਈ ਸਿੱਧ ਹੋ ਸਕਦਾ ਹੈ।

4.0 ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਗਮਾਡਾ ਨੂੰ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.), ਜੋ ਕਿ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਾਰੇ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਵਿੱਚ ਤੈਨਾਤ ਅਤੇ ਇਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਤੇ ਸੇਵਾਮੁਕਤ

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ਹੋਏ ਜੇ.ਈ ਤੋਂ ਲੈ ਕੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਪੱਧਰ ਤੱਕ ਦੇ ਸਾਰੇ ਇੰਜੀਨੀਅਰਾਂ ਦੀ ਇੱਕ ਰਜਿਸਟਰਡ ਸੁਸਾਇਟੀ ਹੈ, ਤੋਂ ਇੱਕ ਬੇਨਤੀ ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ। ਇਹ ਸੋਸਾਇਟੀ (PEWS) ਇੰਜੀਨੀਅਰਾਂ ਲਈ ਇੱਕ ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਣਾਉਣ ਅਤੇ ਸੰਭਾਲਣ ਵਿੱਚ ਦਿਲਚਸਪੀ ਰੱਖਦੀ ਹੈ। ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ ਦੀ ਉਸਾਰੀ ਦਾ ਉਦੇਸ਼, ਜਿਵੇਂ ਕਿ ਸੁਸਾਇਟੀ ਦੁਆਰਾ ਵਿਖਿਆਨ ਕੀਤਾ ਗਿਆ ਹੈ, ਉਪਰੋਕਤ ਪੈਰੇ 3.0 ਵਿੱਚ ਦਰਸਾਏ ਉਦੇਸ਼ ਅਨੁਸਾਰ ਹੀ ਹੈ। ਇਸ ਇੰਸਟੀਚਿਊਟ ਦੀ ਸਥਾਪਨਾ ਬਾਰੇ ਵੱਖ-ਵੱਖ ਪੱਧਰ ਤੇ ਸੁਸਾਇਟੀ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਹੋਏ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਦੌਰਾਨ, ਸੁਸਾਇਟੀ ਦੁਆਰਾ ਇਹ ਗੱਲ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦੀ ਗਈ ਹੈ ਕਿ ਜ਼ਮੀਨ ਦੀਆਂ ਉੱਚੀਆਂ ਕੀਮਤਾਂ ਹੋਣ ਕਾਰਨ ਉਹ ਏਨੀ ਵੱਡੀ ਰਕਮ ਅਦਾ ਕਰਨ ਤੋਂ ਅਸਮਰੱਥ ਹਨ ਅਤੇ ਉਨ੍ਹਾਂ ਨੂੰ ਰਿਆਇਤੀ ਕੀਮਤਾਂ ਤੇ ਜ਼ਮੀਨ ਅਲਾਟ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਹੀ ਉਹ ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ ਬਣਾ ਸਕਦੇ ਹਨ।

5.0 ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ ਅਜਿਹੇ ਇੰਸਟੀਚਿਊਟ ਦੇ ਹੋਣ ਨਾਲ ਹੋਣ ਵਾਲੇ ਲਾਭਾਂ ਅਤੇ ਕੁਸ਼ਲਤਾ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ (ਜਿਸ ਨਾਲ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਵਿੱਚ ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰ ਰਹੇ ਇੰਜੀਨੀਅਰਜ਼ ਨੂੰ ਲਾਭ ਪਹੁੰਚਣ ਦੀ ਉਮੀਦ ਹੈ), ਇਹ ਤਜਵੀਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ 78 ਵਿੱਚ ਬੇਪਿੰਗ ਲੇਨ ਉੱਤੇ 1.88 ਏਕੜ ਦੇ ਪਲਾਟ (ਅਨੁਲੱਗ-1), ਜਿਸ ਦੀ ਵਰਤੋਂ ਬਤੌਰ ਪਬਲਿਕ ਬਿਲਡਿੰਗ ਨੀਅਤ ਕੀਤੀ ਹੋਈ ਹੈ, ਦੀ ਗਮਾਫ਼ਾ ਵਲੋਂ ਇਸ ਸੋਸਾਇਟੀ ਨੂੰ ਪੇਸ਼ਕਸ਼ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਨੂੰ ਇਹ ਭੋ 90 ਸਾਲਾਂ ਦੇ ਸਮਾਂ ਕਾਲ ਲਈ 1 ਰੁਪਏ ਦੀ ਲੀਜ਼ ਤੇ ਇਸ ਸ਼ਰਤ ਦੇ ਨਾਲ ਦੇ ਦਿੱਤੀ ਜਾਵੇ ਕਿ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਇਸ ਭੋ ਉੱਤੇ ਆਪਣੇ ਸਰੋਤਾਂ ਵਿੱਚੋਂ ਇੱਕ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਕਰੇਗੀ ਅਤੇ

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ਇਸ ਦੇ ਰੱਖ-ਰਖਾਅ ਦਾ ਨਿਯਮਤ ਖਰਚਾ ਵੀ ਚੁੱਕੇਗੀ। ਸੋਸਾਇਟੀ ਇਸ ਪਲਾਟ ਨੂੰ ਇਸ ਮੰਤਵ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਨਹੀਂ ਵਰਤੇਗੀ ਅਤੇ ਅਜਿਹੇ ਉਸਾਰੇ ਇੰਸਟੀਚਿਊਟ ਵਿਚ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਸਾਰੇ ਵਿਭਾਗਾਂ ਵਿਚ ਨਵੇਂ ਇੰਜੀਨੀਅਰਿੰਗ ਭਰਤੀਆਂ ਲਈ ਇੰਡਕਸ਼ਨ ਸਿਖਲਾਈ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਨਿਭਾਏਗੀ ਅਤੇ ਸਮੇਂ ਸਮੇਂ 'ਤੇ ਵੱਖ-ਵੱਖ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਦੇ ਇੰਜੀਨੀਅਰਾਂ ਲਈ ਨਿਯਮਤ ਤੌਰ 'ਤੇ ਰਿਫਰੈਸ਼ਰ ਕੋਰਸਾਂ ਅਤੇ ਆਮ ਗੱਲਬਾਤ ਸੈਸ਼ਨਾਂ, ਸੈਮੀਨਾਰ, ਵਰਕਸ਼ਾਪਾਂ ਆਦਿ ਦਾ ਪ੍ਰਬੰਧ ਕਰੇਗੀ।

7.0 ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਅਜੇਡਾ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।

(ਤਾਲਮੇਲ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਬਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
2. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1,
ਚੰਡੀਗੜ੍ਹ।
3. ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
4. ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,
ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
5. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ, ਐਸ.ਏ.ਐਸ ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ,
ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ,
ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ/2022/

ਮਿਤੀ:-

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ਼ੀਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 31-12-2021 ਨੂੰ ਦੁਪਹਿਰ 12.00 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ(Proceedings) ਦੀ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ।

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਿੱਠ ਔਕਣ ਨੰ: ਗਮਾਡਾ-ਤਾਲਮੇਲ ਸਾਖਾ/2022/

ਮਿਤੀ:-

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਨਿੱਜੀ ਸਕੱਤਰ/ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।
ਨੱਥੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ।

(ਭੁਪਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

ਪਹਿਲੀ ਸਾਖਾ, ਪੁੱਤਾ/ਗਮਾਡਾ
ਡਾਇਰੀ ਨੰ: 126
ਮਿਤੀ: 07/02/2022

Annexure -IV

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.16
(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ: ਮੁਹਾਲੀ ਵਿਚ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ 'ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕਮ ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਨਾਉਣ ਲਈ ਭੇ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ।

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ: 25.15 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ :-

1.0 ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮੌਜੂਦਾ ਪ੍ਰਬੰਧਕੀ ਸੈੱਟਅੱਪ ਵਿੱਚ , ਕਿਸੇ ਵੀ ਨਾਗਰਿਕ-ਕੇਂਦਰਿਤ ਸਰਕਾਰ ਵਲੋਂ ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰਨ ਲਈ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਵੱਖ ਵੱਖ ਗਤੀਵਿਧੀਆਂ ਅਨੁਸਾਰ, ਕੀਤੀਆਂ ਜਾ ਰਹੀਆਂ ਇੰਜੀਨੀਅਰਿੰਗ ਗਤੀਵਿਧੀਆਂ, ਜਿਵੇਂ ਕਿ ਸੜਕਾਂ, ਇਮਾਰਤਾਂ ਦਾ ਨਿਰਮਾਣ, ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ ਨੈਟਵਰਕ , ਇਲੈਕਟ੍ਰੀਕਲ ਅਤੇ ਬਾਗਬਾਨੀ ਪ੍ਰੋਜੈਕਟ ਆਦਿ, ਇੱਕ ਮਹੱਤਵਪੂਰਨ ਹਿੱਸਾ ਹੁੰਦੀਆਂ ਹਨ।

2.0 ਇਸ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣ ਲਈ, ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਵੱਖ-ਵੱਖ ਵਿਭਾਗਾਂ ਵਿੱਚ ਵੱਡੀ ਗਿਣਤੀ ਵਿਚ ਇੰਜੀਨੀਅਰ ਅਤੇ ਜੂਨੀਅਰ ਇੰਜੀਨੀਅਰ ਭੇਨਾਤ ਹਨ ਜੋ ਰਾਜ ਦੇ ਸਮੁੱਚੇ ਵਿਕਾਸ ਵਿੱਚ ਮਹੱਤਵਪੂਰਨ ਭੂਮਿਕਾ ਨਿਭਾਉਂਦੇ ਹਨ। ਇੱਕ ਵਿਆਪਕ ਮੁਲਾਂਕਣ ਤੋਂ ਪਤਾ ਲੱਗਾ ਹੈ ਕਿ ਪ੍ਰਮੁੱਖ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿਭਾਗਾਂ ਵਿੱਚ ਜਿਵੇਂ ਕਿ PWD (B&R), ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਜਲ ਸਰੋਤ ਵਿਭਾਗ, ਜਲ ਸਪਲਾਈ ਅਤੇ ਸੈਨੀਟੇਸ਼ਨ ਵਿਭਾਗ, ਪੰਜਾਬ ਮੰਡੀ ਬੋਰਡ, ਪੇਂਡੂ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਵਾਟਰ ਸਪਲਾਈ ਸੀਵਰੇਜ ਬੋਰਡ, PSIEC, PSIDC, ਪੁੱਡਾ ਅਤੇ ਇਸ ਦੀਆਂ ਵਿਸ਼ੇਸ਼ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਆਦਿ ਤੋਂ ਇਲਾਵਾ ਸਿਹਤ ਅਤੇ ਸਿੱਖਿਆ ਵਰਗੇ ਅਤਿ

ਮਹੱਤਵਪੂਰਨ ਨਾਗਰਿਕ-ਕੇਂਦਰਿਤ ਵਿਭਾਗਾਂ ਦੇ ਵੀ ਆਪਣੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਹਨ। ਇਨ੍ਹਾਂ ਸਾਰੇ ਵਿਭਾਗ ਵਿਚ ਜੂਨੀਅਰ ਇੰਜੀਨੀਅਰ ਤੋਂ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਤੱਕ ਦੇ ਰੁਤਬੇ ਦੇ ਲਗਭਗ 7000 ਇੰਜੀਨੀਅਰ ਹਨ।

3.0 ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਜਾਂਦਾ ਰਿਹਾ ਹੈ ਕਿ ਕਿਸੇ ਵੀ ਸਰਕਾਰੀ ਵਿਭਾਗ ਵਿਚ ਇੰਜੀਨੀਅਰਜ਼ ਦੀ ਭਰਤੀ ਉਪਰੰਤ ਵਿਭਾਗ ਵਿਚ ਕੰਮ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਭਾਗ ਦੇ ਕੰਮ-ਕਾਜ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਇੰਡਕਸ਼ਨ ਟਰੇਨਿੰਗ ਦੇਣ ਲਈ ਕੋਈ ਸਥਾਈ ਵਿਵਸਥਾ ਨਾ ਹੋਣ ਕਾਰਨ ਇਹ ਇੰਜੀਨੀਅਰ ਕਾਫੀ ਸਮੇਂ ਤੱਕ ਵਿਭਾਗ ਦੇ ਕੰਮਕਾਜ ਤੋਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਜਾਣੂ ਨਹੀਂ ਹੁੰਦੇ। ਇਸੇ ਤਰ੍ਹਾਂ ਇਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਦੇ ਪੁਰਾਣੇ ਅਤੇ ਤਜਰਬੇਕਾਰ ਇੰਜੀਨੀਅਰਾਂ ਨੂੰ ਸਮੇਂ ਸਮੇਂ ਤੇ ਇੰਜੀਨੀਅਰਿੰਗ ਖੇਤਰ ਵਿਚ ਆ ਰਹੀਆਂ ਨਵੀਆਂ ਤਕਨੀਕਾਂ ਬਾਰੇ ਜਾਣਕਾਰੀ ਨਾ ਹੋਣ ਕਾਰਨ ਇਨ੍ਹਾਂ ਸਾਰੇ ਵਿਭਾਗਾਂ ਦੇ ਕੰਮਕਾਜ ਉਪਰ ਸਿੱਧਾ ਅਸਰ ਪੈਂਦਾ ਹੈ। ਇਸ ਲਈ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਰਾਜ ਦੇ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਚੰਡੀਗੜ੍ਹ ਵਿਚ ਉਸਾਰੀ ਹੋਈ ਸਿਖਲਾਈ ਸੰਸਥਾ (ਮੈਗਸੀਪਾ) ਦੀ ਤਰਜ਼ ਤੇ ਰਾਜ ਵਿੱਚ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਇੱਕ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕੰਮ ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ ਦੀ ਹੰਗਾਮੀ ਲੋੜ ਹੈ, ਜੋ ਕਿ ਇੰਡਕਸ਼ਨ ਟਰੇਨਿੰਗ, ਰਿਫਰੈਸ਼ਰ ਕੋਰਸਾਂ, ਵਰਕਸ਼ਾਪਾਂ ਵਰਗੀਆਂ ਬਹੁਪੱਖੀ ਗਤੀਵਿਧੀਆਂ ਲਈ ਇੱਕ ਮਜ਼ਬੂਤ ਪਲੇਟਫਾਰਮ ਵਜੋਂ ਕੰਮ ਕਰ ਸਕਦੀ ਹੈ। ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ ਇੰਜੀਨੀਅਰਿੰਗ ਦੇ ਖੇਤਰ ਵਿੱਚ ਨਵੀਨਤਮ ਤਕਨਾਲੋਜੀਆਂ ਦੀ ਜਾਣ-ਪਛਾਣ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਭਾਗਾਂ ਵਿਚ ਵਰਤੀਆਂ ਜਾ ਰਹੀਆਂ Best Practices ਨੂੰ ਸਾਂਝਾ ਕਰਨ ਲਈ, ਇੰਜੀਨੀਅਰਿੰਗ ਭਾਈਚਾਰੇ ਵਿੱਚ ਸਿੱਖੇ-ਸਿੱਖੀ, ਕਾਨਫਰੰਸਾਂ ਅਤੇ ਆਮ ਗੱਲਬਾਤ ਕਰਨ ਲਈ ਬਹੁਤ ਸਹਾਈ ਸਿੱਧ ਹੋ ਸਕਦਾ ਹੈ।

4.0 ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਗਮਾਡਾ ਨੂੰ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.), ਜੋ ਕਿ ਪੰਜਾਬ ਰਾਜ ਦੇ ਸਾਰੇ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਵਿੱਚ ਭੈਨਾਤ ਅਤੇ ਇਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਤੋਂ ਸੇਵਾਮੁਕਤ ਹੋਏ ਜੇ.ਈ ਤੋਂ ਲੈ ਕੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਪੱਧਰ ਤੱਕ ਦੇ ਸਾਰੇ ਇੰਜੀਨੀਅਰਾਂ ਦੀ ਇੱਕ ਰਜਿਸਟਰਡ ਸੁਸਾਇਟੀ ਹੈ, ਤੋਂ ਇੱਕ ਬੇਨਤੀ ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ। ਇਹ ਸੋਸਾਇਟੀ (PEWS) ਇੰਜੀਨੀਅਰਾਂ ਲਈ ਇੱਕ ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਣਾਉਣ ਅਤੇ ਸੰਭਾਲਣ ਵਿੱਚ ਦਿਲਚਸਪੀ ਰੱਖਦੀ ਹੈ। ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ ਦੀ ਉਸਾਰੀ ਦਾ ਉਦੇਸ਼, ਜਿਵੇਂ ਕਿ ਸੁਸਾਇਟੀ ਦੁਆਰਾ ਵਿਖਿਆਨ ਕੀਤਾ ਗਿਆ ਹੈ, ਉਪਰੋਕਤ ਪੈਰੇ 3.0 ਵਿੱਚ ਦਰਸਾਏ ਉਦੇਸ਼ ਅਨੁਸਾਰ ਹੀ ਹੈ। ਇਸ ਇੰਸਟੀਚਿਊਟ ਦੀ ਸਥਾਪਨਾ ਬਾਰੇ ਵੱਖ-ਵੱਖ ਪੱਧਰ ਤੇ ਸੁਸਾਇਟੀ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨਾਲ ਹੋਏ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਦੌਰਾਨ, ਸੁਸਾਇਟੀ ਦੁਆਰਾ ਇਹ ਗੱਲ ਧਿਆਨ ਵਿਚ ਲਿਆਂਦੀ ਗਈ ਹੈ ਕਿ ਜ਼ਮੀਨ ਦੀਆਂ ਉੱਚੀਆਂ ਕੀਮਤਾਂ ਹੋਣ ਕਾਰਨ ਉਹ ਏਨੀ ਵੱਡੀ ਰਕਮ ਅਦਾ ਕਰਨ ਤੋਂ ਅਸਮਰੱਥ ਹਨ ਅਤੇ ਉਨ੍ਹਾਂ ਨੂੰ ਰਿਆਇਤੀ ਕੀਮਤਾਂ ਤੇ ਜ਼ਮੀਨ ਅਲਾਟ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿਚ ਹੀ ਉਹ ਅਜਿਹਾ ਇੰਸਟੀਚਿਊਟ ਬਣਾ ਸਕਦੇ ਹਨ।

5.0 ਪੰਜਾਬ ਰਾਜ ਵਿਚ ਅਜਿਹੇ ਇੰਸਟੀਚਿਊਟ ਦੇ ਹੋਣ ਨਾਲ ਹੋਣ ਵਾਲੇ ਲਾਭਾਂ ਅਤੇ ਕੁਸ਼ਲਤਾ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ (ਜਿਸ ਨਾਲ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਵਿਚ ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰ ਰਹੇ ਇੰਜੀਨੀਅਰਜ਼ ਨੂੰ ਲਾਭ ਪਹੁੰਚਣ ਦੀ ਉਮੀਦ ਹੈ), ਇਹ ਤਜਵੀਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਸੈਕਟਰ 78 ਵਿੱਚ ਸ਼ੋਪਿੰਗ ਲੇਨ ਉਤੇ 1.88 ਏਕੜ ਦੇ ਪਲਾਟ (ਅਨੁਲੱਗ-1), ਜਿਸ ਦੀ ਵਰਤੋਂ ਬਰੌਰ ਪਬਲਿਕ ਬਿਲਡਿੰਗ ਨੀਅਤ ਕੀਤੀ ਹੋਈ ਹੈ, ਦੀ ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸੁਸਾਇਟੀ ਨੂੰ ਪੇਸ਼ਕਸ਼ ਕਰ ਦਿੱਤੀ ਜਾਵੇ। ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਨੂੰ ਇਹ ਭੋ 90 ਸਾਲਾਂ ਦੇ ਸਮਾਂ ਕਾਲ ਲਈ

1. ਚੁਪਏ ਦੀ ਲੀਜ਼ ਤੇ ਇਸ ਸ਼ਰਤ ਦੇ ਨਾਲ ਦੇ ਦਿੱਤੀ ਜਾਵੇ ਕਿ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਇਸ ਭੇਂ ਉਤੇ ਆਪਣੇ ਸ਼ਰਤਾਂ ਵਿਚੋਂ ਇੱਕ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਕਰੇਗੀ ਅਤੇ ਇਸ ਦੇ ਰੱਖ-ਰਖਾਅ ਦਾ ਨਿਯਮਤ ਖਰਚਾ ਵੀ ਚੁੱਕੇਗੀ। ਸੋਸਾਇਟੀ ਇਸ ਪਲਾਟ ਨੂੰ ਇਸ ਮੰਤਵ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਨਹੀਂ ਵਰਤੇਗੀ ਅਤੇ ਅਜਿਹੇ ਉਸਾਰੇ ਇੰਸਟੀਚਿਊਟ ਵਿਚ ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.) ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਸਾਰੇ ਵਿਭਾਗਾਂ ਵਿਚ ਨਵੇਂ ਇੰਜੀਨੀਅਰਿੰਗ ਤਰਤੀਆਂ ਲਈ ਇੰਡਕਸ਼ਨ ਸਿਖਲਾਈ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਨਿਭਾਏਗੀ ਅਤੇ ਸਮਾਂ ਸਮੇਂ ਤੇ ਵੱਖ-ਵੱਖ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਦੇ ਇੰਜੀਨੀਅਰਾਂ ਲਈ ਨਿਯਮਤ ਭੌਰ ਤੇ ਰਿਟਰੈਸਰ ਕੋਰਸਾਂ ਅਤੇ ਆਮ ਗੱਲਬਾਤ ਸੈਸ਼ਨਾਂ, ਸੈਮੀਨਾਰ, ਵਰਕਸ਼ਾਪਾਂ ਆਦਿ ਦਾ ਪ੍ਰਬੰਧ ਕਰੇਗੀ।

ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 31-12-2021 ਨੂੰ ਹੋਈ 25ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਕਮੇਟੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ :-

ਕਿਉਂ ਜੋ ਐਸ.ਏ.ਐਸ. ਨਗਰ (ਮੁਹਾਲੀ) ਵਿਖੇ ਪ੍ਰੋਫੈਸ਼ਨਲ ਸੰਸਥਾਵਾਂ ਵੱਲੋਂ ਭੇਂ ਦੀ ਅਲਾਟਮੈਂਟ ਲਈ ਸਮੇਂ-ਸਮੇਂ ਤੇ ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋ ਰਹੀਆਂ ਹਨ, ਇਸ ਲਈ ਅਜਿਹੇ ਮੰਤਵ ਲਈ ਭੇਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ਠੋਸ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਦੀ ਲੋੜ ਹੈ। ਕਮੇਟੀ ਵੱਲੋਂ ਅਜੇਡਾ ਗੁਰੂ ਨਾਲ ਵਿਚਾਰਦੇ ਹੋਏ ਅਜੇਡੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਤਜਵੀਜ਼ ਖਾਰਜ ਕੀਤੀ ਗਈ ਅਤੇ ਨਾਲ ਹੀ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ ਇਸ ਸਬੰਧ ਵਿੱਚ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਪ੍ਰੋਫੈਸ਼ਨਲ ਯੋਗ ਸੰਸਥਾ ਨੂੰ ਨਿਲਾਮੀ ਰਾਹੀਂ ਕਰਨ ਵਾਸਤੇ ਇੱਕ ਠੋਸ ਪਾਲਿਸੀ ਤਿਆਰ ਕੀਤੀ ਜਾਵੇ।

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੇਡਾ ਵਿਚਾਰਨ / ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਲਈ ਪੇਸ਼ ਹੋ ਜੀ ।

Annexure V

ਗਰੇਟਰ ਮੋਹ ਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ

ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

(ਪਾਲਿਸੀ ਬਾਧਾ)

ਸੇਵਾ ਵਿਖੇ

ਰਜਿਸਟਰਡ

ਪ੍ਰਧਾਨ,
ਪੰਜਾਬੀ ਇੰਜੀਨੀਅਰਜ਼ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀ (ਰਜਿ.)
ਮਕਾਨ ਨੰ: 74, ਵਾਰਡ ਨੰ: 07, ਗੁਰਦੁਆਰਾ ਰੋਡ
ਖਰੜ, ਜਿਲ੍ਹਾ ਐਸ ਏ ਐਸ ਨਗਰ
ਪੰਜਾਬ-140301

ਨੰ:ਗਮਾਡਾ(ਪਾਲਿਸੀ)/2022/ 390 - ਮ

ਮਿਤੀ: 7/11/22

ਵਿਸ਼ਾ: ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕਮ-ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਬਨਾਉਣ ਲਈ ਸੈਕਟਰ 78, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ 1.88 ਏਕੜ ਭੋ ਦਾ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਵਲੋਂ ਮਿਤੀ 05-01-2022 ਨੂੰ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੰਦ ਨੰ: 28.16 ਰਾਹੀਂ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸੰਨਮੁੱਖ ਆਪ ਦੀ ਸੋਸਾਇਟੀ ਨੂੰ ਸੈਕਟਰ 78 ਐਸ. ਏ. ਨਗਰ ਵਿਖੇ 1.88 ਏਕੜ ਭੋ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ-ਕਮ-ਇੰਟਰਐਕਸ਼ਨ ਇੰਸਟੀਚਿਊਟ (ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ) ਦੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਅਲਾਟ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ। ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਦੀਆਂ ਸਹੂਤਾਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:-

1. ਵਿਚਾਰ ਅਧੀਨ ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਜਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਲੀਜ਼ ਹੌਲਡ ਬੇਸਿਸ ਤੇ ਅਗਲੇ 90 ਸਾਲਾਂ ਲਈ 1 ਰੁਪਏ ਦੀ ਲੀਜ਼ ਤੋਂ ਹੋਵੇਗੀ।
2. ਉੱਕਤ ਤੋਂ ਇਲਾਵਾ ਸੋਸਾਇਟੀ ਵੱਲੋਂ 200/- ਰੁਪਏ ਪ੍ਰਤੀ ਵਾਰਗ ਦੇ ਹਿਸਾਬ ਨਾਲ ਨਾਨ-ਰਿਵੇਡੇਬਲ ਸਿਕਿਊਰਿਟੀ, ਜੋ ਕਿ ਇਸ ਜਾਈਟ ਲਈ 18,19,840/- ਰੁਪਏ ਬਣਦੀ ਹੈ, ਇਸ ਲੈਟਰ ਆਫ ਇੰਟੈਂਟ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 90 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣੀ ਹੋਵੇਗੀ।
3. ਸੋਸਾਇਟੀ ਲੀਜ਼ ਮਨੀ ਦੀ ਅਵਾਇਗੀ ਸਲਾਨਾ ਅਧਾਰ ਤੇ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗੀ। ਅਜਿਹਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਸੋਸਾਇਟੀ ਵਿਰੱਧ ਐਕਟ ਅਨੁਸਾਰ ਬਣਦੀ ਕਾਰਵਾਈ ਆਰੰਭ ਦਿੱਤੀ ਜਾਵੇਗੀ।

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4. ਭੋ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਪੰਜਾਬ ਰੀਜਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995, ਇਸ ਅਧੀਨ ਬਣਾਏ ਗਏ ਨਿਯਮਾਂ, ਰੈਗੂਲੇਸ਼ਨਾਂ ਪਾਲਿਸੀਆਂ ਆਦਿ ਤਹਿਤ ਹੋਵੇਗੀ, ਜਿਨ੍ਹਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਲਈ ਸੋਸਾਇਟੀ ਪਾਬੰਦ ਹੋਵੇਗੀ।
5. ਸੋਸਾਇਟੀ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਸਾਰੇ ਵਿਭਾਗਾਂ ਵਿੱਚ ਨਵੇਂ ਭਰਤੀ ਹੋਏ ਤਕਨੀਕੀ ਅਮਲੇ ਲਈ ਇੰਡਕਸ਼ਨ ਸਿਖਲਾਈ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਨਿਭਾਏਗੀ ਅਤੇ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਵੱਖ ਵੱਖ ਸਰਕਾਰੀ ਵਿਭਾਗਾਂ ਦੇ ਤਕਨੀਕੀ ਅਮਲੇ ਲਈ ਨਿਯਮਿਤ ਤੌਰ ਤੇ ਰਿਵਰਸ਼ਰ ਕੌਰਸਾਂ ਅਤੇ ਆਮ ਗੱਲਬਾਤ ਸੈਸ਼ਨ, ਸੈਮੀਨਾਰ, ਵਰਕਸ਼ਾਪਸ ਆਦਿ ਦਾ ਪ੍ਰਬੰਧ ਕਰੇਗੀ।
6. ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਹ ਸੁਣਿਸ਼ਚਿਤ ਕੀਤਾ ਜਾਵੇਗਾ ਕਿ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਤਕਨੀਕੀ ਤੌਰ ਤੇ ਜਿਸ ਮੰਤਵ ਲਈ ਭੋ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ, ਲਈ ਸਹੀ ਹੈ।
7. ਸਾਈਟ ਤੇ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਕਿਸੇ ਵੀ ਵਪਾਰਿਕ ਮੰਤਵ/ਕੰਮ ਲਈ ਨਹੀਂ ਵਰਤੀ ਜਾਵੇਗੀ।
8. ਸਾਈਟ ਦੇ ਉਸਾਰੀ ਜਾਣ ਵਾਲੀ ਬਿਲਡਿੰਗ ਲਈ ਲੋੜੀਂਦੀ ਗਲੀ ਦੇ ਪ੍ਰਬੰਧ ਬਾਰੇ ਸੋਸਾਇਟੀ ਗਮਾਡਾ ਨੂੰ ਸੂਚਨਾ ਦੇਵੇਗੀ।
9. ਜੇਕਰ ਕਿਸ ਵੀ ਸਟੇਜ ਤੇ ਬਿਲਡਿੰਗ, ਜਿਸ ਲਈ ਸਾਈਟ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ ਤੋਂ ਇਲਾਵਾ ਕਿਸੇ ਹੋਰ ਮੰਤਵ ਲਈ ਵਰਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਗਮਾਡਾ ਵੱਲੋਂ ਇਸ ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਤੁਰੰਤ ਰੱਦ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
10. ਸੋਸਾਇਟੀ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਿੱਚ ਗਮਾਡਾ ਦਾ ਇੱਕ ਨੁਮਾਇੰਦਾ ਵੀ ਨਾਮਜ਼ਦ ਕੀਤਾ ਜਾਵੇਗਾ।
11. ਵਿਚਾਰ ਅਧੀਨ ਸਾਈਟ ਦੀ ਮਲਕੀਅਤ ਦਾ ਹੱਕ ਗਮਾਡਾ ਦਾ ਹੋਵੇਗਾ।
12. ਅਲਾਟ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੋ ਦੇ ਵੇਰਵਿਆਂ ਦੀ ਪੜਤਾਲ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਸਿਹਾਲੀ ਜਾਂ ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਸਿਹਾਲੀ ਦੇ ਦਫਤਰ ਤੋਂ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ।
13. ਉੱਕਤ ਲੜੀ ਨੰ: 6-10 ਤੱਕ ਦਰਸਾਈਆਂ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਹੋਣ ਤੇ ਸਾਈਟ ਦਾ ਵਿਸਤ੍ਰਿਤ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਲੋਂ ਜਾਰੀ ਕੀਤਾ ਜਾਵੇਗਾ।
14. ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ "ਜਿਵੇਂ ਹੈ, ਜਿੱਥੇ ਹੈ" ਦੇ ਅਧਾਰ ਤੇ ਕੀਤੀ ਜਾਵੇਗੀ।

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15. ਭੋ ਦਾ ਮੱਤਵ ਕਿਸੇ ਵੀ ਹਾਲਤ ਵਿਚ ਤਬਦੀਲ ਕਰਨ ਦੀ ਆਗਿਆ ਨਹੀਂ ਦਿੱਤੀ ਜਾਵੇਗੀ।
16. ਸਾਈਟ ਦੀ ਕਬਜ਼ਾ ਲੈਣ ਤੋਂ ਪਹਿਲਾਂ ਸੋਸਾਇਟੀ ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ) ਗਮਾਡਾ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਲੀਜ਼ ਡੀਡ ਤੇ ਹਸਤਾਖਰ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗੀ।
17. ਸੋਸਾਇਟੀ ਨੂੰ ਸਾਈਟ ਦੀ ਮਲਕੀਅਤ ਤਬਦੀਲੀ, ਵਿਕਰੀ, ਤੋਹਫੇ ਵਿੱਚ ਦੇਣ ਜਾਂ ਗਿਰਵੀ ਰੱਖਣ ਦਾ ਕੋਈ ਹੱਕ ਨਹੀਂ ਹੋਵੇਗਾ।
18. ਸਾਈਟ ਦੀ ਵੰਡ ਆਗਿਆ ਯੋਗ ਨਹੀਂ ਹੈ।
17. ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਸਾਈਟ ਤੇ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਆਪਣੇ ਫੰਡਜ਼ ਵਿੱਚੋਂ ਤਿੰਨ ਸਾਲਾਂ ਦੇ ਵਿੱਚ ਵਿੱਚ ਕਰਨੀ ਹੋਵੇਗੀ। ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਮੁਕੰਮਲ ਹੋਣ ਤੇ ਸੋਸਾਇਟੀ ਵੱਲੋਂ ਲੋੜੀਂਦਾ ਆਕਿਉਪੇਸ਼ਨ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕਰਨਾ ਲਾਜ਼ਮੀ ਹੋਵੇਗਾ।

ਇਸ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸਾਈਟ ਦੀ ਲੀਜ਼ ਦੀ ਕੀਮਤ ਅਤੇ ਨਾਨ ਰਿਫੰਡੇਬਲ ਸਕਿਉਰਿਟੀ ਦੀ ਰਕਮ ਦੇ ਬੈਂਕ ਡਰਾਫਟ ਜੋਕਿ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਨਾਂ ਤੇ ਹੋਵੇ (ਪੇ-ਓਰਡਰ ਐਂਡ ਐਸ.ਏ.ਐਸ. ਨਗਰ) ਮਿਤੀ 07-04-2022 ਤੱਕ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇ।

ਜੇਕਰ ਨਿਰਧਾਰਤ ਸਮੇਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਲੋੜੀਂਦੀ ਰਕਮ ਪ੍ਰਾਪਤ ਨਹੀਂ ਹੁੰਦੀ ਹੈ ਤਾਂ ਇਹ ਲੈਟਰ ਆਫ ਇਟੇਂਟ ਆਪਣੇ ਆਪ ਰੱਦ ਹੋ ਜਾਵੇਗਾ।

Handwritten signature
ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ)
ਵੀ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਗਮਾਡਾ (ਪਾਲਿਸੀ)/2022/ 390-B 390-E ਮਿਤੀ: 7/1/22

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

- 1) ਮਿਲਖ ਅਫਸਰ(ਪਲਾਟਸ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
- 2) ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
- 3) ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
- 4) ਜਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ @ ਪੁੱਤਾ ਭਵਨ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

Handwritten signature
ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪਾਲਿਸੀ)
ਵੀ. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

Annexure - VII

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸਦਾ ਵਿਖੇ

1. ਵਪਾਰਿਕ ਸਮੇਸ਼ ਸਰਕਾਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
2. ਵਪਾਰਿਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-1, ਚੰਡੀਗੜ੍ਹ।
3. ਪ੍ਰਸ਼ਾਸਨਿਕ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
4. ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਿਵਲ ਸਕੱਤਰੇਤ-2, ਚੰਡੀਗੜ੍ਹ।
5. ਮੁੱਖ ਪ੍ਰਬੰਧਕ, ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
6. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਤਾਲਮੇਲ ਬਾਬਾ-ਸ-5/2022/ 9556-61

ਮਿਤੀ- 11/05/22

ਵਿਸ਼ਾ- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸ਼੍ਰੀ ਮਾਨ ਜੀ,

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 26ਵੀਂ ਮੀਟਿੰਗ, ਜੋ ਕਿ ਮਿਤੀ: 06.04.2022 ਨੂੰ ਸਵੇਰੇ 10.30 ਵਜੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਸੀ, ਦੀ ਕਾਰਵਾਈ: Proceedings ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੋ।

ਨਾਂਬੀ: ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਕਾਪੀ

ਕੁਮਾਰ ਏ

(ਭੁੱਖਿੰਦਰ ਕੌਰ)

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਤਾਲਮੇਲ)

Minutes of Meeting - 28th Executive Meeting of GMADA

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 26.02

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 25ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਮਿਤੀ 31.12.2021 ਨੂੰ ਹੋਈ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਸਬੰਧੀ ਮੱਦਵਾਰ ਵਿਵਰਣ।

ਕਮੇਟੀ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੱਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 26.03

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੇ ਸਾਲ 2020-21 ਦੇ ਸਾਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਬਜਟ ਅਤੇ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧੀ।

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 26.04

Agenda for the Revised Budget Estimates for the Year 2021-22 and Budget Estimates for the year 2022-23.

ਕਮੇਟੀ ਵਲੋਂ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੱਦ ਨੂੰ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 26.05

Rescheduling of Allotment, Waiver of Penal interest & extension of non construction period of 1.2 acre Food Court Site in Sector-62, SAS Nagar, due to non-construction of approach roads.

ਕਮੇਟੀ ਵਲੋਂ ਮੱਦ ਨੂੰ ਕਾਨੂੰਨੀ ਅਤੇ ਹੋਰ ਸਾਰੇ ਪੱਖਾਂ ਤੋਂ ਘੋਖਣ ਲਈ ਕਿਹਾ ਗਿਆ।

ਉਪਰੋਕਤ ਤੋਂ ਇਲਾਵਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਮਿਤੀ 05.01.2022 ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੇ ਗਏ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.12 (ਪਰਪੋਜਲ ਵਾਰ ਬਸ ਟਰਮਿਨਸ, ਸੈਕਟਰ-77, ਐਸ.ਏ.ਐਸ. ਨਗਰ), ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 28.14 (Development of Inter Sector Roads is Responsibility of GMADA) ਅਤੇ ਅਜੰਡਾ ਆਈਟਮ

Minutes of Meeting - 28th Executive Meeting of GMADA

ਨੰ: 28/16 (ਮੁਹਾਲੀ ਵਿੱਚ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸ਼ੇਸ਼ਾ ਦੀ ਤਰਜ ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ ਇੰਸਟੀਚਿਊਟ ਇੰਟਨੈਸ਼ਨਲ ਕਮ-ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ ਬਨਾਉਣ ਲਈ ਭੇ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ), ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਵੇਖਦੇ ਹੋਏ ਨਵੇਂ ਸਿਰ੍ਹੇ ਤੋਂ ਮੁੜ ਵਿਚਾਰ ਕਰਨ ਲਈ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਅਗਲੀ ਹੋਣ ਵਾਲੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

ਮੀਟਿੰਗ ਘੰਟੇਵਾਰ ਦੇ ਮਤੇ ਸਹਿਤ ਸਮਾਪਤ ਹੋਈ।



ਮੁੱਖ ਸਕੱਤਰ

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.10

(ਮਿਲਖ ਦਫਤਰ)

ਵਿਸ਼ਾ : ਆਈ.ਟੀ ਪਾਲਿਸੀ 2013 ਵਿੱਚ M/s Infosys ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੋਵਿਡ,19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਬਾਰੇ।

ਆਈ ਟੀ ਪਾਲਿਸੀ, 2013 (ਅਨੁਲੱਗ-ਓ) ਦੀ ਅਮੈਂਡਮੈਂਟ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 5/13/2014-6HG1/562128/1 dated 13-08-2015 ਅਨੁਸਾਰ Anchor site ਲਈ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਉਪਬੰਧ ਹੈ:

Phase	To commence civil works	To complete civil works & implement the project
PHASE-1 Lessee shall Complete the minimum 10% construction of the given FAR.	12 months from the date of signing of lease agreement. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.	36 months from commencement of civil construction date
PHASE II Lessee shall Complete the minimum additional 15% construction of the given FAR. Thereafter additional construction can be carried out by the lessee. Keeping in view of its requirement and there will be no binding upon lessee from GMADA to construct additional area beyond 25% of the FAR.		7 years from the date of completion of phase 1 above

2. ਉਕਤ ਦੀ ਲਗਾਤਾਰਤਾ ਵਿੱਚ M/s Infosys ਵੱਲੋਂ ਮਿਤੀ 21-01-2016 ਨੂੰ ਲੀਜ਼

ਡੀਡ ਕਰਵਾਈ ਗਈ ਜਿਸ ਵਿੱਚ ਉਸਾਰੀ ਸਬੰਧੀ ਹੇਠ ਅਨੁਸਾਰ ਸ਼ਰਤਾਂ ਸਨ:

Phase I	To commence civil works	To complete civil works & implement the project
Complete Construction of 6 Lakh Sq. ft.	12 months from the date of signing of lease agreement. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.	36 months from commencement of civil construction date
PHASE II Complete Construction of Another 7 Lakh Sq. ft.		7 years from the date of completion of phase I above

(ਅਨੁਲੋਕ ਅ)

3. ਕੋਵਿਡ, 19 ਦੇ ਚਲਦੇ ਆਈ ਟੀ ਕੰਪਨੀਆਂ ਨੂੰ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਦਿੱਤੀਆਂ ਕਾਰਣ Mohali IT City, IT Companies Association ਵੱਲੋਂ ਉਕਤ ਸ਼ਰਤਾਂ ਵਿੱਚ ਛੋਟ ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਤੀਬੇਨਤੀ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਹੋਣ ਉਪਰੰਤ ਪੱਤਰ ਨੰਬਰ Endst No. GMADA-Policy/2022/410-415 ਮਿਤੀ 08.01.2022 ਰਾਹੀਂ ਦਫਤਰੀ ਹੁਕਮ ਜਾਰੀ ਹੋਏ ਜਿਸ ਅਨੁਸਾਰ ਅਲਾਟ ਹੋ ਚੁੱਕੇ ਪਲਾਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਛੋਟ ਦਿੱਤੀ ਗਈ ਸੀ:

(ਅਨੁਲੋਕ ਏ)

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e upto 18 months max), may be added to 3.5 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 may be reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e 2).

Provided

- Payment of installments and obligation of employment generation etc.

as per IT Policy or the allotment letter will remain unchanged.

- An application with no dues certificate will need to be submitted within 3 months of this notification.

4 ਕੰਪਨੀ M/s Infosys ਵੱਲੋਂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 410-415 ਮਿਤੀ 08.01.2022 ਦਾ ਹਵਾਲਾ ਦਿੰਦੇ ਹੋਏ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਉਕਤ ਪੱਤਰ ਰਾਹੀਂ Non Anchor sites ਨੂੰ ਉਸਾਰੀ ਸਬੰਧੀ ਰਿਲੀਫ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਪਰੰਤੂ ਕੋਵਿਡ ਦਾ ਅਸਰ ਪੂਰੀ ਇੰਡਸਟਰੀ ਤੇ ਪਿਆ ਹੈ। ਇਸ ਲਈ ਉਹਨਾਂ ਵੱਲੋਂ Anchor Sites ਲਈ ਹੇਠ ਅਨੁਸਾਰ ਰਿਲੀਫ ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ:

Sr. No.	Existing Requirement as per lease deed	Proposed relief for Infosys	New Requirement for construction	Remarks.
1	Build 6 Lakh Sq. Ft in 1 st Phase	Reduce the First Phase requirement to 50% of original ask	Build 3 Lakh Sq. Ft in 1 st Phase	To be built within 2 years from the date of relief.
2	Build 7 Lakh Sq. Ft in 2 nd Phase	Reduce the First Phase requirement to 50% of original ask	Build 5.58 Lakh Sq. Ft in 2 nd Phase	To be built within 7 years from completion of 1 st Phase.

(ਅਨੁਲੱਗ ਸ)

5. ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 410-415 ਮਿਤੀ 08.01.2022 ਵਿੱਚ ਇਹ ਨਹੀਂ ਲਿਖਿਆ ਗਿਆ ਹੈ ਕਿ ਇਹ ਰਿਲੀਫ ਐਂਕਰ ਸਾਈਟਾਂ ਲਈ ਹਨ ਜਾਂ ਨਾਨ ਐਂਕਰ ਸਾਈਟਾਂ ਲਈ। ਪਰੰਤੂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਦੇ ਵਿਸ਼ੇ ਵਸਤੂ ਤੋਂ ਇਹ ਸਪਸ਼ਟ ਹੈ ਕਿ ਇਹ ਰਿਲੀਫ ਨਾਨ ਐਂਕਰ ਸਾਈਟਾਂ ਲਈ ਹੈ। ਕਿਉਂ ਜੋ ਕੋਵਿਡ ਦਾ ਪ੍ਰਭਾਵ ਛੋਟੀਆਂ ਵੱਡੀਆਂ ਸਾਰੀਆਂ ਕੰਪਨੀਆਂ ਤੇ ਪਿਆ ਹੈ। ਇਸ ਲਈ ਇਸ ਦਫਤਰ ਦੀ ਤਜਵੀਜ਼ ਹੈ ਕਿ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰਬਰ 410-415 ਮਿਤੀ 08.01.2022 ਅਨੁਸਾਰ ਐਂਕਰ ਸਾਈਟਾਂ ਨੂੰ ਵੀ ਰਿਆਇਤ ਦੇਣੀ ਬਣਦੀ ਹੈ। ਪਰ ਕਿਉਂ ਜੋ M/s Infosys ਲਈ ਉਸਾਰੀ ਦੀ ਦਰ ਪਹਿਲਾਂ ਹੀ ਬਹੁਤ ਘੱਟ ਹੈ (10% in Phase-I and 15% in Phase-II of the given FAR), ਇਸ ਲਈ M/s Infosys ਨੂੰ ਉਸਾਰੀ ਦੀ ਦਰ ਵਿੱਚ ਰਿਆਇਤ ਦੇਣੀ ਨਹੀਂ ਬਣਦੀ ਅਤੇ ਉਕਤ ਨੋਟੀਫਿਕੇਸ਼ਨ ਅਨੁਸਾਰ ਕੇਵਲ ਉਸਾਰੀ ਦਾ ਸਮਾਂ ਹੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ extend ਕਰਨਾ ਬਣਦਾ ਹੈ:

Sr. No.	Existing period of Construction	Proposed relief in construction period
1	48 months from signing of lease deed (1 year of preparation +3 years as per agreement)	Period of 18 months to be added to existing period of 48 months i.e. total of 66 months i.e. 5.5 years from signing of lease deed.
2	7 years from the completion of Phase-1 i.e. total of 11 years from signing of lease deed	7 years from the completion of Phase-1 i.e. total of 12.5 years from signing of lease deed

ਉਕਤ ਅਨੁਸਾਰ ਮਾਮਲਾ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਅਜੰਡਾ ਗਮਾਡਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ।

m253-6

2

Copy of the policy also [redacted] ment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014, notification No.5/13/2014-6hgl/43476/1-18 dated 11-3-2015 and notification no. 5/13/2014-6hgl/562128/1 dated 13-08-2015

4

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)

NOTIFICATION

The 4/12/2013

No. 5/13/2013-4hgl/132289/1 In pursuance of the decision of the State Council of Ministers in its meeting held on 30th November, 2013. The Governor of Punjab is pleased to notify the I.T. Policy-2013 regarding Allotment of Land/Plots for IT Services, ITES Bio-Technology (Non Polluting) and Technology based Non-Polluting/Research & Development Facilities in IT City, SAS Nagar.

The Governor of Punjab is further pleased to direct the publication of this policy for the information of the general public in Punjab Government Official Gazette(Extraordinary) as well as on Punjab Government/PUDA's Websites.

Chapter I

Introduction

- 1.1 The Information Technology (IT) sector has made a remarkable progress in the last few decades. It has transformed the country and the world by enabling innovation, increasing productivity, connecting people and communities, improving standard of living and opportunities across the globe. While changing the way individuals live, interact, and work, IT has also proven to be a key precondition for enhanced competitiveness and economic and societal modernization, as well as an important instrument for bridging economic and social divides and reducing poverty.
- 1.2 India's success in the export of Information Technology (IT) Software and related Services over the past decade is well known. As per the FICCI report, India now accounts for about 65 percent of the global market in offshore IT and about 46 percent of the ITES market. The growth of the sector has led to tremendous pay-offs in terms of wealth creation and generation of high quality employment. The IT industry has played a significant role in transforming India's image from a slow moving economy to a land of innovative entrepreneurs and a global player in providing world class technology solutions and business services. The IT industry has also helped transformation of India from a rural and agriculture-based economy to a knowledge based economy.
- 1.3 After the economic reforms of 1991-92, the Government of India and the State Governments provided major fiscal incentives like liberalization of trade, rationalization of duties on imports of information technology products, relaxation of controls on both inward and outward investments

and currency exchange. Further direct measures like setting up of Export Oriented Units (EOU), Software Technology Parks (STP), and Special Economic Zones (SEZ) enabled India's IT Industry to flourish and acquire a dominant position in world's IT scenario.

- 1.4 Punjab has been in the forefront of the Green Revolution that helped liberate the nation from the threat of hunger and famine in the late 60s and 70s. Many State governments after 1990's geared up their administrative machinery to attract private investment in IT industry. Punjab was also able to establish some companies like Dell, Quark City etc during this period. Similarly, a good number of engineers turned entrepreneurs started many companies in the region. Hence, the state has its own IT sector which needs to be encouraged to new heights.
- 1.5 It is in this context that this policy envisages a strategic effort to make Punjab an IT destination. Punjab government has identified IT and ITES industry as an important thrust area in its Industrial Investment Promotion Policy of 2013. Further, the availability of skilled manpower, connectivity by rail, road and air, excellent urban infrastructure, improved power situation and world class communication facilities offer a conducive environment for the growth of IT Industry in Punjab's most upcoming township, Mohali. This policy document seeks to expand the existing IT Industry in Mohali to propel its growth as the best IT hub in the country.
- 1.6 Since the importance and relevance of IT Industry in Urban development and Industrial growth needs no further reiteration, the policy document offers land allotment and other concessions to facilitate the presence of IT Industry in Mohali. Accordingly, instead of auctioning of all plots which may result in higher revenue the policy seeks to allot majority of area/plots on the basis of clearly laid down eligibility criteria. This criteria shall ensure the presence of anchors of IT industry which would in turn make the area viable for medium and small scale IT units and ancillaries. This shall also result in a comprehensive development of IT Industry and would thus be the most appropriate utilization of available land. The Department of Industries, Government of Punjab has also notified a policy dated 29.10.2013 for allotment of land in various industrial focal points and other areas for other industrial units.

Chapter 2

Objectives, strategy & course of action

2.1 Objectives :

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

- ❖ Promote private sector investment in the State in IT sector;
- ❖ Promote establishment of IT units in IT parks/IT investment areas, Bio Tech areas (Non Polluting) and Technology based Non-Polluting / Research & Development facilities.
- ❖ Maximize direct and indirect employment generation opportunities for the youth in the state;
- ❖ Sustainable development by adopting environment friendly technologies

- ❖ Generation of entrepreneurial opportunities in IT services/ITES/Bio-Technology (Non Polluting) and Technology based Non-Polluting / Research & Development Facilities.
- ❖ Enhance employability of youth through skill development

2.2 Strategy :

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

- a) Providing incentives for attracting investment and getting IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities/ firms to set up base in the state.
- b) Adopting a clear and transparent policy of allotment of Industrial plots for IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities and Electronic System Design Manufacturing Cluster(ESDM).
- c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of IT Industry in the State. To attract IT Industry and development of IT parks following will be the course of action:

- a) GMADA shall offer about 400 acres of land which is strategically located for development of Information Technology City at Mohali.
- b) Most of the land area is proposed to be utilized for IT, IT enabled services and Bio Technology (Non Polluting), Technology based Non-Polluting / Research & Development Facilities
- c) 40 acres of the total land has been earmarked for Electronic Systems Design Manufacturing (ESDM) Industry. This land will be developed by GMADA. The Department of Information Technology, Govt of Punjab, will work out modalities for development and allotment of land in consultation with GMADA.
- d) Eligibility criteria for the allotment of plots for Technology based Non-Polluting / Research & Development Facilities will be framed by the department of Science and Technology, Government of Punjab but the development of land and process of allotment of plots shall be carried out by the GMADA/Developing Authority through the Committee as constituted in Chapter 6.

Chapter 3

Types of IT/ Knowledge Industry Plots

3.1 Location:

IT City is located in 82(A) 83(A), and 101A sectors which are situated on 200 feet wide road. Location map is available at GMADA Website. These sectors are being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2015. Distance from the IT City to the:

Mohali International Airport is	1.5 km
Railway Station, Mohali is	.75 km

Railway Station, Chandigarh is	10Km
Administrative cum Judicial Complex, Mohali is	8 km
Sector 62(City Centre), Mohali is	6 km
ISBT, Mohali is	12 Km
ISBT, Sector 43, Chandigarh is	9 Km

3.2 Number and Sizes of Plots available:

Out of total area of 1685 acres, net area of about 400 acres will be used for allotment. The balance area will be used for residential, parks, green belts, institutional, commercial and road network. The Sites available for allotment along with the dimensions are as below:

Sr. No.	Nature of site	No. of sites	Total Area (in acres)
1.	ESOM Cluster site (40 acre)	1	40
2.	IT sites (50 acres)	2	100
3.	IT sites (25 acres)	1	25
4.	IT sites (20 acres)	1	20
5.	IT sites (10 acres)	5	50
6.	IT sites (5 acres)	14	70
7.	IT sites (2 acres)	13	26
8.	IT sites (1 acre)	26	26
9.	IT sites (0.5 acre)	82	41
	Total	145	398

Note1: Area and Number of plots are indicative and can be clubbed, divided or changed as per requirement and feasibility of the area.

Note2: One IT Mall to accommodate small Entrepreneurs and startup companies shall be constructed by GMADA at its own/PPP mode.

Note3: One International town ship will also be constructed by GMADA for the employees of Multinational companies.

3.3 Types of Industrial plots shall be carved out as under:-

Sites will be carved and put to use for construction of an independent campus for the exclusive use of the allottee only. These sites will be allotted only to those enterprises in the Knowledge Industry which satisfy the relevant allotment criteria. These Campus Sites would be of five types:

- (a) Anchor Industry sites: (of an area of 25 Acres and above)
- (b) Main Campus Sites: (of an area of more than 5 acres and upto 25 acres)

- (c) Small Campus Sites: (of an area of more than 2 acres and up to 5 acres)
- (d) Built to Suit Sites to Developer for the use of IT / ITES Companies (minimum area of 5 acres). Such sites may consist of independent buildings which may be let out on lease or rent for use by eligible enterprises under the Main/Small campus Sites categories.
- (e) Small Sites (of an area of 0.5 acre and less than 2 acres)

3.4 These sites shall be used for the purposes of :

- (a) Information Technology (IT) Services such as software architecture, design and development, software maintenance and implementation, operation of software systems, provision of software services (such as application service provider), management of databases / data centers, maintenance of computer networks and telecommunication networks, network services, network administration, business process outsourcing (BPO), Knowledge process outsourcing (KPO).
- (b) Information Technology Enabled Services (ITES) such as digital communication services (including digital printing of newspapers, books etc), digital information content provision, digital database management and updation, remote digital office services, software operation, Including Film Animation and other information work that relies primarily and substantially on digital telecommunication including data centers, call centers, back offices operations, ICT distance education, online education/training tools under ITES definition, but not direct sales & marketing except that using Information Technology.
- (c) Bio-Technology (only non-polluting sectors of Bio Technology).
- (d) Electronic System Design Manufacturing Cluster (ESDM)
Electronic Hardware Industry for the purpose of application of this policy shall be as per the list of verticals of Electronics System Design Manufacturing provided in the guidelines for operation of the modified special incentive scheme for Electronics System Design Manufacturing sector issued by the Department of Electronics and Information Technology (DeitY), Government of India, as amended from time to time. (Setting up of Electronics Hardware industry which consist of electronic systems design and manufacturing comprising semiconductor design, high-tech manufacturing, electronic components and electronic system design for consumer electronic products, telecom products and equipments and IT systems and hardware.)
- (e) Technology based Non-Polluting Research & Development Facilities.

In case of clarification of any interpretation of para 3.4 with regard to usage of site, the decision of Secretary Housing & Urban Development Department, Govt. of Punjab shall be final.

Chapter 4

Eligibility Criteria for Allotment of plots

4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF ANCHOR INDUSTRY SITES (25 acres and above)

The following enterprises will be eligible for consideration as applicants for the allotment of Anchor industry sites:

- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 2000 Crore or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hg/605 dated 29-8-2014 and notification No.5/13/2014-6hg/43476/1-18 dated 11-3-2015)
- ii) Availability of funds for making investment in the campus to the tune of Rs. 400 Crores over the next 7 years.
- iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
- iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
- v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.
- vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 3 years and ISO 9000 or higher certification.

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acres and upto 25 acres)

The following enterprises will be eligible for consideration as applicants for the allotment of Main campus sites:

- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 250 Crore or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hg/605 dated 29-8-2014 and notification No.5/13/2014-6hg/43476/1-18 dated 11-3-2015)
- ii) Availability of funds for making investment in the campus to the tune of Rs. 100 Crores over the next 7 years.
- iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
- iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
- v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.
- vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification.

4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL CAMPUS SITES (2 acres and upto 5 acres)

The following enterprises will be eligible for consideration as applicants for the allotment of campus sites:

- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 50 Crores or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hg/605 dated 29-8-2014 and notification No.5/13/2014-6hg/43476/1-18 dated 11-3-2015)

- ii) Availability of funds for making investment in the campus to the tune of Rs. 20 Crores over the next 7 years.
- iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
- iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
- v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF BUILT TO SUIT SITES TO DEVELOPERS (Minimum area of 5 acres)

- i) Limited company which is a developer and which has given in writing an application and a letter or letters of intent in writing from a Knowledge Services Sector as defined in para 3.4 company eligible under these rules for a Main or Small Campus sites.
- ii) Such Letter of Intent issued by an eligible enterprise under the Campus Site category shall be for a long term i.e. a minimum of 5 years and 100% of the built up capacity shall be for the exclusive use of such company issuing this Letter of Intent.
- iii) Such sites would not be used by the developer for its own use or for lease to any non IT Enterprise/Company.

In case, said developer is not able to construct and occupy the said building as per the terms & conditions of the allotment letter or the company issuing such letter of intent withdraws such letter of intent at any time before the expiry of the mandated period of not less than 5 years, penalties will be levied upon the said Developer along with resumption of site on as-is-where-is basis.

4.5 ELIGIBILITY FOR ALLOTMENT OF SMALL SITES (0.5 acres and less than 2 acres):

- i) Annual turn-over in Sector, as defined in para 3.4, of a minimum Rs. 2 crores or its equivalent in for US Dollars per annum in each of the last 2 years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014 and notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)
- ii) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 3.4, for at least 2 years before the date of application.
- iii) The enterprises should have a minimum 25 employees (excluding the support secondary staff) on its rolls at the time of application.
Group companies are also eligible, but that applicant company must be an Indian Company.
"Group company" means two or more enterprises which, directly or indirectly, are in a position to:
 - (i) Exercise twenty six percent or more of voting rights in other enterprise; or
 - (ii) Appoint more than fifty percent of members of board of directors in the other enterprise;

"An Indian company" is defined as one which is registered under "The Indian Companies Act 1956" and in which 51% (or more) of the ownership is held by Indian citizen.

(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014)

- a. *Group Companies which deals with the IT/ITES or the purpose for which land is being considered for allotment, are also eligible, but that applicant company must be an Indian Company. "Group Company" means two or more enterprises which, directly or indirectly, are in Position to:*
 - (i) Exercise twenty six percent or more of voting rights in other enterprise; or
 - (ii) Appoint more than fifty percent of members of board of directors in the other enterprise.

- b. *"An Indian Company" is defined as one which is registered under "The Indian Companies Act 1956".*

(Amendment issued vide notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)

4.5 ELIGIBILITY FOR ALLOTMENT OF SMALL SITES (0.5 acres and less than 2 acres):

- i) Turn-over for the last two financial years in Sector, as defined in para 3.4 shall be as under or its equivalent in for US Dollars per annum in each of the last 2 financial years:-
 - (a) Turnover for site measuring upto 0.5 acre: 50 lacs
 - (b) Turnover for site measuring from 0.51 acre to 1 acre: 1 crore
 - (c) Turnover for site measuring from 1.1 acre to 2 acre: 2 crores
- ii) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 3.4, for at least 2 years before the date of application.
- iii) The enterprises should have a minimum employees as under (excluding the support secondary staff) on its rolls at the time of application :
 - (a) For site measuring upto 0.5 acre: 15 employees
 - (b) For site measuring from 0.51 acre to 1 acre: 20 employees
 - (c) For site measuring from 1.1 acre to 2 acre: 25 employees

Note: (a) Group Companies which deals with the IT/ ITES or the purpose for which land is being considered for allotment, are also eligible, but that applicant company must be an Indian Company. "Group Company" means two or more enterprises which, directly or indirectly, are in Position to:

- (iii) Exercise twenty six percent or more of voting rights in other enterprise; or
- (iv) Appoint more than fifty percent of members of board of directors in the other enterprise.
- (b). "An Indian Company" is defined as one which is registered under "The Indian Companies Act 1956".

(Amendment issued vide notification no. 5/13/2014-Ghg/562128/1 dated 13-08-2015)

**Chapter 5
Price of IT/Knowledge Industry Plots**

5.1 Introduction:

IT City is being developed for development of IT, ITES and Bio Technology (Non Polluting Branches), Technology based Non-Polluting / Research & Development Facilities Industry. The developed plots are being offered on reasonable rates in comparison to other uses after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

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

Sr. No.	Category	Land Rate	Average rate
1	Upto 1 Acre	5.00	5.00
2	Next 1 Acre (Upto 2 acre)	4.50	4.75
3	Next 3 Acres (upto 5 acre)	4.00	4.30
4	Next 5 Acres (upto 10 acres)	3.25	3.78
5	Next 15 Acres (upto 25 acres)	2.75	3.15
6	Above 25 acre (in case of 40 Acres)	2.40	2.87
7	Above 25 acre (50 acres site)	2.25	2.75

Note1: Above rates are for 1:2 FAR. However FAR can be purchased upto 1:3 after making the payment in proportion to the 50% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR. Example: For utilization of 1:3 FAR, the price for 1 acre plot will be 6.25 crores i.e additional 1.25 crores as given in the policy (i.e as per the year 2013 rates).

Note2: For the plots of lower sizes, large area for roads and open spaces has to be left and cost of development is also to be borne by authority whereas in the case of bigger plots, land is allotted as a chunk and lesser area for external roads and open spaces are to be left by the Authority, and internal development is to be carried out by the allottees. However External Services which are to be provided by the Authority would be less in the case of chunk or big sites. As such the rates of plots of bigger size are less than the plots of lesser size.

Total cost will work out to be as follows (Rs in Crore):

Sr. No.	Category	Average rate/acre	Total Cost
1	IT sites (50 acres)	2.75	137.50
2	IT sites (40 acres)	2.87	115.00
3	IT sites (25 acres)	3.15	79.00
4	IT sites (10 acres)	3.78	37.75
5	IT sites (5 acres)	4.30	21.50
6	IT sites (2 acres)	4.75	9.50
7	IT sites (1 acre)	5.00	5.00
8	IT sites (0.5 acre)	5.00	2.50

Note : 1. These rates are inclusive of CLU and EDC charges.

2. An additional 1% of the value of plots will be charged as cancer cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cancer fund separately.

3. An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 Lease cum sale:-

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

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

Chapter 6

Procedure for Allotment of Plots

- 6.1 The plots will be available under "The Ongoing Scheme for allotment of Plots". It will be a continuous scheme of allotment of sites on Lease cum Sale basis to the applicants. The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	Processing fee
Less than 1 Acre	Rs. 25,000/-
Above 1acre to 25 Acres	Rs. 50,000/-
Above 25 Acres	Rs. 1,00,000/-

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

6.2 Procedure for inviting applications

The plots will be available under "The On-Going Allotment" scheme. Applicants may apply for allotment of plots after checking availability of plots on the web-site of GMADA, Mohali i.e., <http://www.gmada.gov.in>. Press advertisements shall also be released for atleast 50% of available plots at a time in the leading newspapers of the region.

5.3 Procedure for Allotment**(a) For Anchor Industry/ Main / Small Campus / Built to Suit Sites/ Small Sites:**

The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending allottee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, documentary evidence of number and categories of staff employed, processing Fee. Thereafter, the Chief Administrator, GMADA will examine such applications within 30 days for placing them before the Scrutiny Committee, which shall comprise of the following members:

(a)	Chief Secretary, Govt. of Punjab.	Chairman
(b)	Principal Secretary to CM, Govt. of Punjab	Member
(c)	Principal Secretary (Finance) Govt. of Punjab.	Member
(d)	Principal Secretary, Industries, Govt. of Punjab.	Member
(e)	Principal Secretary, Information Technology, Govt. of Pb.	Member
(f)	Secretary, Housing and Urban Development	Member
(g)	Secretary, Science and Technology (for allotment of plots to Biotech Companies and for R & D)	Member
(h)	Additional Director, Software Technology Parks of India (STPI), Mohali (GOI enterprise) (for IT/ITES Companies)	Special invitee for IT Projects
(i)	Chief Administrator, GMADA	Member Secretary

The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

- Viability of the project.
- Export earnings/Turnover
- Employment to be generated.
- Qualification and experience
- Foreign Direct Investment

In the case of Industries other than IT/ITES following parameters shall also be considered for allotment of plots:

- Impact on environment
- Technology involved

The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

In the case of smaller plots upto 2 acres, If the applications for allotment of plots are more than the available plots then either sealed bids will be invited from the eligible applicants and the reserve price of the plot will remain same as is fixed for allotment of respective plot or through draw of lots as decided by the GMADA Authority.

Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

The Committee will meet as and when required to consider the applications for allotment of plots under this scheme.

- (b) *Independent turnover for in house research and development/ Data Centre cannot be fixed, because it depends on the nature of work being carried out by a company. Therefore, scrutiny committee will consider and decide for allotment of plot keeping in view the man power deployed by the company for research and development related to IT and IES services.*

(Amendment issued vide notification No.5/13/2014-Bhg1/434176/1-18 dated 11-3-2015)

Chapter 7 Mode of Payment

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

7.1 Anchor Industry Sites /Main / Small Campus / Built to Suit Sites/ Small Sites

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.

- (1a) *Lease money for the first year equivalent to the 15% cost of the plot can be paid within 60 days from the date of issuance of LOI subject to payment of 18% p.a. penal interest and 1.5% surcharge on the due amount.*

(Amendment issued vide notification No.5/13/2014-Bhg1/434176/1-18 dated 11-3-2015)

2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 6 years.
3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter.
4. If the lessee makes the lump sum payment of entire lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.
5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 1% irrespective of the period of default of payment alongwith 12% normal rate of interest.
6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply alongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year

in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

- (8) *After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply alongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 120 days from the expiry of lease of previous year.*

(Amendment issued vide notification no. 5/13/2014-6hgl/562128/1 dated 13-08-2015)

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

Payment Schedule for balance 85% amount

Due date for payment of balance lease amount alongwith interest	Lease Amount
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

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

Example for payment of lease money in the case of allotment of site measuring 50 acres is as under:

Installment Schedule

Total saleable price in crores				137.50
No. of Installments -7				
15% lease/ Rental money amounting to Rs. 20.62 Crore shall be deposited with in 30 days from the issue of LOI				
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Rate of interest				12%
Periodicity of lease/Rental from the date of issuance of allotment letter	% of Lease/ Rental money	Principal	Interest	Total amount
Before 1 year	10	13.75	14.03	27.78
Before 2 year	10	13.75	12.38	26.13
Before 3 year	10	13.75	10.73	24.48
Before 4 year	10	13.75	9.08	22.83
Before 5 year	10	13.75	7.43	21.18
Before 6 year	10	13.75	5.78	19.53
Before 7 year	25	34.38	4.13	38.50
	85	116.88	63.52	180.40

8. After the completion of 7 years and full payment of the plot is made, the site can be converted on free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

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

Chapter 8

Construction period, Extension time, Transfer of Ownership and other General Conditions

B.1 Construction period for Main / Small Campus / Built to Suit Sites/ Small Sites

The lessee shall be required to bring the unit into production within 3 years from the date of taking over of possession of site. Lessee shall have to take possession of the site within 30 days of the issuance of letter of Intent and after the receipt of 15% of the total price of the plot as lease money. In case the lessee fails to take possession, Letter of Intent shall be cancelled after giving 30 days notice. If the delay for taking possession is on some genuine ground, time period for taking possession can be extended maximum upto 60 days by the Chief Administrator, GMADA.

8.2 Extension In Time & Fee for Anchor/ Main / Small Campus / Built to Suit Sites/ Small Sites

- a) The period for implementation of the project shall be extendable for one year, i.e. after 3 years (or as given in the lease agreement in the case of Anchor sites) from the date of issue of allotment letter, on payment of extension fee calculated @ 7.5% of the allotment price of plot, subject to the lessee having completed the entire building structure including the roof, as per sanctioned plan.
- b) Second extension of implementation period for additional one year for commencement of production i.e. after four years from the date of issue of allotment letter (or as given in the lease agreement in the case of Anchor sites), shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot in case the lessee has completed the construction mentioned in clause (a) above.
- c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In case no application/request is received in time from the lessee for extension for implementation of the project then the lease agreement shall automatically stand cancelled /withdrawn. The payment deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

8.2 (i) Extension in Time & Fee for Anchor Sites

- (a) *The Lessor may extend time up to a maximum of one year for completion of the Project or any phase thereof if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such extension of one year, the allotment of 10% total area allotted to the lessee shall be cancelled simultaneously.*
- (b) *In the event of the lessee failing to take any effective steps within the extended period, the Lessor may extend time for a further period of one year for completion of the project or any Phase thereof, if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such further extension of one year, the*

allotment of 5% total area allotted to the lessee in addition to clause (a) above, shall be cancelled simultaneously.

- (c) *In case lessee does not apply for extension in time as given in Para (a) and (b) above resumption proceedings of allotted site shall be initiated as per policy/Allotment Letter.*

8.2(ii) Extension in Time & Fee for Main / Small Campus / Built to Suit Sites/ Small Sites

- d) *The period for implementation of the project shall be extendable for one year, i.e. after 3 years (or as given in the lease agreement in the case of Anchor sites) from the date of issue of allotment letter, on payment of extension fee calculated @ 7.5% of the allotment price of plot, subject to the lessee having completed the entire building structure including the roof, as per sanctioned plan.*
- e) *Second extension of implementation period for additional one year for commencement of production i.e. after four years from the date of issue of allotment letter (or as given in the lease agreement in the case of Anchor sites), shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot in case the lessee has completed the construction mentioned in clause (a) above.*
- f) *The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the lessee for extension for implementation of the project then the lease agreement shall automatically stand cancelled /withdrawn. The payment deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.*

(Amendment Issued vide notification no. 5/13/2014-6hg1/562128/1 dated 13-08-2015)

8.3 Transfer of Ownership

- (a) i) *Lease shall not be transferable except in cases of death or insolvency of an lessee duly declared. Transfer of lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.*
- ii) *Transfer of lease shall be permissible only after execution of lease deed.*

(b) Transfer of lease

A lease executed under this policy shall be allowed to be transferred in the following circumstances:-

- (i) In case of individual lessee/allottee, there is a change of ownership by way of sale/agreement to sell or otherwise;
- (ii) In case of partnership firms and Limited Liability Partnerships (LLP), the share of original partner(s) falls below 51%, except in the case of death of a partner which shall be dealt under clause (e) hereunder;
- (iii) In the case of Private Limited Companies, where the majority stake (51% or above) gets transferred through exit of the shareholders at the time of allotment and/ or induction of new shareholders and the share of the original remaining shareholder(s) is diluted below 51%;
- (iv) In the case of a Government Company, the change in ownership through disinvestment of shareholding of 51% or more or by way of divestment;

(c) Eligibility criteria for the Transfer

- (i) Transfer of plots allotted under this policy shall be allowed by the GMADA only after 3 years of Commencement of production by the original allottee and submission of valid proof thereof and after execution of lease deed.

(d) Transfer Fee

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

(e) Transfer of Lease/Allotment without payment of transfer fee

- (i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee/allottee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.
- (ii) Succession due to death of lessee/owner/allottee/partner/share holder;
- (iii) Transfer made in favour of group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.
- (iv) Transfer in favour of a subsidiary company in which original allottee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(f) Consequences of unauthorized transfers.

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

8.3 (8.4) Use of Sites:

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

Sr.No	Purpose	Upto Extent of FAR (L2)
1.	IT, ITES, Bio Technology (Non Polluting Branches) and Technology based Non-Polluting / Research & Development Facilities	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2.	Residential, Hostel and Guest House	5% (inclusive of facilities/services given at Sr. No. 1,3 and 4 are not availed)
3.	Commercial such as Canteen/Bank/ATM/Laundry/Telephone Booth	2 shops per acre subject to maximum 10 shops. However in the case of sites below 1.5 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4.	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

8.4 Use of Sites (8.3 in the policy)

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

Sr. No	Purpose	Upto Extent of FAR (1:2)
1	IT, ITES, Bio Technology (Non Polluting Branches) and Technology based Non-Polluting / Research & Development Facilities	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Residential, Hostel and Guest House for in house use For sites below 25 acres For sites of 25 acres and above	5% 10% (inclusive of facilities/services given at Sr. No. 1,3 and 4 are not availed)
3	Commercial such as Canteen/Bank/ATM/Laundry/Telephone Booth	2 shops per acre subject to maximum 20 shops. However in the case of sites below 1.5 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

(Amendment issued vide notification no. 5/13/2014-6hgl/562128/1 dated 13-08-2015)

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

The coverage, setbacks, floor area shall be in accordance with the schedule prescribed below:

Ground coverage shall be upto 50% and FAR is upto 1:2 which can be increased upto 1:3 after making the payment in proportion to the 50% of the prevailing rates fixed by GMADA at the time of purchase of additional FAR.

Set backs: Front: As per Zoning Plan
Rear and sides

Parking norms: 2 ECS per 100 Sq. Mt. of covered area

For other norms: They will follow the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 1996 and amended from time to time.

Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.

No change of land use shall be permitted.

8.5 OTHER TERMS & CONDITIONS

I. Issuance of Letter of Intent & Project Implementation:

- (a) Upon receipt of decision of competent authority for allotment of plot, the Estate officer shall initially issue a Letter of Intent and the applicant shall make the payment within 30 days as given in the LOI. On receipt of amount allotment letter for allotment of site on lease hold basis shall be issued. Lessee will complete the project as per

schedule given below :

In case of Anchor Sites:

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
Phase - I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	36 months from the date of taking possession of schedule property
Phase - II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of taking possession of schedule property
Final Phase (Minimum area of 75% of the total permissible FAR)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of taking possession of schedule property

In case of Main / Small Campus / Built to Suit Sites/ Small Sites

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 36 months from the date of taking possession of schedule property.
		Minimum 75% of the total permissible FAR is to be completed within 60 months from the date of taking possession of schedule property

- (b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.
- (c) In the event of the applicant failing to take effective steps within stipulated/extended period, the lease shall automatically lapse, consequent upon which the lease money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

1. Issuance of Letter of Intent & Project Implementation:

- (a) Upon receipt of decision of competent authority for allotment of plot, the Estate officer shall initially issue a Letter of Intent and the applicant shall make the payment within 30 days as given in the LOI. On receipt of amount allotment letter for allotment of site on lease hold basis shall be issued. Lessee will complete the project as per schedule given below:

In case of Anchor Sites:

Phase	To commence civil works	To complete civil works & implement the project
PHASE-I Lessee shall Complete the minimum 10% construction of the given FAR.	12 months from the date of signing of lease agreement. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.	36 months from commencement of civil construction date
PHASE-II Lessee shall Complete the minimum additional 15% construction of the given FAR. Thereafter additional construction can be carried out by the lessee. Keeping in view of its requirement and there will be no binding upon lessee from GMADA to construct additional area beyond 25% of the FAR.		7 years from the date of completion of phase I above

(a)(i) Lessee shall recruit employees as provided in project report and lease agreement.

In case of Main / Small Campus / Built to Suit Sites/ Small Sites

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	6 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 42 months from the date of taking possession of schedule property.
		Minimum 75% of the total permissible FAR is to be completed within 66 months from the date of taking possession of schedule property

Para (b) and (c) are deleted.

(Amendment issued vide notification no. 5/13/2014-6hg/562128/1 dated 13-08-2015)

II. Project implementation

The lessee shall be required to implement the project on the industrial plot/land within a period of three years (except anchor site) from the date of issue of allotment letter. In the case of anchor site, construction schedule shall be as given at page 32. Achievements of 30% of projected turnover and employment during the first year after the completion of the project, as given in the project report would mean commencement of commercial production. In the event of failure of the lessee to achieve commercial production within this period, the lease shall automatically stand cancelled/withdrawn and the lease deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 25% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

III. Completion of project

The lessee shall produce the proof of having commenced production on the allotted plot.

IV. Cancellation of LOI and Resumption of site/plot

- No extension in implementation period for commencement of production beyond the initial period of three years or as given in the allotment letter in the case of Anchor sites plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to commence production on the plot within this period.
- In cases, as mentioned at (a) above or unauthorized transfers or use, the lease/allotment letter shall automatically stand cancelled / withdrawn.
- In the event of lease/allotment letter being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee

shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

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

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

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

VI. REVIEW OF RESERVE PRICE

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

VII. INTERPRETATION AND APPEALS

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

Annexure A

Application Form for Allotment of Plots/Land under the On-Going Scheme
(GMADA, MOHALI)

1. Name of the Unit
2. Full name of the applicant(s) and Status
(Prop./Partner/Authorised Signatory)
3. Permanent address
4. Correspondence address
5. Email address
6. Size of the Plot/Land applied for
8. Processing Fee
 - a. Amount
 - b. Bank Draft No.
 - c. Draw on
9. Constitution of the Company
 - a. Proprietor-ship
 - b. Partnership
 - c. Ltd. Company
 - d. Stock Company
 - e. Cooperative associates
 - f. Other (If any)
10. Means of finance with documentary evidence
alongwith project report consisting of documents

Please attach copies of
Partnership deed(Regd.)
Memorandum and Articles
of Association (Bye Laws)

to prove the following parameters alongwith any other document deemed fit by the applicant:

- a) Viability of the project.
- b) Impact on environment
- c) Technology involved
- d) Export earnings (if any).
- e) Employment to be generated.
- f) Qualification and experience of Promoters.
- g) Quantum of Foreign Direct Investment (if any)

11. Audited Balance Sheet (For the last three years).

Yours faithfully

(Signatures)

(Name in Capital letters)

Note:

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

Place: Chandigarh

Dated: 30-11-2013

(A. Venu Prasad),
Secretary to Government of Punjab,
Department of Housing and Urban Development
Dated: 4-12-2013

Endst.No.5/13/13-4HGI/2013/132289/2

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Secretary

Dated, Chandigarh, the:

Endst. No. 5/13/2013-4HGI/2013/

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

Superintendent

Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)
Notification
The October, 2017

No.5/13/2014-4hg1/.....In the partial modification in the IT Policy-2013 regarding Allotment of Land/Plots for I.T. Services, ITES Bio-Technology (Non Polluting) and Technology based Non-Polluting, Research & Development Facilities in I.T. City, S.A.S Nager issued vide notification No. 5/13/2014-4hg1/132289/1 dated 04.12.2013, amended vide notification No. 5/13/2014-4hg1/605 dated 29.08.2014, No. 5/13/2014-6hg1/434176/1 dated 11.03.2015 and No. 5/13/2014-6hg1/562128/1 dated 13-08-2015, the Governor of Punjab is pleased to modify the above policy with the amendments as under:

1.0 Chapter 4: Chapter 4 : Eligibility Criteria for Allotment of Plots

4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acre and upto 25 acres)

(VI) In case of IT Company, preference will be given to companies with international recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification. However IT companies that are not CMM-SEI level 5 Certified, may also be considered provided they fulfill other conditions prescribed in the policy.

2.0 Chapter 8: Construction period, Extension time, Transfer of Ownership and other General Conditions

8.5 Other Terms and Conditions

VIII SURRENDER OF PLOTS:-

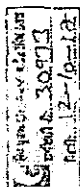
In the event of request for surrender of the plot/site by the lessee, the lease shall be mutually cancelled at the end of 30 days from the date of such request and lease money equivalent to 10% of the total value of the plot shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid shall also be forfeited. This condition shall be applicable to both existing allottees and new allotments to be made under the policy.

3.0 Apart from above an area of 50 acres out of 400 acres earmarked for IT/ITES etc Industry is allowed to be diverted for the establishment of World Class Technology University. Moreover, in partial deviation from the procedures laid in the IT Policy-2013, as amended from time to time, the following are also allowed:

1) The applicant can choose to either pay the lease money of the site in 7 years as per procedure laid in the policy or on interest free basis in an extended period of 18 years by adjusting the price of site such that the net present value of the overall payment schedule remains at Rs.2.75 crores per acre at a cost of capital of 8.65%.

Asst. Chf. Administrator
GMADA, SAS Nager

D. No. 5/13/2014-4hg1/132289/1



- A ii) In order to explore the possibility of technically better institution interested in setting up of university in IT city, GMADA shall call for proposals from the open market by providing wide publicity.
- iii) The proposals thus received shall be scrutinized by the committee under the chairmanship of Chief Secretary to Government of Punjab as per the procedure laid in the IT Policy-2013 by incorporating amongst its members Administrative Secretaries of Higher Education Department and Technical Education Department, Punjab.

Dated: 03.10.2017
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Endst No. 5/13/2014-4hg1/

Dated

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Special Secretary

Endst No. 5/13/2014-4hg1/ 1077831/10 Dated 4/10/17

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

1. Special Principal Secretary to the Hon'ble Chief Minister, Punjab
2. Principal Secretary, Industry and Commerce, Punjab
3. Principal Secretary, Information and Technology, Punjab
4. Principal Secretary, Science and Technology, Punjab
5. Principal Secretary, Finance, Punjab
6. Director, Information Technology, Punjab
7. Chief Administrator, PUDA, SAS Nagar.
8. Chief Administrator, GMADA, SAS Nagar.
9. Chief Administrator, PDA, Patiala
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Administrator, JDA, Jalandhar.
13. Chief Administrator, ADA, Amritsar.
14. Director, Town and Country Planning, Punjab, SAS Nagar
15. Chief Town Planner, Punjab SAS Nagar.
16. Managing Director, Punjab InfoTech, Chandigarh.
17. Incharge, IWDMS, Chandigarh.
18. Superintendent, Cabinet Affairs Branch, Main Sectt, Chandigarh
19. Administrative Officer (Policy), GMADA, SAS Nagar.

Superintendent

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਦਫਤਰੀ ਹੁਕਮ

ਮੰਤਰੀ ਪ੍ਰੀਸ਼ਦ, ਪੰਜਾਬ ਦੀ ਮਿਤੀ 30-08-2018 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਲੋਅ ਵਿੱਚ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵਿਕਸਿਤ ਕੀਤੀ ਜਾ ਰਹੀ ਆਈ. ਟੀ. ਸਿਟੀ ਵਿਖੇ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: 5/13/2013-4ਐਚ.ਜੀ.1/132289/1 ਮਿਤੀ 04-12-2013 ਨੂੰ ਨੋਟੀਫਾਈ ਕੀਤੀ ਗਈ ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 (ਸਮੇਤ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਸ਼ਾਖਾ) ਵਿੱਚ ਮੌਜੂਦਾ ਲੋੜਾਂ ਦੇ ਮੱਦੇਨਜ਼ਰ ਨਿਮਨ ਅਨੁਸਾਰ ਸ਼ਾਖਾ ਕੀਤੀਆਂ ਜਾਂਦੀਆਂ ਹਨ:-

- 1.0 ਪਾਲਿਸੀ ਵਿੱਚ ਜਿਥੇ ਕਿੱਤੇ ਵੀ ਲੀਜ਼ ਬੇਸਿਜ਼ ਆਉਂਦਾ ਹੈ ਦੀ ਥਾਂ ਤੇ ਫਰੀ ਹੋਲਡ ਬੇਸਿਜ਼, ਲੀਜ਼ ਮਨੀ ਦੀ ਥਾਂ ਤੇ ਇੰਸਟਾਲਮੈਂਟ ਅਤੇ ਲੈਸੀ ਦੀ ਥਾਂ ਤੇ ਅਲਾਟੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।
- 2.0 ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਫਰੀ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਪਾਲਿਸੀ ਦੇ ਚੈਪਟਰ 5 ਵਿੱਚ ਪੈਰਾ 5.3(3) ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੁਣ ਲੀਜ਼ ਐਗਰੀਮੈਂਟ ਐਗਜ਼ੀਕਿਊਟ ਨਹੀਂ ਕਰਵਾਇਆ ਜਾਵੇਗਾ।
- 3.0 ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਫਰੀ ਹੋਲਡ ਬੇਸਿਜ਼ ਤੇ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿੱਚ ਪਾਲਿਸੀ ਦੇ ਚੈਪਟਰ 7 ਵਿੱਚ ਪੈਰਾ 8 ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਕੰਨਵਰਜ਼ਨ ਚਾਰਜਜ਼ ਨਹੀਂ ਲਏ ਜਾਣਗੇ।
- 4.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 6 ਵਿੱਚ ਪੈਰਾ 6.1 ਅਤੇ 6.2 ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਆਨ-ਗੇਟਿੰਗ ਸਕੀਮ ਦੀ ਥਾਂ ਤੇ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
- 5.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 5 ਵਿੱਚ ਪੈਰਾ 5.2 ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਕੀਮਤ ਵਿੱਚ 25% ਵਾਧਾ ਤਤਕਾਲ ਤੋਂ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।
- 6.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 6 ਦੇ ਪੈਰਾ 6.1 ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਪ੍ਰੋਜੈਕਟਿੰਗ ਫੀਸ ਦੀ ਥਾਂ ਤੇ 5.00 ਲੱਖ ਰੁਪਏ ਬਤੌਰ ਬਿਆਨਾ ਰਕਮ ਜੋ ਕਿ ਅੱਡਜਸਟੇਬਲ ਹੋਵੇਗੀ, ਮੰਗੀ ਜਾਵੇਗੀ।
- 7.0 ਬਿੰਡਰ ਇਹ ਸੈਲਫ ਸਰਟੀਫਾਈ ਕਰੇਗਾ ਕਿ ਉਹ ਅਪਲਾਈ ਕੀਤੇ ਜਾ ਰਹੇ ਪਲਾਟ ਵਾਸਤੇ ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013(ਅਤੇ ਉਪਰੰਤ ਇਸ ਵਿੱਚ ਕੀਤੀਆਂ ਸ਼ਾਖਾ) ਮੁਤਾਬਿਕ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਕਰਦਾ ਹੈ। ਜੇਕਰ ਬਿੰਡਰ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਡਿਕਲੇਰੇਸ਼ਨ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਸਕਰੂਟਨੀ ਸਮੇਂ ਗਲਤ ਪਾਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਬਿੰਡਰ ਵੱਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਬਿਆਨਾ ਰਕਮ ਜਬਤ ਕੀਤੀ ਜਾਵੇਗੀ, ਪਰ ਜੇਕਰ ਬਿਨੈਕਾਰ ਜਿਹੜਾ ਕਿ ਪਾਲਿਸੀ ਦੀ ਲੋਅ ਵਿੱਚ ਯੋਗ ਹੈ, ਪਰ ਕਿਸੇ ਕਾਰਨ ਉਸ ਨੂੰ ਪਲਾਟ ਅਲਾਟ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਤਾਂ ਉਸ ਵੱਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਬਿਆਨਾ ਰਕਮ ਬਿਨ੍ਹਾਂ ਵਿਆਜ ਦੇ ਉਸ ਨੂੰ ਰਿਫੰਡ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
- 8.0 ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਉਸ ਬਿੰਡਰ ਨੂੰ ਕੀਤੀ ਜਾਵੇਗੀ ਜਿਸ ਦੀ ਬਿੰਡ ਅਮਾਊਂਟ ਸਭ ਤੋਂ ਜ਼ਿਆਦਾ ਹੋਵੇਗੀ ਅਤੇ ਜੋ ਆਈ. ਟੀ. ਪਾਲਿਸੀ ਦੀਆਂ ਸ਼ਰਤਾਂ ਮੁਤਾਬਿਕ ਯੋਗ ਪਾਇਆ ਜਾਵੇਗਾ।

9.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਮੁਤਾਬਿਕ ਪਲਾਟਾਂ ਲਈ ਪ੍ਰਾਪਤ ਅਰਜੀਆਂ ਦੀ ਸਕਰੂਟਨੀ ਪਾਲਿਸੀ ਦੇ ਚੈਪਟਰ 6 ਦੇ ਪੈਰਾ 6.3 ਵਿੱਚ ਦਰਸਾਈ ਕਮੇਟੀ ਦੀ ਥਾਂ ਤੇ ਗਮਾਛਾ ਵਾਲੇ ਇਨ-ਹਾਊਸ ਸਕਰੂਟਨੀ ਕਰਵਾਈ ਜਾਵੇਗੀ। ਸਕਰੂਟਨੀ ਉਪਰੰਤ ਘੱਗ ਪਾਏ ਜਾਣ ਵਾਲੇ ਸਿਨੀਕਾਰਾਂ ਨੂੰ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਛਾ ਦੇ ਪੱਧਰ ਤੇ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਕੀਤੀ ਜਾਵੇਗੀ।

10.0 ਅਲਾਟਮੈਂਟ ਦੀਆਂ ਬਾਕੀ ਸ਼ਰਤਾਂ ਜਿਵੇਂ ਕਿ ਪੋਸਟ ਸਫ਼ਿਡੀਲ, ਕੰਸਟਰਕਸ਼ਨ ਪੀਰਿਅਡ ਆਦਿ ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਅਤੇ ਉਸ ਉਪਰੰਤ ਸਰਕਾਰ ਵੱਲੋਂ ਸੀ. ਸੀ. ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਸੋਧਾਂ ਅਨੁਸਾਰ ਹੀ ਹੋਣਗੀਆਂ।

ਇਹ ਹੁਕਮ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਬਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ।

ਮਿਤੀ: 08-10-2018
ਐਸ ਏ ਐਸ ਨਗਰ

ਗੁਰਨੀਤ ਭੱਜ, ਆਈ. ਏ. ਐਸ
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

ਪਿੰਨ ਐਕਟ ਨੰ: ਗਮਾਛਾ/ਪਾਲਿਸੀ/2018/ 51784-88 ਮਿਤੀ 9/10/18
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾਂ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਮਿਲਖ ਅਫਸਰ (ਪਲਾਟਸ/ਆਕਸ਼ਨ), ਗਮਾਛਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
2. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਛਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
3. ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਛਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
4. ਸਹਾਇਕ ਮਿਸਟਰ ਮਿਨੇਜਰ, ਗਮਾਛਾ ਨੂੰ ਦਫ਼ਤਰੀ ਹੁਕਮਾਂ ਦੀ ਕਾਪੀ ਗਮਾਛਾ ਦੀ ਵੈਬਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕਰਨ ਹਿੱਤ।

2/ਕ
ਗੁਰਨੀਤ ਭੱਜ
ਸੁਪਰਡੈਂਟ (ਪਾਲਿਸੀ)
ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

NOTIFICATION

Date 3/8/2018

ਮਿਸਟਰ ਮਹਾਜਨ (ਡਾਇਰੈਕਟਰ/ਪਹਿਲੀ)
ਮਹ. ਏ. ਏ. ਟਰਸਟ
24.8.2
ਮੋ. 20/08/18

No.5/13/2013-4hg1/1289086/1 In partial modification in the I.T. Policy-2013 regarding Allotment of Land / Plots for I.T. Services, ITES Bio Technology (Non Polluting) and Technology based Non-Polluting, Research & Development Facilities in I.T. City, S.A.S Nagar issued vide notification No. 5/13/2014-4hg1/132289/1 dated 04.12.2013, amended vide notification No. 5/13/2014-4hg1/605 dated 29.08.2014, No. 5/13/2014-6hg1/434176/1 dated 11.03.2015, No. 5/13/2014-6hg1/562128/1 dated 13-08-2015 and and No. 5/13/2014-6hg1/1077831/1 dated 04-10-2017 and in pursuance of the decision of the State Council of Ministers in its meeting held on 30th July, 2018, the Governor of Punjab is pleased to allow the following amendments in the "IT Policy-2013" as under :-

- 1.0 A site measuring 40 acres out of 400 acres earmarked for IT/ITES etc. is allowed to be diverted for the establishment of World Class University.
- 2.0 The payment terms for allotment of land for establishment of World Class University at the above mentioned site would be as per Annexure-A attached.
- 3.0 Housing & Urban Development Minister is authorized to make such changes as may be required in the future in the policy for allotment of sites in the IT City, SAS Nagar (Mohali).

Apart from above, as per the decision taken by the State Council of Ministers in the above said meeting, the Governor of Punjab is also pleased to accord approval to issue the "Policy for allotment of sites to Universities in areas under the jurisdiction of PUDA and Special Development Authorities in the state of Punjab" (as per Annexure-B attached).

Dated. 03.08.2018
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Endst No. 5/13/2013-4hg1/1289086/2

Dated 3/8/2018

A copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use

Additional Secretary

m3 57 - ms

LEASE DEED

This lease deed is made on this the 31st day of JANUARY, 2016 between Greater Mohali Area Development Authority a statutory corporation represented by its Estate Officer Sh. Sukhdev Singh Superintendent (herein after called Lessor) which term shall repugnant to the context mean and include its successors in interest of the one part and Infosys Limited, a Company incorporated under the Companies Act, having its registered office at Electronic City, Hosur Road, Bangalore represented by Mr. Dass Gurnalan, Associate Vice President - Facilities (herein after called the Lessee) of the other part which term shall unless repugnant to the context mean.


WHEREAS the Lessor is the absolute owner and in possession of an Industrial Plot measuring 50 Acres (Anchor Site) forming part of the Site No Industrial Plot No. 1-3, in Sector 83, Alpha, I.T. City, S.A.S. Nagar, Mohali, Punjab more particularly described in the schedule hereto appended and delineated and coloured red in the plan annexed and hereinafter referred to as the SCHEDULE PROPERTY.

AND WHEREAS the Lessor intends to give, and the Lessee intends to take on a lease basis the SCHEDULE PROPERTY on the terms and conditions hereinafter contained and has in pursuance of such intention issued its Allotment Letter No. GMADA-EO/2014/4049 dated 17.02.2014 under which the Lessor has confirmed allotment of the SCHEDULE PROPERTY on lease basis to the Lessee.

AND WHEREAS it is necessary to reduce the terms of the Lease Agreement into writing:

NOW THIS DEED OF LEASE WITNESSES AS FOLLOWS:

DEMISE The Lessor does hereby demise unto the Lessee on a lease basis the entire SCHEDULE PROPERTY for the period of Twenty years from the date of registration on the terms and conditions hereinafter stated.


LESSOR: Sukhdev Singh



For INFOSYS LIMITED


Authorized Signatory

LESSEE:

ਦੇਸ਼: 11:5:10 AM

ਨੇ ਜਾਨੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਾਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੈਸਾ ਭਰਿਆ।

Sulan

ਵਸੀਅਤ ਕਰਤਾ ਸਿਰੀਤਾਂ ਅੰਮ੍ਰਿਤ

ਸੁਖਦੇਵ ਸਿੰਘ ਪੇਸ਼ ਕਰਤਾ

ਸਥਾਪਤ ਕਰਦੇ ਹਨ । ਜਿੰ ਘਰਿਲੇ, ਗ਼ਰਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ, ਜੋ ਕਿ ਵੱਡੇ ਜਿਥੇ ਜਾਣਦਾ ਹੈ ।

સ્વિયં જ્ઞાત્વા, રાતિમટલં ચેતઃ પ્રાપ્તે :

दिनांक 21/01/2016

अथ वृत्तिः

ਐਸ.ਏ.ਸਿ. ਫਰਰ

॥३॥

ਪੰਜਿਲੀ ਪਿਰ

Ситуация

ਓਸਤਤਿ ਨਿਸ਼ਾਨ: ਅੰਗਠਾ: ਅੰਤੋ: ਦਸਤਖਤ: ਮੇਰੋ: ਕੁਬਤੁ ਕੀਤੋ ਗਏ।

ਮਿਤੀ: 11/01/2016

मध्य विभाग

ਸੰਸ. ਏ. ਐਸ. ਨਵਰ

ਦਸੰਬਰ ਨੰ: 5943 ਮਾਹਿੰਦਰ ਖਰੀ

ਸਿਲਰ ਨੰ: ੭ ਦੋਸਟਾ ਨੰ:

ਪੰਥ ਆਜਿਕਾ ਚੰਤਿਸਟੇਰੁਫੁ, ਚੰਸਪਾ ਕੀਸਾ ਗਿਆ।

ਸਭ ਚੀਜ਼ਾਂ ਵਾਂਗ.

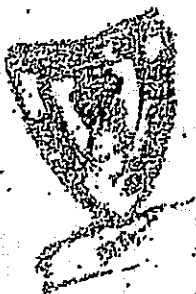
ਐਸ. ਏ. ਐਸ. ਨਵਰੰ

ਬੰਦੀਆਂ ਦੇ ਲੋ:ਦਾਸ ਗੁਨਾਹਨ

2. TERMS OF THE LEASE:

- (a) During the period of Lease the SCHEDULE PROPERTY shall be used for the purposes of Information Technology (IT) Services/ Information Technology Enabled Services (ITES) supplementary and allied services in the Information Technology/Knowledge based sector as per project report already submitted and not for any other purposes unless permitted by the Lessor upon request/ application by the Lessee. Use of the SCHEDULE PROPERTY by the Associate Companies/ sister concerns of the Lessee shall be permissible under the Lease and thereafter change of purpose or deviation may be permitted, if such deviation or change is connected with or related to the Information Technology Sector and/or is in furtherance of the primary purpose of Information technology Service or manufacturing activity.
- (b) The allotment, this lease and sale of the SCHEDULE PROPERTY as provided herein shall be subject to the provisions of Punjab Regional and Town Planning and Development Act, 1995, and as per terms and conditions of the policy notified by the Government of Punjab, Department of Housing and Urban Development, vide Notification No. 192289/1, Dated 02-12-2013 for the allotment of I.T. Industrial Plots and as existing on the date of this deed. Amendments to any of the aforesaid Statutes or rules or policies post the execution of this deed shall not affect the provisions or contents of this Lease Deed.
- (c) The annual lease amount payable by Lessee is: Rs.19,64,28,572/- (Nineteen Crores Sixty Four Lakhs Twenty Eight Thousand Five Hundred Seventy Two Only) for period of 7 years which sums up to Rs.137,50,00,000/- (One Hundred Thirty Seven Crores Fifty Lakhs Only). The Lessee has already paid all the lease instalments in advance, however from 8th year onwards until 20th year the lease amount payable will be NIL.

The amount of stamp duty payable on annual lease amount is exempted vide Memo No.8/26/13-ST3/13697-13809 dated 21st September 2015 issued by Dept. of Revenue & Rehabilitation - Punjab, subject to issuance of Bank Guarantee equivalent to amount of stamp duty exempted.



For INFOSYS LIMITED

Authorized Signatory

LESSOR: Sushant

LESSEE: [Signature]

However matters which are not specifically provided in the policy dated 04-12-2013 or in the allotment letter, the same shall be governed by the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and rules and policies made thereunder, as amended from time to time. However in case of conflict between the Statutes hereinbefore mentioned and the terms of this Lease arising out of such amendments or otherwise the terms of this Lease shall prevail without affecting in any manner the obligation of the Lessor to execute a sale deed in favour of the Lessee as hereinbefore specified.

3. **PAYMENT OF COST OF PLOT AND OTHER CHARGES**

The total cost of the SCHEDULE PROPERTY payable by the Lessee to the Lessor shall be Rs. 137,50,00,000/- (One Hundred and Thirty seven Crores Fifty Lakhs). The said amount shall be paid/have been paid by the Lessee in the following manner:-

The Lessee has paid an amount equivalent to 15% of the cost of plot for the first year amounting to Rs. 20,62,50,000/- (Twenty Crores Sixty Two lakhs and fifty thousand only) as rent for which the Lessor has issued its receipt No.8059 Dated 5-2-2014 which has been adjusted/set off towards the total cost/price of the SCHEDULE PROPERTY hereinbefore stated.

The Lessee shall pay the balance amount of the cost of the SCHEDULE PROPERTY which is equivalent of 85% of total cost of the SCHEDULE PROPERTY along with interest @ 12% per annum in 7 yearly instalments as per the following payment schedule:-

Periodicity of cost of plot from the date of issuance of allotment letter	% of cost of plot	Principal	Interest	Total amount
Before 17.2.2015	10	137,500,000	140,250,000	277,750,000
Before 17.2.2016	10	137,500,000	123,950,000	261,250,000
Before 17.2.2017	10	137,500,000	107,250,000	244,750,000
Before 17.2.2018	10	137,500,000	90,750,000	228,250,000
Before 17.2.2019	10	137,500,000	74,250,000	211,750,000
Before 17.2.2020	10	137,500,000	57,750,000	195,250,000
Before 17.2.2021	25	343,750,000	41,250,000	385,000,000
	85	1,168,750,000	635,250,000	1,804,000,000



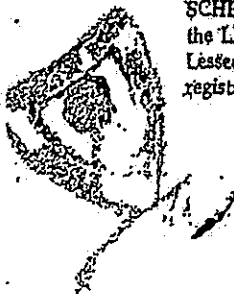
LESSOR: Sunder

For INFOSYS LIMITED

LESSER: Authorized Signatory

NOTE:

- (i) A grace period of 10 days from the due date shall be allowed for making payment of any or all of the aforesaid instalments. However if the instalment due is not paid within such grace period, the Lessee shall be liable to pay the agreed interest at the rate of 12% per annum and in addition thereto pay penal interest @ 1% on the amount of the delayed instalment for the whole calendar month during which the delay has occurred till the date the instalment is paid. No other term or condition of this agreement shall be affected by such delay of default.
- (ii) Alternatively, if the Lessee were to pay Rs.1,68,750,000/- being the balance 85% of the agreed cost of the SCHEDULE PROPERTY within 60 days from the date of issuance of a Letter of Intent by the LESSOR, the Lessee be entitled for a rebate of 5% on the balance 85% cost and the Lessee shall be liable to pay only Rs. 1,10,312,500 as cost of the SCHEDULE PROPERTY.
- (iii) The Lessee shall deposit an additional amount equivalent to 1% of the total cost of the SCHEDULE PROPERTY i.e. Rs.1,37,50,000 (One Crore thirty seven lakhs fifty thousand only) as Cancer Cess. Such deposit shall be made within sixty days from the date of issuance of an allotment letter. This amount will be deposited in the State Govt.'s Cancer fund separately.
- (iv) The Lessee shall deposit an additional amount equivalent to 1% of the cost of the plot i.e. Rs.1,37,50,000/- (One Crore thirty seven lakhs fifty thousand only) as Cultural Cess. Such deposit shall be made within sixty days from the date of issuance of an allotment letter. This amount will be deposited in the State Govt.'s Cultural fund separately.
- (v) If the compensation payable to owners of land acquired by the Lessor for allotment to the Lessee namely the SCHEDULE PROPERTY is finally enhanced by any Court inspite of the Lessor taking adequate steps to defend such proceedings and/or the compensation already paid such additional amount shall be paid by the Lessee to the Lessor within 60 days of a written demand being made therefore by the Lessor together with relevant supporting documents.
- (vi) If at the time of execution and registration of a deed of sale conveying the SCHEDULE PROPERTY in favour of the Lessee the extent/area of the SCHEDULE PROPERTY is found to be less than the extent stated herein the LESSOR shall refund to the Lessee all excess amounts paid by the Lessee on a pro rata within 60 days from the date of execution and registration of the said deed of sale.



LESSOR: Signature



For INFOSYS LIMITED

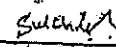
LESSEE: Signature
Authorized Signatory

(vii) At the time of execution and registration of the deed of the sale conveying the SCHEDULE PROPERTY in favour of the Lessee it is found that the area/extent of the SCHEDULE PROPERTY is in excess of the area/extent stated herein the Lessee shall be liable to pay the increased cost on a pro rata basis within 60 days from the date the Lessor makes a written demand therefore with supporting documents. For the purposes of determining the exact extent if a Survey were to be carried out by the Lessor the Lessee shall be issued written notice of the same and the Lessee shall be entitled to participate in such survey.

(viii) The lease shall be for a period of Twenty years commencing from the date of registration of this deed and shall automatically end with and upon the Lessor executing a sale deed conveying the SCHEDULE PROPERTY to the Lessee which shall not (subject to the provision of clause 3(ix) and 5 below) in any event be later than 120 days from the expiry of the seven year period hereinbefore stated, subject to the Lessee having performed all its obligations under this agreement and not having been in default of payments (grace period being excepted) stipulated under this agreement. Subject to the aforesaid Lessor shall execute a deed of sale conveying the SCHEDULE PROPERTY absolutely in favour of the Lessee. No further or additional cost other than that specified in this agreement shall be payable by the Lessee for obtaining such conveyance in its favour.

(ix) All expenses such as stamp duty, registration fee, for this agreement and for the sale deed to be executed at the end of the Lease period or earlier if agreed to by both parties, service tax or any other applicable tax shall be borne by the Lessee.

(x) Both parties agree and confirm that as stated in clause (3), the total consideration for the 50 acre land is Rs. 1,375,000,000/- (Rupees One Hundred Thirty Seven Crores, Fifty Lakhs, only) @ Rs. 27,500,000/- (Two Crore Seventy Five Lakhs only) per acre excluding cess; that the Lessee has paid 15% of total consideration amounting to Rs. 20,62,50,000/- (Twenty Crore Sixty Two Lakhs Fifty Thousand only) vide receipt no. 8059 dated 05th February 2014 along with Letter of Intent - that for balance 85% of the payment Lessee has availed 5% applicable rebate by paying making a lump sum payment of Rs. 1,110,312,500/- (Rupees One Hundred Eleven Crores, Thirteen Lakhs Twelve Thousand Five Hundred only) vide receipt no. 8686 dated 3rd April 2014 within 60 days of allotment letter issued. That apart from the aforesaid payments representing the agreed sale price/consideration for the SCHEDULE PROPERTY, Lessee has paid 1% cultural cess amounting to Rs.13,750,000/- (One Crore Thirty Seven Lakh Fifty Thousand only) vide receipt number 8687 dated 3rd April 2014 and 1% Cancer Cess amounting to Rs.13,750,000/- (One Crore Thirty Seven Lakh Fifty Thousand only) vide receipt number 8688 dated 3rd April 2014, total consideration paid is

LESSOR: 



For INFOSYS LIMITED

LESSEE: 
Authorized Signatory



6.

Rs. 1,344,062,500 (One Hundred Thirty Four Crores Forty Lakhs Sixty Two Thousand and Five Hundred only). The Lessor confirms and acknowledges receipt of the aforesaid amounts and fully discharges and acquits the Lessee therefrom.

4. POSSESSION:

- (i) The Lessor shall hand over physical vacant possession of the SCHEDULE PROPERTY to the Lessee simultaneously with the execution and registration of this deed of lease subject to the Lessee having complied with the terms of this agreement on "as is where it basis". The Lessor shall ensure that the Schedule Property is free from any obstruction, claim or objection from any person and is in a state fit for use and occupation. The Lessor shall issue a possession certificate for having handed over vacant possession to the Lessee.

5. CONVERSION TO FREE HOLD BASIS:

- (i) Notwithstanding Clause 1 of this agreement, in the event the Lessee fulfils its obligations under this agreement and is not in default of payments (grace period being excepted) stipulated under this agreement, the Lessor shall execute and register a deed of sale conveying the SCHEDULE PROPERTY absolutely in favour of the Lessee within 120 days of completion of 7 years (subject to the provisions of clause 3(ix) and 5) of this agreement. The Lessee shall thereafter to be deemed to be the absolute owner of the SCHEDULE PROPERTY and the terms of this agreement in so far as they relate to the relationship between the parties being that of a Lessor and Lessee shall stand fully voided. However all the terms and conditions of allotment and policy amended from time to time such as usage of land, compliance of building bye laws etc. shall remain even after the execution of Conveyance Deed.
- (ii) Notwithstanding the aforesaid the Lessor may at the written request of the Lessee made at least 120 days after execution of this agreement, execute and register a sale deed conveying the SCHEDULE PROPERTY absolutely in favour of the Lessee at any time before the expiry of seven years namely the Lease period subject to fulfilment of other terms and conditions of this agreement and on payment of Rs. 5 per square yards as processing fee for conversion of land from lease hold to free hold basis.



Handwritten signature of the Lessee.



For INFOSYS LIMITED

LESSOR:

Signature

LESSEE:

Authorized Signatory

- (iii) If the Lessee fails to appear before the jurisdictional Sub Registrar for obtaining registration of the sale deed in its favour as aforesaid in spite of the Lessor being ready and willing to so execute the register the sale deed, the Lessee shall be liable to pay an amount equivalent to 1% of the cost of the SCHEDULE PROPERTY as monthly rent till execution and registration of the sale deed conveying the SCHEDULE PROPERTY in favour of the Lessee.
- (iv) The Lessee having performed all its obligations under this lease agreement and being ready and willing to get the sale deed registered in its favour if the Lessor were to fail to execute and register a sale deed conveying the SCHEDULE PROPERTY in favour of the Lessee, the Lessor shall be deemed to be in material breach of this agreement and shall be liable to pay interest at the rate of 12% per annum on the agreed cost of the SCHEDULE PROPERTY till the date the sale deed is executed and registered in favour of the Lessee.

5. Project Implementation Schedule:

Subject to the provisions of Clause 5 (ii) above the schedule for implementation of the project shall be as follows subject to conditions specified:

Within 12 months from the date of execution and registration of the lease agreement the Lessee shall commence civil works at site. Lessee shall complete each phase (Phase I) within 36 months from the date of commencement of civil works as given below in the project implementation and completion schedule. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.

PROJECT IMPLEMENTATION AND COMPLETION SCHEDULE:

Phase No I	To commence civil works	To complete civil works & implement the project
Complete construction of 6 lakh sq.ft.	12 months from the date of signing of lease agreement. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.	36 months from commencement of civil construction date.
PHASE II Complete construction of Another 7 lakhs sq.ft.		2 years from the date of completion of phase I above.

LESSOR: Subulal

LESSEE:

For INFOSYS LIMITED

Authorized signatory



- (a) Lessee shall recruit 12000 employees for the campus being setup on this site in the next 12 years, preferably 5000 employees in next 7 years, from the date of signing of this lease agreement.
- (b) The Lessor may extend time up to a maximum of one year for completion of the Project or any phase thereof if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such extension of one year, the allotment of 10% total area allotted to the Lessee shall be cancelled simultaneously.
- (c) In the event of the Lessee failing to take any effective steps within the extended period, the Lessor may extend time for a further period of one year for completion of the project or any Phase thereof, if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such further extension of one year, the allotment of 5% in addition to clause (b) above total area allotted to the Lessee shall be cancelled simultaneously.
- (d) In case Lessee does not apply for extension in time as given in Para (b) and (c) above resumption proceedings of allotted site shall be initiated as per policy Allotment Letter.
- (e) Subject to the provisions of Clause 5 (ii) in the event of failure of the Lessee to achieve commercial production within this extended period (total two years), the lease/allotment shall automatically stand cancelled and the amounts paid by the Lessee/Allottee towards the price of the balance 85% of the SCHEDULE PROPERTY shall be refunded (without interest) by GMADA after forfeiting an amount equivalent to 10% of the price of the balance 85% of the SCHEDULE PROPERTY. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter.

7. **Transfer of Lease/Allotment/Ownership**
 During the period of Lease, the Lessee shall not be entitled to transfer by sub lease or part with possession of the SCHEDULE PROPERTY or assign its rights under this agreement to any person or entity unless prior permission of the Lessor has been obtained. Transfer of the SCHEDULE PROPERTY and/or any subsisting rights therein shall be allowed by the Estate Officer, GMADA by charging transfer fee @ 5% of the reserve price of the plot fixed by GMADA at the time of transfer of plot plus service tax and other taxes applicable at the time of such transfer. For the purpose of this Clause assignment, transfer or parting with possession to an associate Company, sister concern, holding Company, a division of the Lessee Company, shall not be deemed to be

LESSOR: 

LESSEE: 

For INFOSYS LIMITED

Authorised Signatory



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a violation of this clause but prior permission of the Lessor shall be required.

8. Transfer of Allotment without payment of transfer fee:-

The following transfers shall be permitted namely:-

- (a) Transfer in favour of "Group Companies" as defined in The Competition Commission Act provided that such transfer shall be done by the Allotment Committee headed by the Chief Secretary, Punjab, upon application by the Lessee subject to the condition that the transferor and the transferee meet the requirement of being group companies.
- (b) Transfer in favour of a subsidiary company in which Lessee owns more than 50% shares in cases of a change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by the Chief Secretary, Punjab.

9. Consequences of unauthorized transfers:-

In case of any unauthorized transfer, the lease in favour of the Lessee shall stand automatically cancelled and the Estate Officer, GMADA may take recourse to resumption proceedings and the amount deposited by the Lessee towards the price of the SCHEDULE PROPERTY shall be refunded (without interest) by GMADA after forfeiting the amount equivalent to 10% of the price of plot.

10. FAR:

Rates specified in the Allotment letter and applicable to the Lessee have been calculated on the basis of the FAR being 1:2. The Lessee shall be entitled to purchase and the Lessor shall be liable to grant additional FAR up to a maximum of 1:3 upon the Lessee making payment equivalent to 50% of the prevailing land rates fixed by GMADA at the time of purchase of such additional FAR. For example: For utilization of 1:3 FAR, the price for 1 acre plot will be 6.25 crores i.e. additional 1.25 crores as given in the policy (i.e. as per the year 2013 rates).



For INFOSYS LIMITED

LESSOR:

[Signature]

LESSEE:

[Signature]
Authorized Signatory

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11. Use of Site:

The SCHEDULE PROPERTY and the building erected thereon shall be used by the Lessee, occupiers, tenants or any other users only for the purposes hereinbefore specified which shall include the following purposes:-

Sr.No	Purpose	Up to Extent of FAR (1:2)
1	IT/ITES and ancillary and connected services excluding manufacturing activity	100% (If facilities/services given at Sr. No. 2, 3 and 4 are not availed)
2	Residential, Hostel and Guest House facilities for Lessees in house use.	10% (Inclusive of facilities/services given at Sr. No. 1, 3 and 4 are not availed).
3	Commercial such as Canteen/Bank/ATM/Laundry/Telephone Booth.	2 shops per acre subject to maximum 20 shops. However in the case of sites below 1.5 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

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

(ii) The coverage, setbacks, floor area shall be in accordance with the schedule prescribed below:-

a) Ground coverage up to 50%

b) Setbacks: Front, Rear and sides As per Zoning Plan.

c) -Parking norms 2 ECS per 100 sq. Mt. of covered area.

d) For other norms They will follow the Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 2013 and amended from time to time.

(iii) Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after getting approved the Zoning plan of the plot from the District Town Planner, SAS Nagar, Mohali, Punjab.

12. Change of Address:

Any change in address of the Lessee must be notified by registered A.D. letter to the Estate Office, GMADA, SAS Nagar, Mohali, Punjab.

LESSOR: 

LESSEE: 

For INFOSYS LIMITED

Authorized Signatory



13. INTERPRETATION AND APPEALS

- (i) For the interpretation of the Policy, the Secretary, Housing and Urban Development will be the Appropriate Authority, whose decision thereon shall be final.
- (ii) Any person aggrieved by the orders passed by the Estate Officer or an officer below Estate Officer in rank may file an appeal against that order within 30 days to the Chief Administrator, GMADA, whose orders shall be final.
- (iii) Any person aggrieved by the orders passed by the Chief Administrator, GMADA may file an appeal against that order within 30 days before Hon'ble Punjab and Haryana High court, Chandigarh.

14. TAXES:

From the date possession of the SCHEDULE PROPERTY is handed over to the Lessee as hereinbefore provided the Lessee shall duly and punctually pay all taxes and cesses that are statutorily payable in respect of the SCHEDULE PROPERTY.

15. RECORDS:

The Lessee shall be entitled to apply for and obtain transfer of all Municipal/ Revenue records to its name based upon this Agreement. The Lessor shall facilitate such transfer by signing and furnishing such documents that may be required.

16. ENCUMBRANCES:

The Lessee shall be entitled to mortgage its right title and interest in the SCHEDULE PROPERTY to any financial institution or Bank without any obstruction or objection from the Lessor under intimation to the Lessor but the first charge of the property shall remain of Lessor.

17. COVENANTS:

The Lessor covenants with the Lessee that the SCHEDULE PROPERTY is free from encumbrances, liens or charges and is not the subject matter of any litigation or attachment proceedings in any Court or Judicial forum and that the Lessee shall be entitled to peaceful and uninterrupted possession and enjoyment of the SCHEDULE PROPERTY without any obstruction from the Lessor any person claiming under it.



LESSOR:




For INFOSYS LIMITED

LESSEE:

Authorized Signatory

12.

IN WITNESS WHEREOF the parties have here to set their hands on the dates hereinafter in each case specified in the year 2016

DEMISED PLOT

All the piece and parcel of Industrial Plot No. 1-3, situated at I.T. City, Sector 83, Alpha, SAS Nagar, Mohali, Punjab with highlighted in the plan annexed contained by measurement of 50 Acres (Anchor Site) as follows:-

ON THE NORTH : 100' Wide Road.
ON THE SOUTH : Plot No. 1-12, 1-13 & 1-14
ON THE EAST : 200' Wide Road
ON THE WEST : 100' Wide Road

WITNESSES :-

1. Signature:

Name:

Father's Name:

Address:

Signature
THE LESSOR

2.

Signature:

Name: S. R. S. S. S. S.

Father's Name: B. S. S. S. S. S.

Address: Hrs-155, P.F. Sector-2

Paradise-13 4109

For INFOSYS LIMITED

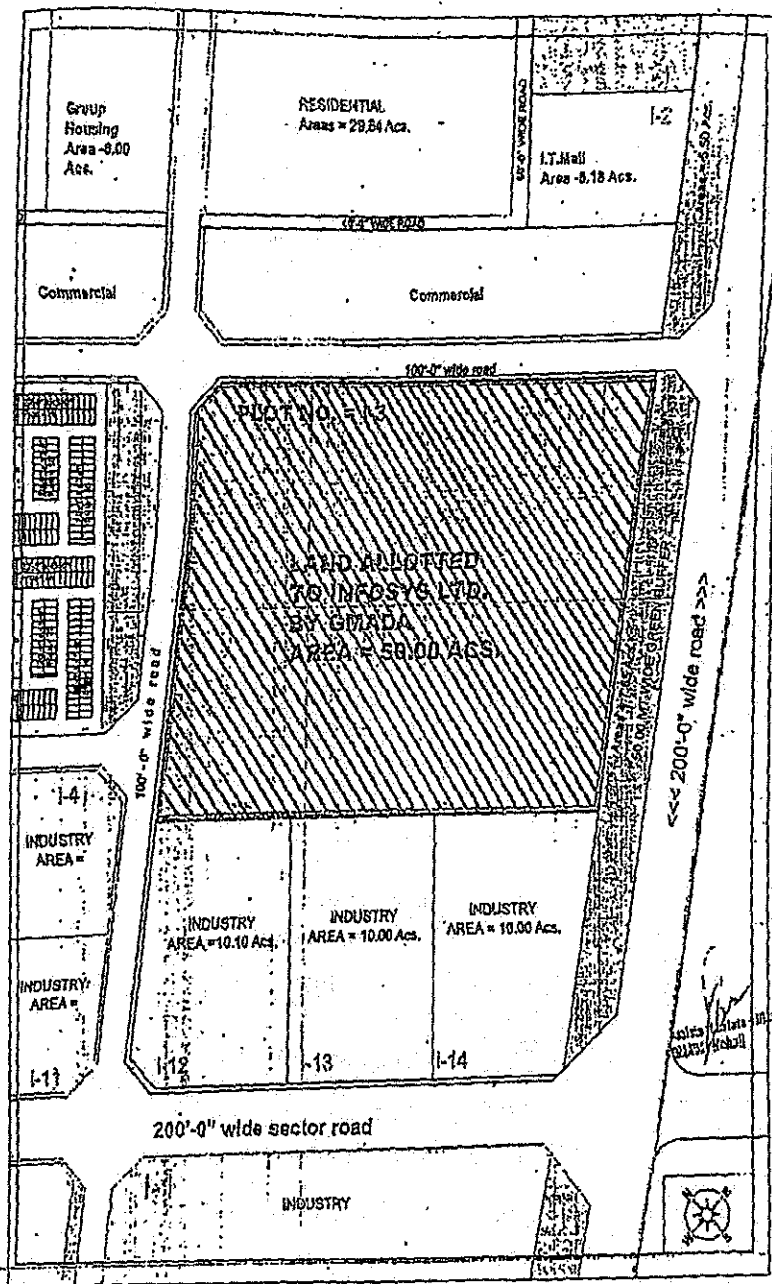
Authorized Signatory

THE LESSEE



Signature

Signature
Authorized Signatory
THE LESSEE



Handwritten signature



Reg. Form No. 2
 Name of Tehsil: S.A.S. Nagar
 Date: 21/7/16
 Received from: [Signature]
 S/o: [Signature]
 on account of user charged of Computerization of Land Records
 For document No. 1943 Dated 21/7/16
 Rs. 500/-
 Signature with Dated
 Sub Registrar S.A.S. Nagar

Punjab Land Records Society
 Name of Tehsil: S.A.S. Nagar / 2015-16
 Sr. No. 192 Dated 21/7/16
 Received from: [Signature]
 S/o: [Signature]
 on account of user charged of Computerization of Land Records
 For document No. 1943 Dated 21/7/16
 Rs. 500/-
 Signature with Dated
 Sub Registrar S.A.S. Nagar

[Signature]



GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA Bhawan, Sector 62, SAS Nagar

OFFICE ORDER

In view of the trend of work from home culture, aided by improved Video Conference and other such facilities, necessitated all over the world, by COVID 19, over past 2 years, following relief is offered to allottees of plots meant for IT:

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e., up to 18 months max), will be added to 4 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 is reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e., 2).

However, Payment of installments and obligation of employment generation etc. as per IT Policy or the conditions of allotment letter, will remain unchanged.

In order to avail the above-said benefits, eligible entities will need to be submit an application with no dues certificate within 3 months from date of this order.

This order is being issued with the approval of Hon'ble Chief Minister, Punjab.

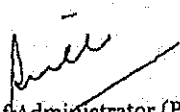
Dated 07-01-2021
SAS Nagar

Vipul Ujwal, IAS
Chief Administrator.

Endst No. GMADA-Policy/2022/410-415 - Dated 8/1/2022.

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

1. EO(Plots), GMADA, SAS Nagar.
2. CAO, GMADA, SAS Nagar.
3. DTP, GMADA, SAS Nagar.
4. ASM, GMADA, SAS Nagar.


O/L Addl. Chief Administrator (Policy)
For Chief Administrator

CC

1. Pvt. Secretary/ACS-HUD for kind information of Addl. Chief Secretary, Department of Housing and Urban Development.
2. Secretary/CA, GMADA for kind information of Chief Administrator, GMADA.

15

Chief Administrative Officer

Infosys®

Navigate your next

for 01/06/2022

6

expedite...and put up on file

1st June 2022

ASA

6

base for Andhra Campus at IT City - Mohali

10/06/2022

11. expedite ... and put up on Dec 1st June 2022
6/6/2022
ASA
of lease for building Campus at IT City - Mohali
Eo(Policy)

James
lease for Anchor Dam

Ed(Policy)

2/16 A. S. C.
and 12th August C.

916

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ਦਾਦਰਤ ਪੁੱਖ ਸਥਿਤ
ਮਕਾਨ ਉਸਦੀ ਤੇ ਸੁਹਿਤੀ ਵਿਕਾਸ ਦਿਤਾ
ਭਾਇਰੀ ਨੇ 4965
ਮਿਤੀ: 11/6/23

ਭਾਗਿਵੀ ਨੰ: 413
ਮਿਤੀ: 08/07/22

Thanking you Sincerely,

Thanking you Sinc

D.No. 350694 No. 07/05/2022

Corporate Office:
CUE L85118KA1981PLC013115
44, Infosys Avenue
Electronics City, Hosur Road
Bangalore 560 100, India
T: 91 80 2852 0267
F: 91 80 2852 0362
askus@infosys.com
www.infosys.com

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.11

(ਮਿਲਖ ਦਫਤਰ)

ਵਿਸ਼ਾ- ਆਈ.ਟੀ. ਪਾਲਿਸੀ 2013 ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੇਵਿਡ 19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਲਈ ਅਜੰਡਾ ਭੇਜਣ ਬਾਰੇ।

1.0 ਆਈ.ਟੀ. ਪਾਲਿਸੀ 2013 ਦੇ ਲੜੀ ਨੰ 6 ਅਨੁਸਾਰ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਹੇਠ ਲਿਖੇ

ਅਨੁਸਾਰ ਹਨ:-

Project Implementation Schedule

For approval of Building Plans	To commence Civil Works	To Complete Civil Works & Implement the Project
6 months from the date of taking possession of schedule property	6 months from the date of approval of building plans	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 42 months from the date of taking possession of site.
-	-	Minimum 75% of the total permissible FAR is to be completed within 66 months from the date of taking possession of site.

2.0 ਕੇਵਿਡ-19 ਦੇ ਚਲਦੇ ਆਈ.ਟੀ. ਕੰਪਨੀਆਂ ਨੂੰ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਦਿੱਕਤਾਂ ਕਾਰਣ Mohali IT City, IT Companies Association ਵੱਲੋਂ ਉਕਤ ਸ਼ਰਤਾਂ ਵਿੱਚ ਛੋਟ ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਤੀਬੇਨਤੀ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਮਿਲਖ ਦਫਤਰ ਵੱਲੋਂ ਤਜਵੀਜ ਦੇਣ ਦੀ ਮਿਤੀ ਤੱਕ ਅਲਾਟ ਹੋ ਚੁੱਕੇ ਪਲਾਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਛੋਟ ਦੇਣ ਦੀ ਤਜਵੀਜ ਦਿੱਤੀ ਗਈ ਸੀ:-

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e. upto 18 months max.), may be added to 3.5 years of Phase-1 and 5.5 years of Phase-2, in

which they were required to carry out 50% and 75% construction respectively allowed as per FAR.

2. Further minimum construction in Phase-1 may be reduced to 25% and Phase-2 to 50% (of mentioned FAR i.e 2)

Provided

- Payment of installments and obligation of employment generation etc. as per IT Policy or the allotment letter will remain unchanged.
- An application with no dues certificate will need to be submitted within 3 months of this notification.

3.0 ਉਕਤ ਤਜਵੀਜ਼ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਵੱਲੋਂ ਇਸ ਸ਼ਰਤ ਤੇ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਸੀ ਕਿ ਇਸ ਮੁੱਦੇ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਥਾਰਿਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇ। ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਪੱਤਰ ਨੰ. Endst. No. GMADA-Policy/2022/410-415 ਮਿਤੀ 08.01.2022 ਰਾਹੀਂ ਦਫਤਰੀ ਹੁਕਮ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਉਪਰੰਤ ਸਮੁੱਚੇ ਮਾਮਲੇ ਦੀ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਦੀ 29 ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰ. 29.08 ਰਾਹੀਂ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ (ਅਨੁਲੱਗ-ਓ ਅਤੇ ਅ)।

4.0 ਉਕਤ ਰਿਆਇਤਾ ਦੇ ਸਬੰਧ ਵਿੱਚ Mohali IT City, IT Companies Association ਵੱਲੋਂ ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਇਆ ਹੈ। ਜਿਸ ਰਾਹੀਂ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਕੋਵਿਡ ਕਾਰਨ ਆਈ.ਟੀ. ਕੰਪਨੀਆਂ ਨੂੰ ਪੱਤਰ ਨੰ. Endst. No. GMADA-policy /2022/410-415 ਮਿਤੀ 08.01.2022 ਰਾਹੀਂ ਜਾਰੀ ਹਦਾਇਤਾ ਸਬੰਧੀ ਆ ਰਹੀ ਮੁਸਕਲਾ ਬਾਰੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਲਿਖਿਆ ਹੈ :-

"It has been brought up by some allottees that their request for partial occupancy certificate/approval of plans etc are being refused on the ground that this referenced letter granting Covid-related relief required in order to avail the above said benefits. Eligible entities need to submit an application with no dues certificate within 3 months from the date of this order.

As no formal communication was sent by GMADA to the allottees of plots, how they can submit the consent within 3 months from the date of issuing the above order by GMADA. Moreover, no dues certificate also required by GMADA to avail the benefits of 18 months in construction period. As the construction period is

extended due to covid period in which the companies suffered their business the condition of no due is very harsh on the part of GMADA."

- 5.0 ਉਕਤ ਮੁੱਦਿਆ ਸਬੰਧੀ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਨਾਲ ਮਿਤੀ 03.09.2022 ਨੂੰ ਮੀਟਿੰਗ ਹੋਈ ਜਿਸ ਵਿੱਚ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਡਾ, ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਮਿਲਖ ਅਫਸਰ (ਪ) ਅਤੇ ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ ਹਾਜਰ ਰਹੇ। ਮੀਟਿੰਗ ਵਿੱਚ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਅਨੁਸਾਰ ਪਾਲਿਸੀ ਵਿੱਚ ਸੋਧ ਕਰਨ ਲਈ ਦਫਤਰ ਦੀ ਤਜਵੀਜ਼ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :-

- ੳ) ਦਫਤਰੀ ਹੁਕਮ ਨੰ 410-415 ਮਿਤੀ 08.01.2022 (ਅਨੁਲੱਗ ਏ) ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੈਰਾ ਦਰਸਾਇਆ ਗਿਆ ਹੈ :-

"In order to avail the above said benefits, eligible will need to be submit an application with no dues certificate within 3 months from the date of this order."

ਉਕਤ ਪੈਰੇ ਵਿੱਚੋਂ ਤਿੰਨ ਮਹੀਨਿਆਂ ਦੀ ਸ਼ਰਤ ਅਤੇ ਐਪਲੀਕੇਸ਼ਨ ਦੇਣ ਦੇ ਉਪਬੰਧ ਨੂੰ ਹਟਾਉਣਾ ਯੋਗ ਹੋਵੇਗਾ। (ਭਾਵ ਅਲਾਟੀ ਨੂੰ ਇੰਨ੍ਹਾਂ ਹੁਕਮਾਂ (ਮਿਤੀ 08.01.2022) ਅਧੀਨ ਲਾਭ ਲੈਣ ਲਈ ਦਰਖਾਸਤ ਦੇਣ ਦੀ ਲੋੜ ਨਹੀਂ ਹੋਵੇਗੀ)

- ਅ) ਇਹ ਪਾਲਿਸੀ ਮਿਤੀ 08-01-2022 ਤੋਂ ਪਹਿਲਾਂ ਅਲਾਟ ਹੋਈਆਂ ਸਾਈਟਾਂ ਤੇ ਹੀ ਲਾਗੂ ਹੋਵੇਗੀ।
- ੲ) ਇਸ ਪਾਲਿਸੀ ਵਿੱਚ NO DUE CERTIFICATE ਦੀ ਸ਼ਰਤ ਨੂੰ ਹਟਾਉਂਦੇ ਹੋਏ ਇਸ ਪਾਲਿਸੀ ਦਾ ਲਾਭ ਕੇਵਲ ਉਹਨਾਂ ਅਲਾਟੀਆਂ ਨੂੰ ਹੀ ਦਿੱਤਾ ਜਾਵੇਗਾ ਜਿੰਨ੍ਹਾਂ ਵੱਲੋਂ ਨਵੀਂ ਪਾਲਿਸੀ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ upto date dues ਕਲੀਅਰ ਕੀਤੇ ਜਾਣਗੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹ ਪਾਲਿਸੀ ਜਾਰੀ ਹੋਣ ਸਬੰਧੀ ਸਾਰੇ ਅਲਾਟੀਆਂ ਨੂੰ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਸੂਚਿਤ ਵੀ ਕੀਤਾ ਜਾਵੇਗਾ।

- 6.0 ਉਕਤ ਅਨੁਸਾਰ ਅਜੰਡਾ ਨੋਟ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼

ਹੈ।

ਅਨੁਸ਼ਾਂਗ 'ਉ'

ਅਜੰਡਾ ਆਈਟਮ (ਅਥਾਰਟੀ) 21.01.20

ਵਿਸ਼ਾ: ਆਈ ਟੀ ਪਾਲਿਸੀ, 2013 ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੋਵਿਡ, 19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਬਾਰੇ।

ਆਈ ਟੀ ਪਾਲਿਸੀ, 2013 (ਅਨੁਲੱਗ-ਉ) ਦੇ ਲੜੀ 6 ਅਨੁਸਾਰ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਹੇਠ ਅਨੁਸਾਰ ਹਨ:

Project Implementation Schedule

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	6 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 42 months from the date of taking possession of site.
		Minimum 75% of the total permissible FAR is to be completed within 66 months from the date of taking possession of site.

2. ਕੋਵਿਡ, 19 ਦੇ ਚਲਦੇ ਆਈ ਟੀ ਕੰਪਨੀਆਂ ਨੂੰ ਪੇਸ਼ ਆ ਰਹੀਆਂ ਦਿੱਕਤਾਂ ਕਾਰਣ Mohali IT City, IT Companies Association ਵੱਲੋਂ ਉਕਤ ਸ਼ਰਤਾਂ ਵਿੱਚ ਛੋਟ ਦੇਣ ਸਬੰਧੀ ਪ੍ਰਤੀਬੇਨਤੀ ਪ੍ਰਾਪਤ ਹੋਣ ਤੇ ਮਿਲਖ ਦਫਤਰ ਵੱਲੋਂ ਤਜਵੀਜ਼ ਦੇਣ ਦੀ ਮਿਤੀ ਤੱਕ ਅਲਾਟ ਹੋ ਚੁੱਕੇ ਪਲਾਟਾਂ ਦੇ ਅਲਾਟੀਆਂ ਨੂੰ ਹੇਠ ਅਨੁਸਾਰ ਛੋਟ ਦੇਣ ਦੀ ਤਜਵੀਜ਼ ਦਿੱਤੀ ਗਈ ਸੀ:

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e upto 18 months max), may be added to 3.5 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 may be reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e 2).

Provided

- Payment of instalments and obligation of employment generation etc. as per IT Policy or the allotment letter will remain unchanged.
- An application with no dues certificate will need to be submitted within 3 months of this notification.

3. ਉਕਤ ਤਜਵੀਜ਼ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਵੱਲੋਂ ਇਸ ਸ਼ਰਤ ਤੇ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਸੀ ਕਿ ਇਸ ਮੁੱਦੇ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇ। (ਅਨੁਲੋਗ-ਅ)

4. ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਪੱਤਰ ਨੰਬਰ Endst No. GMADA-Policy/2022/410-415 ਮਿਤੀ 08-01-2022 ਰਾਹੀਂ ਦਫਤਰੀ ਹੁਕਮ ਜਾਰੀ ਹੋ ਚੁੱਕੇ ਹਨ। (ਅਨੁਲੋਗ-ੲ)

ਉਕਤ ਅਨੁਸਾਰ ਮਾਮਲਾ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ ।

m2521-1(3)

Copy of the policy alongwith Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014, notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015 and notification no. 5/13/2014-6hgl/562128/1 dated 13-08-2015

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-I BRANCH)

NOTIFICATION

The_4/12_2013

No. 5/13/2013-4hgl/132289/1 In pursuance of the decision of the State Council of Ministers in its meeting held on 30th November, 2013, The Governor of Punjab is pleased to notify the I.T. Policy-2013 regarding Allotment of Land/Plots for IT Services, ITES Bio-Technology (Non Polluting) and Technology based Non-Polluting/Research & Development Facilities in IT City, SAS Nagar.

The Governor of Punjab is further pleased to direct the publication of this policy for the information of the general public in Punjab Government Official Gazette(Extraordinary) as well as on Punjab Government/PUOA's Websites.

Chapter I

Introduction

- 1.1 The Information Technology (IT) sector has made a remarkable progress in the last few decades. It has transformed the country and the world by enabling innovation, increasing productivity, connecting people and communities, improving standard of living and opportunities across the globe. While changing the way individuals live, interact, and work, IT has also proven to be a key precondition for enhanced competitiveness and economic and societal modernization, as well as an important instrument for bridging economic and social divides and reducing poverty.
- 1.2 India's success in the export of Information Technology (IT) Software and related Services over the past decade is well known. As per the FICCI report, India now accounts for about 65 percent of the global market in offshore IT and about 46 percent of the ITES market. The growth of the sector has led to tremendous pay-offs in terms of wealth creation and generation of high quality employment. The IT industry has played a significant role in transforming India's image from a slow moving economy to a land of innovative entrepreneurs and a global player in providing world class technology solutions and business services. The IT industry has also helped transformation of India from a rural and agriculture-based economy to a knowledge based economy.
- 1.3 After the economic reforms of 1991-92, the Government of India and the State Governments provided major fiscal incentives like liberalization of trade, rationalization of duties on imports of information technology products, relaxation of controls on both inward and outward investments

and currency exchange. Further direct measures like setting up of Export Oriented Units (EOU), Software Technology Parks (STP), and Special Economic Zones (SEZ) enabled India's IT Industry to flourish and acquire a dominant position in world's IT scenario.

- 1.4 Punjab has been in the forefront of the Green Revolution that helped liberate the nation from the threat of hunger and famine in the late 60s and 70s. Many State governments after 1990's geared up their administrative machinery to attract private investment in IT industry. Punjab was also able to establish some companies like Dell, Quark City etc during this period. Similarly, a good number of engineers turned entrepreneurs started many companies in the region. Hence, the state has its own IT sector which needs to be encouraged to new heights.
- 1.5 It is in this context that this policy envisages a strategic effort to make Punjab an IT destination. Punjab government has identified IT and IITES industry as an important thrust area in its Industrial Investment Promotion Policy of 2013. Further, the availability of skilled manpower, connectivity by rail, road and air, excellent urban infrastructure, improved power situation and world class communication facilities offer a conducive environment for the growth of IT Industry in Punjab's most upcoming township, Mohali. This policy document seeks to expand the existing IT Industry in Mohali to propel its growth as the best IT hub in the country.
- 1.6 Since the importance and relevance of IT Industry in Urban development and Industrial growth needs no further reiteration, the policy document offers land allotment and other concessions to facilitate the presence of IT Industry in Mohali. Accordingly, instead of auctioning of all plots which may result in higher revenue the policy seeks to allot majority of area/plots on the basis of clearly laid down eligibility criteria. This criteria shall ensure the presence of anchors of IT industry which would in turn make the area viable for medium and small scale IT units and ancillaries. This shall also result in a comprehensive development of IT Industry and would thus be the most appropriate utilization of available land. The Department of Industries, Government of Punjab has also notified a policy dated 29.10.2013 for allotment of land in various industrial local points and other areas for other industrial units.

Chapter 2

Objectives, strategy & course of action

2.1 Objectives :

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

- ❖ Promote private sector investment in the State in IT sector.
- ❖ Promote establishment of IT units in IT parks/IT investment areas, Bio Tech areas (Non Polluting) and Technology based Non-Polluting / Research & Development facilities.
- ❖ Maximize direct and indirect employment generation opportunities for the youth in the state.
- ❖ Sustainable development by adopting environment friendly technologies

- ❖ Generation of entrepreneurial opportunities in IT services/ITES/Bio-Technology (Non Polluting) and Technology based Non-Polluting / Research & Development Facilities.
- ❖ Enhance employability of youth through skill development

2.2 Strategy :

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

- a) Providing incentives for attracting investment and getting IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities/ firms to set up base in the state.
- b) Adopting a clear and transparent policy of allotment of industrial plots for IT/ITES/Bio Technology (Non Polluting), Technology based Non-Polluting Research & Development Facilities and Electronic System Design Manufacturing Cluster(ESDM).
- c) Easing the process of doing business with Government Departments by ushering in reforms

2.3 Course of Action :

The State Government is committed to overall development of IT Industry in the State. To attract IT Industry and development of IT parks following will be the course of action:

- a) GMADA shall offer about 400 acres of land which is strategically located for development of Information Technology City at Mohali.
- b) Most of the land area is proposed to be utilized for IT, IT enabled services and Bio Technology (Non Polluting), Technology based Non-Polluting / Research & Development Facilities
- c) 40 acres of the total land has been earmarked for Electronic Systems Design Manufacturing (ESDM) Industry. This land will be developed by GMADA. The Department of Information Technology, Govt of Punjab, will work out modalities for development and allotment of land in consultation with GMADA.
- d) Eligibility criteria for the allotment of plots for Technology based Non-Polluting / Research & Development Facilities will be framed by the department of Science and Technology, Government of Punjab but the development of land and process of allotment of plots shall be carried out by the GMADA/Developing Authority through the Committee as constituted in Chapter 6.

Chapter 3

Types of IT/ Knowledge Industry Plots

3.1 Location:

IT City is located in 82(A) 83(A), and 101A sectors which are situated on 200 feet wide road. Location map is available at GMADA Website. These sectors are being developed and will have Infrastructure like sewerage, rain storm water pipes, electricity supply lines, water supply and wide roads by March, 2015. Distance from the IT City to the:

Mohali International Airport is	1.5 km
Railway Station, Mohali is	.75 km

- (c) Small Campus Sites: (of an area of more than 2 acres and up to 5 acres)
- (d) Built to Suit Sites to Developer for the use of IT / ITES Companies (minimum area of 5 acres).
Such sites may consist of independent buildings which may be let out on lease or rent for use by eligible enterprises under the Main/Small campus Sites categories.
- (e) Small Sites (of an area of 0.5 acre and less than 2 acres)

3.4 These sites shall be used for the purposes of :

- (a) Information Technology (IT) Services such as software architecture, design and development, software maintenance and implementation, operation of software systems, provision of software services (such as application service provider), management of databases / data centers, maintenance of computer networks and telecommunication networks, network services, network administration, business process outsourcing(BPO), Knowledge process outsourcing (KPO).
- (b) Information Technology Enabled Services (ITES) such as digital communication services (including digital printing of newspapers, books etc) , digital information content provision, digital database management and updation, remote digital office services, software operation, including Film Animation and other information work that relies primarily and substantially on digital telecommunication including data centers, call centers, back offices operations, ICT distance education, online education/training tools under ITES definition, but not direct sales & marketing except that using Information Technology.
- (c) Bio-Technology (only non-polluting sectors of Bio Technology).
- (d) Electronic System Design Manufacturing Cluster (ESDM)
Electronic Hardware Industry for the purpose of application of this policy shall be as per the list of verticals of Electronics System Design Manufacturing provided in the guidelines for operation of the modified special incentive scheme for Electronics System Design Manufacturing sector issued by the Department of Electronics and Information Technology (DeitY), Government of India, as amended from time to time. (Setting up of Electronics Hardware industry which consist of electronic systems design and manufacturing comprising semiconductor design, high-tech manufacturing, electronic components and electronic system design for consumer electronic products, telecom products and equipments and IT systems and hardware.)
- (e) Technology based Non-Polluting Research & Development Facilities.

In case of clarification of any interpretation of para 3.4 with regard to usage of site, the decision of Secretary Housing & Urban Development Department, Govt. of Punjab shall be final.

Chapter 4

Eligibility Criteria for Allotment of plots

- 4.1 ELIGIBILITY CRITERIA FOR ALLOTMENT OF ANCHOR INDUSTRY SITES (25 acres and above)**
The following enterprises will be eligible for consideration as applicants for the allotment of Anchor industry sites:
- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 2000 Crore or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014 and notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)
 - ii) Availability of funds for making investment in the campus to the tune of Rs. 400 Crores over the next 7 years.
 - iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
 - iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
 - v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.
 - vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 3 years and ISO 9000 or higher certification.
- 4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acres and upto 25 acres)**
The following enterprises will be eligible for consideration as applicants for the allotment of Main campus sites:
- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 250 Crore or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014 and notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)
 - ii) Availability of funds for making investment in the campus to the tune of Rs. 100 Crores over the next 7 years.
 - iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
 - iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
 - v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4, in a time bound manner in the next 7 years.
 - vi) In case of IT Company, International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification.
- 4.3 ELIGIBILITY CRITERIA FOR ALLOTMENT OF SMALL CAMPUS SITES (2 acres and upto 5 acres)**
The following enterprises will be eligible for consideration as applicants for the allotment of campus sites:
- i) A Limited Company with turnover in the Sector as defined in para 3.4 of a minimum Rs. 50 Crores or its equivalent in US dollars per annum in each of the last two years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014 and notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)

- ii) Availability of funds for making investment in the campus to the tune of Rs. 20 Crores over the next 7 years.
- iii) Sufficient numbers of qualified professional staff employed by the Company itself, not counting staff on the rolls of affiliates or sub-contractors etc.
- iv) Plan of action for establishing the proposed Knowledge Services on the site and to make the required investment in a time-bound manner within three years.
- v) Preference will be given to Companies involved in value added activities of the Sector, as defined in para 3.4

4.4 ELIGIBILITY CRITERIA FOR ALLOTMENT OF BUILT TO SUIT SITES TO DEVELOPERS (Minimum area of 5 acres)

- i) Limited company which is a developer and which has given in writing an application and a letter or letters of intent in writing from a Knowledge Services Sector as defined in para 3.4 company eligible under these rules for a Main or Small Campus sites.
- ii) Such Letter of Intent issued by an eligible enterprise under the Campus Site category shall be for a long term i.e. a minimum of 5 years and 100% of the built up capacity shall be for the exclusive use of such company issuing this Letter of Intent.
- iii) Such sites would not be used by the developer for its own use or for lease to any non IT Enterprise/Company.

In case, said developer is not able to construct and occupy the said building as per the terms & conditions of the allotment letter or the company issuing such letter of intent withdraws such letter of intent at any time before the expiry of the mandated period of not less than 5 years, penalties will be levied upon the said Developer along with resumption of site on as-is-where-is basis.

4.5 ELIGIBILITY FOR ALLOTMENT OF SMALL SITES (0.5 acres and less than 2 acres):

- i) Annual turn-over in Sector, as defined in para 3.4, of a minimum Rs. 2 crores or its equivalent in for US Dollars per annum in each of the last 2 years.
Turnover for the last two financial years should be considered instead of last two years.
(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014 and notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)
- ii) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 3.4, for at least 2 years before the date of application.
- iii) The enterprises should have a minimum 25 employees (excluding the support secondary staff) on its rolls at the time of application.

Group companies are also eligible, but that applicant company must be an Indian Company.

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

- (i) Exercise twenty six percent or more of voting rights in other enterprise; or
- (ii) Appoint more than fifty percent of members of board of directors in the other enterprise;

"An Indian company" is defined as one which is registered under "The Indian Companies Act 1956" and in which 51% (or more) of the ownership is held by Indian citizen.

(Amendment issued vide notification No.5/13/2014-4hgl/605 dated 29-8-2014)

- a. *Group Companies which deals with the IT/ IES or the purpose for which land is being considered for allotment, are also eligible, but that applicant company must be an Indian Company. "Group Company" means two or more enterprises which, directly or indirectly, are in Position to:*

- (i) Exercise twenty six percent or more of voting rights in other enterprise; or
- (ii) Appoint more than fifty percent of members of board of directors in the other enterprise.

- b. *"An Indian Company" is defined as one which is registered under "The Indian Companies Act 1956".*

(Amendment issued vide notification No.5/13/2014-6hgl/434176/1-18 dated 11-3-2015)

4.5 ELIGIBILITY FOR ALLOTMENT OF SMALL SITES (0.5 acres and less than 2 acres):

- i) Turn-over for the last two financial years in Sector, as defined in para 3.4 shall be as under or its equivalent in for US Dollars per annum in each of the last 2 financial years:-
 - (a) Turnover for site measuring upto 0.5 acre: 50 lacs
 - (b) Turnover for site measuring from 0.51 acre to 1 acre: 1 crore
 - (c) Turnover for site measuring from 1.1 acre to 2 acre: 2 crores
- ii) The enterprises should have been carrying out such operations in the Knowledge Services sector, as defined in para 3.4, for at least 2 years before the date of application.
- iii) The enterprises should have a minimum employees as under (excluding the support secondary staff) on its rolls at the time of application :
 - (a) For site measuring upto 0.5 acre: 15 employees
 - (b) For site measuring from 0.51 acre to 1 acre: 20 employees
 - (c) For site measuring from 1.1 acre to 2 acre: 25 employees

Note: (a) Group Companies which deals with the IT/ ITES or the purpose for which land is being considered for allotment, are also eligible, but that applicant company must be an Indian Company. "Group Company" means two or more enterprises which, directly or indirectly, are in Position to;

- (iii) *Exercise twenty six percent or more of voting rights in other enterprise; or*
- (iv) *Appoint more than fifty percent of members of board of directors in the other enterprise.*
- (b). *"An Indian Company" is defined as one which is registered under "The Indian Companies Act 1956".*

(Amendment issued vide notification no. 5/13/2014-6hgt/562/28/1 dated 13-08-2015)

Chapter 5
Price of IT/Knowledge Industry Plots

5.1 Introduction:

IT City is being developed for development of IT, ITES and Bio Technology (Non Polluting Branches), Technology based Non-Polluting / Research & Development Facilities Industry. The developed plots are being offered on reasonable rates in comparison to other uses after considering the cost of land acquisition and providing services such as sewerage, water, electricity, rain storm water pipes, roads etc.

5.2 Price of the site.

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

Sr. No.	Category	Land Rate	Average rate
1.	Upto 1 Acre	5.00	5.00
2	Next 1 Acre (Upto 2 acre)	4.50	4.75
3	Next 3 Acres (upto 5 acre)	4.00	4.30
4	Next 5 Acres(upto 10 acres)	3.25	3.78
5	Next 15 Acres(upto 25 acres)	2.75	3.15
6	Above 25 acre (in case of 40 Acres)	2.40	2.87
7	Above 25 acre(50 acres site)	2.25	2.75

Note1: Above rates are for 1:2 FAR. However FAR can be purchased upto 1:3 after making the payment in proportion to the 50% of the prevailing land rates fixed by GMADA at the time of purchase of additional FAR. Example: For utilization of 1:3 FAR, the price for 1 acre plot will be 6.25 crores i.e. additional 1.25 crores as given in the policy(i.e as per the year 2013 rates).

Note2: For the plots of lower sizes, large area for roads and open spaces has to be left and cost of development is also to be borne by authority whereas in the case of bigger plots, land is allotted as a chunk and lesser area for external roads and open spaces are to be left by the Authority, and internal development is to be carried out by the allottees. However External Services which are to be provided by the Authority would be less in the case of chunk or big sites. As such the rates of plots of bigger size are less than the plots of lesser size.

Total cost will work out to be as follows (Rs in Crore):

Sr. No.	Category	Average rate/acre	Total Cost
1.	IT sites (50 acres)	2.75	137.50
2.	IT sites(40 acres)	2.87	115.00
3.	IT sites (25 acres)	3.15	79.00
4.	IT sites (10 acres)	3.78	37.75
5.	IT sites (5 acres)	4.30	21.50
6.	IT sites (2 acres)	4.75	9.50
7.	IT sites (1 acre)	5.00	5.00
8.	IT sites (0.5 acre)	5.00	2.50

Note : 1. These rates are inclusive of CLU and EDC charges.

2. An additional 1% of the value of plots will be charged as cancer cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cancer fund separately.

3. An additional 1% of the value of plots will be charged as Cultural cess which is to be deposited within sixty days from the date of issuance of allotment letter. This amount will be deposited in the State Govt.'s cultural fund separately.

5.3 Lease cum sale:-

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

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

Chapter 6

Procedure for Allotment of Plots

- 6.1 The plots will be available under "The Ongoing Scheme for allotment of Plots". It will be a continuous scheme of allotment of sites on Lease cum Sale basis to the applicants. The applicant shall be required to submit application form along with non-refundable processing fee as under:-

Size of plot	Processing fee
Less than 1 Acre	Rs. 25,000/-
Above 1Acre to 25 Acres	Rs. 50,000/-
Above 25 Acres	Rs. 1,00,000/-

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

6.2 Procedure for inviting applications

The plots will be available under "The On-Going Allotment" scheme. Applicants may apply for allotment of plots after checking availability of plots on the web-site of GMADA, Mohali i.e. <http://www.gmada.gov.in>. Press advertisements shall also be released for atleast 50% of available plots at a time in the leading newspapers of the region.

6.3 Procedure for Allotment

- (a) For Anchor Industry/ Main / Small Campus / Built to Suit Sites/ Small Sites:
The applications for allotment of plots would be submitted to the Estate Officer (Plots), GMADA. The intending allottee shall make an application affirming all facts which make him eligible for allotment of a site, along with the relevant documents such as Copies of balance sheet, documentary evidence of number and categories of staff employed, processing Fee. Thereafter, the Chief Administrator, GMADA will examine such applications within 30 days for placing them before the Scrutiny Committee, which shall comprise of the following members:

(a)	Chief Secretary, Govt. of Punjab.	Chairman
(b)	Principal Secretary to CM, Govt. of Punjab	Member
(c)	Principal Secretary (Finance) Govt. of Punjab.	Member
(d)	Principal Secretary, Industries, Govt. of Punjab.	Member
(e)	Principal Secretary, Information Technology, Govt. of Pb.	Member
(f)	Secretary, Housing and Urban Development	Member
(g)	Secretary, Science and Technology (for allotment of plots to Biotech Companies and for R & D)	Member
(h)	Additional Director, Software Technology Parks of India (STPI), Mohali (GOI enterprise) (for IT/ITES Companies)	Special invitee for IT Projects
(i)	Chief Administrator, GMADA	Member Secretary

The Scrutiny Committee shall examine the applications, keeping in view the following parameters:-

- Viability of the project.
- Export earnings/Turnover
- Employment to be generated.
- Qualification and experience
- Foreign Direct Investment

In the case of Industries other than IT/ITES following parameters shall also be considered for allotment of plots:

- Impact on environment
- Technology involved

The Committee shall also make assessment of the land requirement of the applicant based on the project report to be submitted along with applications.

In the case of smaller plots upto 2 acres, If the applications for allotment of plots are more than the available plots then either sealed bids will be invited from the eligible applicants and the reserve price of the plot will remain same as is fixed for allotment of respective plot or through draw of lots as decided by the GMADA Authority.

Thereafter, the recommendations of the Scrutiny Committee shall be placed before the GMADA Authority for its consideration and approval.

The Committee will meet as and when required to consider the applications for allotment of plots under this scheme.

- (b) *Independent turnover for in house research and development/ Data Centre cannot be fixed because it depends on the nature of work being carried out by a company. Therefore, scrutiny committee will consider and decide for allotment of plot keeping in view the man power deployed by the company for research and development related to IT and ITES services.*

(Amendment issued vide notification No.5/13/2014-Bhg/43476/1-18 dated 11-3-2015)

Chapter 7 Mode of Payment

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

7.1 Anchor Industry Sites /Main / Small Campus / Built to Suit Sites/ Small Sites

1. Lease money for the first year equivalent to the 15% cost of the plot shall be payable within 30 days from the date of issuance of LOI.
- (1a) *Lease money for the first year equivalent to the 15% cost of the plot can be paid within 60 days from the date of issuance of LOI subject to payment of 18% p.a. penal interest and 1.5% surcharge on the due amount.*
(Amendment issued vide notification No.5/13/2014-Bhg/43476/1-18 dated 11-3-2015)
2. Lease money equivalent to the 10% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable yearly from the date of issuance of allotment letter for the next 5 years.
3. Lease money equivalent to the balance 25% cost of the plot alongwith interest on the balance amount @ 12% per annum shall be payable in the 7th year from the date of issuance of allotment letter.
4. If the lessee makes the lump sum payment of entire lease money amount within 60 days from the date of issuance of allotment letter, a rebate of 5% on this amount shall be given.
5. If the lessee fails to make the payment of lease money as per schedule given in the allotment letter penal interest shall be charged @ 1% irrespective of the period of default of payment alongwith 12% normal rate of interest.
6. After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply alongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year

in which lessee applies for conversion of plot into free hold basis if the application is received within 90 days from the expiry of lease of previous year.

- (6) *After making the lease money, equivalent to the cost of the site as well as fulfillment of the norms, lessee can apply alongwith the processing fee fixed by the GMADA for conversion of allotment of site from lease hold to free hold basis. No lease money shall be charged for the year in which lessee applies for conversion of plot into free hold basis if the application is received within 120 days from the expiry of lease of previous year.*

(Amendment issued vide notification no. 5/13/2014-Ghgl/562128/1 dated 13-08-2015)

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

Payment Schedule for balance 85% amount

Due date for payment of balance lease amount alongwith interest	Lease Amount
Before the completion of one year from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 85 % amount
Before the completion of two years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 75 % amount
Before the completion of three years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 65 % amount
Before the completion of four years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 55 % amount
Before the completion of five years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 45 % amount
Before the completion of six years from the date of issue of allotment letter	Equivalent to 10% of the cost of the plot + 12% interest on the remaining 35 % amount
Before the completion of seven years from the date of issue of allotment letter	Equivalent to 25% of the cost of the plot + 12% interest on the remaining 25 % amount

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

Example for payment of lease money in the case of allotment of site measuring 50 acres is as under:

Installment Schedule

Total saleable price in crores				137.50
No. of Installments -7				
15% lease/ Rental money amounting to Rs. 20.62 Crore shall be deposited with in 30 days from the issue of LOI				
Cancer Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Cultural Cess @ 1% of allotment price (Amounting to Rs. 1.375 Crore) will have to be paid extra within sixty days from the date of issuance of allotment letter				
Rate of interest:				12%
Periodicity of lease/Rental from the date of issuance of allotment letter	% of Lease/ Rental money	Principal	Interest	Total amount
Before 1 year	10	13.75	14.03	27.78
Before 2 year	10	13.75	12.38	26.13
Before 3 year	10	13.75	10.73	24.48
Before 4 year	10	13.75	9.08	22.83
Before 5 year	10	13.75	7.43	21.18
Before 6 year	10	13.75	5.78	19.53
Before 7 year	25	34.38	4.13	38.50
	85	116.88	63.52	180.40

8. After the completion of 7 years and full payment of the plot is made, the site can be converted on free hold basis and the lease paid shall be adjusted towards the cost of site. However Processing fee @ Rs. 5 Per Sq yd shall be charged for all sizes of plots.

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

Chapter 8

Construction period, Extension time, Transfer of Ownership and other General Conditions

8.1 Construction period for Main / Small Campus / Built to Suit Sites/ Small Sites

The lessee shall be required to bring the unit into production within 3 years from the date of taking over of possession of site. Lessee shall have to take possession of the site within 30 days of the issuance of letter of Intent and after the receipt of 15% of the total price of the plot as lease money. In case the lessee fails to take possession, Letter of Intent shall be cancelled after giving 30 days notice. If the delay for taking possession is on some genuine ground, time period for taking possession can be extended maximum upto 60 days by the Chief Administrator, GMADA.

8.2 Extension in Time & Fee for Anchor/ Main / Small Campus / Built to Suit Sites/ Small Sites

- a) The period for implementation of the project shall be extendable for one year, i.e. after 3 years (or as given in the lease agreement in the case of Anchor sites) from the date of issue of allotment letter, on payment of extension fee calculated @ 7.5% of the allotment price of plot, subject to the lessee having completed the entire building structure including the roof, as per sanctioned plan.
- b) Second extension of implementation period for additional one year for commencement of production i.e. after four years from the date of issue of allotment letter (or as given in the lease agreement in the case of Anchor sites), shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot in case the lessee has completed the construction mentioned in clause (a) above.
- c) The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period, the developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension with 30 days. In case no application/request is received in time from the lessee for extension for implementation of the project then the lease agreement shall automatically stand cancelled /withdrawn. The payment deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

8.2 (i) Extension in Time & Fee for Anchor Sites

- (a) *The Lessor may extend time up to a maximum of one year for completion of the Project or any phase thereof if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such extension of one year, the allotment of 10% total area allotted to the lessee shall be cancelled simultaneously.*
- (b) *In the event of the lessee failing to take any effective steps within the extended period, the Lessor may extend time for a further period of one year for completion of the project or any Phase thereof, if the Lessee applies for extension and the Lessor is satisfied that the Lessee has taken effective steps to commence the Project and furnished valid/genuine reasons for delay. At the time of granting such further extension of one year, the*

allotment of 5% total area allotted to the lessee in addition to clause (a) above, shall be cancelled simultaneously.

- (c) *In case lessee does not apply for extension in time as given in Para (a) and (b) above resumption proceedings of allotted site shall be initiated as per policy/Allotment Letter.*

8.2(ii) Extension in Time & Fee for Main / Small Campus / Built to Suit Sites/ Small Sites

- d) *The period for implementation of the project shall be extendable for one year, i.e. after 3 years (or as given in the lease agreement in the case of Anchor sites) from the date of issue of allotment letter, on payment of extension fee calculated @ 7.5% of the allotment price of plot, subject to the lessee having completed the entire building structure including the roof, as per sanctioned plan.*
- e) *Second extension of implementation period for additional one year for commencement of production i.e. after four years from the date of issue of allotment letter (or as given in the lease agreement in the case of Anchor sites), shall be allowable on payment of extension fee calculated @ 10% of the allotment price of the plot in case the lessee has completed the construction mentioned in clause (a) above.*
- f) *The lessee shall apply for the first and second extension, as the case may be, in the prescribed format, filling complete information on the eligibility criteria as well as various steps taken by the lessee along with Demand Draft for the applicable extension fee and submit the same to developing agency before the expiry of the stipulated period. The developing agency shall satisfy itself on the merits of the case and convey its decision with regard to extension within 30 days. In case no application/request is received in time from the lessee for extension for implementation of the project then the lease agreement shall automatically stand cancelled /withdrawn. The payment deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting 30% of the price of the plot. The extension fee paid/payable shall be forfeited. Action shall be taken by the GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.*

(Amendment issued vide notification no. 5/13/2014-6hgl/562128/1 dated 13-08-2015)

8.3 Transfer of Ownership

- (a) i) *Lease shall not be transferable except in cases of death or insolvency of an lessee duly declared. Transfer of lease will be governed by the provisions of this policy and the transferee will only step into the shoes of original lessee.*
- ii) *Transfer of lease shall be permissible only after execution of lease deed.*

(b) **Transfer of lease**

A lease executed under this policy shall be allowed to be transferred in the following circumstances:-

- (i) In case of individual lessee/allottee, there is a change of ownership by way of sale/agreement to sell or otherwise;
- (ii) In case of partnership firms and Limited Liability Partnerships (LLP), the share of original partner(s) falls below 51%, except in the case of death of a partner which shall be dealt under clause (e) hereunder;
- (iii) In the case of Private Limited Companies, where the majority stake (51% or above) gets transferred through exit of the shareholders at the time of allotment and/ or induction of new shareholders and the share of the original remaining shareholder(s) is diluted below 51%;
- (iv) In the case of a Government Company, the change in ownership through disinvestment of shareholding of 51% or more or by way of divestment;

(c) **Eligibility criteria for the Transfer**

- (i) Transfer of plots allotted under this policy shall be allowed by the GMADA only after 3 years of Commencement of production by the original allottee and submission of valid proof thereof and after execution of lease deed.

(d) **Transfer Fee**

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

(e) **Transfer of Lease/Allotment without payment of transfer fee**

- (i) Transfer by way of inheritance or change in constitution within family or through a will testating the property within the family members of the lessee/allottee covering father, mother, wife husband, son, brother sister, daughter, grandson and granddaughter.
- (ii) Succession due to death of lessee/owner/allottee/partner/share holder;
- (iii) Transfer made in favour of group companies as defined in The Competition Commission Act, as the case may be. Such transfers shall be done by the Allotment Committee headed by the Chief Secretary, Punjab subject to the condition that the transferor and the transferee meet the requirement of being group companies.
- (iv) Transfer in favour of a subsidiary company in which original allottee owns more than 50% shares or change of legal status of a company as a result of merger/de-merger. Such transfers shall be decided by the Allotment Committee headed by Chief Secretary, Punjab.

(f) Consequences of unauthorized transfers.

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

8.3 (8.4) Use of Sites:

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

Sr. No	Purpose	Upto Extent of FAR (i.e.)
1	IT, ITES, Bio Technology (Non Polluting Branches) and Technology based Non-Polluting / Research & Development Facilities	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Residential, Hostel and Guest House	5% (inclusive of facilities/services given at Sr. No. 1,3 and 4 are not availed)
3	Commercial such as Canteen/Bank/ATM/Laundry/Telephone Booth	2 shops per acre subject to maximum 10 shops. However in the case of sites below 15 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

8.4 Use of Sites (8.3 in the policy)

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

Sr. No	Purpose	Upto Extent of FAR (i.e.)
1	IT, ITES, Bio Technology (Non Polluting Branches) and Technology based Non-Polluting / Research & Development Facilities	100 % (if facilities/services given at Sr. No. 2,3 and 4 are not availed).
2	Residential, Hostel and Guest House for in house use For sites below 25 acres For sites of 25 acres and above	5% 10% (inclusive of facilities/services given at Sr. No. 1,3 and 4 are not availed)
3	Commercial such as Canteen/Bank/ATM/Laundry/Telephone Booth	2 shops per acre subject to maximum 20 shops. However in the case of sites below 15 acres maximum 3 shops are permissible. (This will be part of permissible FAR i.e. 1:2)
4	Recreational Activities	These facilities shall be part of the main campus within permissible FAR i.e. 1:2

(Amendment issued vide notification no. 5/13/2014-Ghg/562128/1 dated 13-08-2015)

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

The coverage, setbacks, floor area shall be in accordance with the schedule prescribed below:

Ground coverage shall be upto 50% and FAR is upto 1:2 which can be increased upto 1:3 after making the payment in proportion to the 50% of the prevailing rates fixed by GMADA at the time of purchase of additional FAR.

Set backs: Front: As per Zoning Plan
Rear and sides

Parking norms: 2 ECS per 100 Sq. Mt. of covered area

For other norms: They will follow the Building Bye Laws of Punjab Urban Planning and Development Authority (Building) Rules, 1996 and amended from time to time.

Building Plans can also be approved through authorized private architects under self attestation policy of GMADA or from the office of Estate Officer, GMADA after taking the Zoning of the plot from the office wherever required.

No change of land use shall be permitted.

8.5 OTHER TERMS & CONDITIONS

I. Issuance of Letter of Intent & Project Implementation:

- (a) Upon receipt of decision of competent authority for allotment of plot, the Estate officer shall initially issue a Letter of Intent and the applicant shall make the payment within 30 days as given in the LOI. On receipt of amount allotment letter for allotment of site on lease hold basis shall be issued. Lessee will complete the project as per schedule given below :

In case of Anchor Sites:

Phase No	For approval of building Plans	To commence civil works	To complete civil works & implement the project
Phase - I (Minimum area of 30% of the total permissible FAR)	6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	36 months from the date of taking possession of schedule property
Phase - II (Minimum area of 60% of the total permissible FAR)	Within 6 months after the expiry of initial 36 months.	3 months from the date of approval of building plans.	54 months from the date of taking possession of schedule property
Final Phase (Minimum area of 75% of the total permissible FAR)	Within 6 months after the expiry of initial 54 months.	3 months from the date of approval of building plans.	72 months from the date of taking possession of schedule property

In case of Main / Small Campus / Built to Suit Sites/ Small Sites

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	3 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 36 months from the date of taking possession of schedule property.
		Minimum 75% of the total permissible FAR is to be completed within 60 months from the date of taking possession of schedule property

- (b) The concerned developing agency shall however in cases where the lessee having taken partial effective steps and on production of valid/genuine reasons of delay may consider extension in time for completing effective steps for a period of additional six months on payment of extension fee @ 2% of price of plot in the first instance and on further payment of extension fee @ 3% of the price of plot for another six months. No further extension shall be allowed under any circumstances.
- (c) In the event of the applicant failing to take effective steps within stipulated/extended period, the lease shall automatically lapse, consequent upon which the lease money equivalent to the 10% of the price of the plot deposited by the lessee shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid/payable shall also be forfeited.

I. Issuance of Letter of Intent & Project Implementation:

- (a) Upon receipt of decision of competent authority for allotment of plot, the Estate officer shall initially issue a Letter of Intent and the applicant shall make the payment within 30 days as given in the LOI. On receipt of amount allotment letter for allotment of site on lease hold basis shall be issued. Lessee will complete the project as per schedule given below:

In case of Anchor Sites:

Phase	To commence civil works	To complete civil works & implement the project
PHASE-I Lessee shall Complete the minimum 10% construction of the given FAR.	12 months from the date of signing of lease agreement. However, in case any delay is caused by the Govt. Agency in giving SEZ/ Environment clearance, State Govt. may extend this period.	36 months from commencement of civil construction date
PHASE II Lessee shall Complete the minimum additional 15% construction of the given FAR. Thereafter additional construction can be carried out by the lessee, Keeping in view of its requirement and there will be no binding upon lessee from GMADA to construct additional area beyond 25% of the FAR.		7 years from the date of completion of phase I above

(a)(i) Lessee shall recruit employees as provided in project report and lease agreement.

In case of Main / Small Campus / Built to Suit Sites / Small Sites

For approval of building Plans	To commence civil works	To complete civil works & implement the project
6 months from the date of taking possession of schedule property	6 months from the date of approval of building plans.	Minimum area of 50% of the total permissible FAR is to be completed and project should be functional within 42 months from the date of taking possession of schedule property.
		Minimum 75% of the total permissible FAR is to be completed within 66 months from the date of taking possession of schedule property

Para (b) and (c) are deleted.

(Amendment issued vide notification no. 5/13/2014-6hg1/562128/1 dated 13-08-2015)

II. Project Implementation

The lessee shall be required to implement the project on the industrial plot/land within a period of three years (except anchor site) from the date of issue of allotment letter. In the case of anchor site, construction schedule shall be as given at page 32. Achievements of 30% of projected turnover and employment during the first year after the completion of the project, as given in the project report would mean commencement of commercial production. In the event of failure of the lessee to achieve commercial production within this period, the lease shall automatically stand cancelled/withdrawn and the lease deposited by the lessee towards the price of plot would be refunded (without interest) by the developing agency after deducting/forfeiting the amount equivalent to 25% of the price of plot. The extension fee paid/payable shall be forfeited. Action shall be taken by GMADA to resume the plot/site and take possession in terms of allotment letter/lease agreement.

III. Completion of project

The lessee shall produce the proof of having commenced production on the allotted plot.

IV. Cancellation of LDI and Resumption of site/plot

- (a) No extension in implementation period for commencement of production beyond the initial period of three years or as given in the allotment letter in the case of Anchor sites plus additional/extended two years counted from the date of issue of allotment letter, shall be allowed in cases where the lessee has failed to commence production on the plot within this period.
- (b) In cases, as mentioned at (a) above or unauthorized transfers or use, the lease/allotment letter shall automatically stand cancelled / withdrawn.
- (c) In the event of lease/allotment letter being cancelled / withdrawn, the lessee shall have to remove the structure at his own expense within 30 days of cancellation and restore the possession of plot to the allotting agency in the condition in which the possession was handed over. In the event of failure to do so, the GMADA shall take possession forthwith and the structure shall become the property of the developing agency. After the expiry of period of 30 days, lessee

to prove the following parameters alongwith any other document deemed fit by the applicant:

- a) Viability of the project.
 - b) Impact on environment
 - c) Technology involved
 - d) Export earnings (if any).
 - e) Employment to be generated.
 - f) Qualification and experience of Promoters.
 - g) Quantum of Foreign Direct Investment(if any)
11. Audited Balance Sheet (For the last three years).

Yours faithfully

(Signatures)
(Name in Capital letters)

Note:

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

Place: Chandigarh

Dated: 30-11-2013

(A. Venu Prasad),
Secretary to Government of Punjab,
Department of Housing and Urban Development
Dated: 4-12-2013

Endst.No.5/13/13-4HG1/2013/132289/2

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Secretary

Dated, Chandigarh, the:

Endst. No. 5/13/2013-4HG1/2013/

1. Principal Secretary, Science and Technology, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary, Information and Technology, Punjab.
4. Principal Secretary, Finance, Punjab.
5. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum- Minister Housing and Urban Development Department.
6. Director, Information and Technology, Punjab.
7. Chief Administrator, PUJA, Mohali.
8. Chief Administrator, GMADA, Mohali.
9. Chief Administrator, POA, Patiala.
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Administrator, JOA, Jalandhar.
13. Chief Administrator, ADA, Amritsar.
14. Director, Town and Country Planning, Punjab, SAS Nagar.
15. Chief Town Planner, Punjab, Mohali.
16. Managing Director, Punjab Infotech, Chandigarh.
17. Incharge, IWDMS, Chandigarh.
18. Superintendent, Cabinet affair Branch, Main Sectt, Chandigarh.
19. Administrative Officer(Policy), GMADA, SAS Nagar.

Superintendent

shall be required to pay the damages equivalent to market rent for the said plot/land till he vacates the premises and will be unauthorized occupant of land and shall not be entitled to claim himself to be the lessee.

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

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

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

VI. REVIEW OF RESERVE PRICE

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

VII. INTERPRETATION AND APPEALS

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

Annexure A

Application Form for Allotment of Plots/Land under the On-Going Scheme
(GMADA, MOHALI)

1. Name of the Unit
2. Full name of the applicant(s) and Status
(Prop./Partner/Authorised Signatory)
3. Permanent address
4. Correspondence address
6. Email address
7. Size of the Plot/Land applied for
8. Processing fee
 - a. Amount
 - b. Bank Draft No.
 - c. Draw on
9. Constitution of the Company

<ol style="list-style-type: none"> a. Proprietor-ship b. Partnership c. Ltd. Company d. Stock Company e. Cooperative associates f. Other (If any) 	<p>Please attach copies of Partnership deed(Regd.) Memorandum and Articles of Association (Bye Laws)</p>
---	--
10. Means of Finance with documentary evidence
alongwith project report consisting of documents

24

to prove the following parameters alongwith
any other document deemed fit by the applicant:

- a) Viability of the project.
- b) Impact on environment
- c) Technology involved
- d) Export earnings (if any).
- e) Employment to be generated.
- f) Qualification and experience of Promoters.
- g) Quantum of Foreign Direct Investment(if any)
11. Audited Balance Sheet (For the last three years).

Yours faithfully

(Signatures)

(Name in Capital letters)

Note:

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

Place: Chandigarh

Dated: 30-11-2013

(A. Venu Prasad),

Secretary to Government of Punjab,
Department of Housing and Urban Development
Dated: 4-12-2013

Endst.No.5/13/13-4HG1/2013/132289/2

A copy with a spare copy is forwarded to the Controller, Printing & Stationary, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 200 copies thereof may be supplied to this Department for official use.

Secretary

Dated, Chandigarh, the:

Endst. No. 5/13/2013-4HG1/2013/

1. Principal Secretary, Science and Technology, Punjab.
2. Principal Secretary, Industry and Commerce, Punjab.
3. Principal Secretary, Information and Technology, Punjab.
4. Principal Secretary, Finance, Punjab.
5. Principal Secretary to the Deputy Chief Minister, Punjab for kind information of the Hon'ble Deputy Chief Minister, Punjab - Cum- Minister Housing and Urban Development Department.
6. Director, Information and Technology, Punjab.
7. Chief Administrator, PUOA, Mohali.
8. Chief Administrator, GMADA, Mohali.
9. Chief Administrator, POA, Patiala.
10. Chief Administrator, BOA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Administrator, JOA, Jalandhar.
13. Chief Administrator, AOA, Amritsar.
14. Director, Town and Country Planning, Punjab, SAS Nagar.
15. Chief Town Planner, Punjab, Mohali.
16. Managing Director, Punjab Infotech, Chandigarh.
17. Incharge, IWOMS, Chandigarh.
18. Superintendent, Cabinet affair Branch, Main Sectt. Chandigarh.
19. Administrative Officer(Policy), GMADA, SAS Nagar.

Superintendent

Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)
Notification
TheOctober, 2017

No 5/13/2014-4hg1/.....In the partial modification in the IT Policy-2013 regarding Allotment of Land/Plots for I.T. Services, ITES Bio-Technology (Non Polluting) and Technology based Non-Polluting, Research & Development Facilities in I.T. City, S.A.S. Nagar issued vide notification No. 5/13/2014-4hg1/132280/1 dated 04.12.2013, amended vide notification No. 5/13/2014-4hg1/605 dated 29.08.2014, No. 5/13/2014-6hg1/434176/1 dated 11.03.2015 and No. 5/13/2014-6hg1/562128/1 dated 13-08-2015, the Governor of Punjab is pleased to modify the above policy with the amendments as under:

- 1.0 Chapter 4: Chapter 4: Eligibility Criteria for Allotment of Plots
- 4.2 ELIGIBILITY CRITERIA FOR ALLOTMENT OF MAIN CAMPUS SITES (5 acre and upto 25 acres)

(VI) In case of IT Company, preference will be given to companies with International recognized certification of software development capability equivalent to CMM - SEI level 5 certification for a period of at least 2 years and ISO 9000 or higher certification. However if companies that are not CMM-SEI level 5 Certified, may also be considered provided they fulfill other conditions prescribed in the policy.

- 2.0 Chapter 8: Construction period, Extension time, Transfer of Ownership and other General Conditions

8.5 Other Terms and Conditions

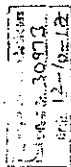
VIII SURRENDER OF PLOTS:

In the event of request for surrender of the plot/site by the lessee, the lease shall be mutually cancelled at the end of 30 days from the date of such request and lease money equivalent to 10% of the total value of the plot shall be forfeited. The balance amount paid by the lessee shall be refunded without any interest and the extension fee paid shall also be forfeited. This condition shall be applicable to both existing allottees and new allotments to be made under the policy.

3.0 Apart from above an area of 50 acres out of 400 acres earmarked for IT/ITES etc industry is allowed to be diverted for the establishment of World Class Technology University. Moreover, in partial deviation from the procedure laid in the IT Policy-2013, as amended from time to time, the following are also allowed:

- 1) The applicant can choose to either pay the lease money of the site in 7 years as per procedure laid in the policy or on interest free basis in an extended period of 18 years by adjusting the price of site such that the net present value of the overall payment schedule remains at Rs.2.75 crore per acre at a cost of capital of 8.65%.

Joint Chief Administrator
GMADA, SAS Nagar
O. No. 5/13/2014-4hg1/132280/1



- A ii) In order to explore the possibility of technically better assistance interested in setting up of university in IT city, GMADA shall call for proposals from the open market by providing wide publicity.
- iii) The proposals thus received shall be scrutinized by the committee under the chairmanship of Chief Secretary to Government of Punjab as per the procedure laid in the IT Policy-2013 by incorporating amongst its members Administrative Secretaries of Higher Education Department and Technical Education Department, Punjab.

Dated: 03.10.2017
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Endst No. 5/13/2014-4hg1/

Dated

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, S.A.S Nagar with a request to publish this notification in Punjab Govt. Gazette (Extra Ordinary) and 100 copies of said copy to be sent to this Department for official use.

Special Secretary

Endst No. 5/13/2014-4hg1/1077831/10 Dated 4/10/17

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

1. Special Principal Secretary to the Hon'ble Chief Minister, Punjab
2. Principal Secretary, Industry and Commerce, Punjab
3. Principal Secretary, Information and Technology, Punjab
4. Principal Secretary, Science and Technology, Punjab
5. Principal Secretary, Finance, Punjab
6. Director, Information Technology, Punjab
7. Chief Administrator, PUDA, SAS Nagar
8. Chief Administrator, GMADA, SAS Nagar.
9. Chief Administrator, PDA, Patiala
10. Chief Administrator, BDA, Bathinda.
11. Chief Administrator, GLADA, Ludhiana.
12. Chief Administrator, JDA, Jalandhar.
13. Chief Administrator, ADA, Amritsar.
14. Director, Town and Country Planning, Punjab, SAS Nagar
15. Chief Town Planner, Punjab SAS Nagar.
16. Managing Director, Punjab Infotech, Chandigarh.
17. Incharge, IWDMS, Chandigarh.
18. Superintendent, Cabinet Affairs Branch, Main Sectt, Chandigarh
19. Administrative Officer (Policy), GMADA, SAS Nagar.

Superintendent

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪੁੱਤਾ ਭਵਨ, ਸਿਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

(ਪਾਲਿਸੀ ਸਾਖਾ)

ਦਫਤਰੀ ਹੁਕਮ

ਮੌਜੂਦਾ ਪੀਐਸ. ਪੰਜਾਬ ਦੀ ਮਿਤੀ 30-08-2013 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਲਾਜ਼ ਵਿੱਚ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਵਿਕਸਿਤ ਕੀਤੀ ਜਾ ਰਹੀ ਆਈ. ਟੀ. ਮਿਨੀ ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਸਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਾਮਲੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ. 1713/2013-4003 ਜੀ.17132789/1 ਮਿਤੀ 04-12-2013 ਨੂੰ ਨੋਟੀਫਾਈ ਕੀਤੀ ਗਈ ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 (ਸ਼ਰਤ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਕੀਤੀਆਂ ਸਿੱਧ) ਵਿੱਚ ਮੌਜੂਦਾ ਲੜਾਂ ਦੇ ਮਾਨਿਫੇਸਟੇਸ਼ਨ ਅਨੁਸਾਰ ਹੇਠਾਂ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ।

- 1.0 ਪਾਲਿਸੀ ਵਿੱਚ ਜਿਥੇ ਕਿਸੇ ਵੀ ਲੀਜ਼ ਬੇਸਿਸ ਅਨੁਸਾਰ ਹੀ ਦੀ ਥਾਂ ਤੇ ਫਰੀ ਹੋਲਡ ਬੇਸਿਸ, ਲੀਜ਼ ਮਨੀ ਦੀ ਥਾਂ ਤੇ ਰਿਸਟ੍ਰਿਕਟਿਡ ਅਤੇ ਲੀਜ਼ ਦੀ ਥਾਂ ਤੇ ਅਲਾਟੀ ਕੀਤੀ ਜਾਵੇਗੀ।
- 2.0 ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਵਰਗੇ ਹੱਥਰ ਬੇਸਿਸ ਦੇ ਰਾਹੀਂ ਦੀ ਸੂਰਤ ਵਿੱਚ ਪਾਲਿਸੀ ਦੇ ਚੈਪਟਰ 5 ਵਿੱਚ ਪੈਰਾ 5.3.2 ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਹੁਣ ਲੀਜ਼ ਐਗਰੀਮੈਂਟ ਐਗਜ਼ੀਕਿਊਟਿਵ ਨਹੀਂ ਹੋਵੇਗਾ।
- 3.0 ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਫਰੀ ਹੋਲਡ ਬੇਸਿਸ ਤੇ ਵਾਪਸ ਦੀ ਸੂਰਤ ਵਿੱਚ ਪਾਲਿਸੀ ਦੇ ਚੈਪਟਰ 7 ਵਿੱਚ ਪੈਰਾ 8 ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਕਨਵਰਸ਼ਨ ਚਾਰਜਿਜ਼ ਨਹੀਂ ਲਏ ਜਾਣਗੇ।
- 4.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 6 ਵਿੱਚ ਪੈਰਾ 6.1 ਅਤੇ 6.2 ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਆਨ-ਗੇਟਿੰਗ ਸਕੀਮ ਦੀ ਥਾਂ ਤੇ ਈ-ਆਕਸ਼ਨ ਰਾਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ।
- 5.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 5 ਵਿੱਚ ਪੈਰਾ 5.2 ਵਿੱਚ ਪਲਾਟਾਂ ਦੀ ਕੀਮਤ ਵਿੱਚ 25% ਵਾਧਾ ਤਰਤੀਬ ਤੋਂ ਕੀਤਾ ਜਾਵੇਗਾ।
- 6.0 ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਦੇ ਚੈਪਟਰ 6 ਦੇ ਪੈਰਾ 6.1 ਵਿੱਚ ਦਰਸਾਈ ਗਈ ਪ੍ਰੀਮਿਅਮ ਵੀਜ਼ ਦੀ ਥਾਂ ਤੇ 5.00 ਲੱਖ ਰੁਪਏ ਬਤੌਰ ਬਿਅਨਡਰ ਰਕਮ ਜੋ ਕਿ ਅੰਡਰਸਟੇਬਲ ਹੋਵੇਗੀ, ਮੰਗੀ ਜਾਵੇਗੀ।
- 7.0 ਬਿਡਿੰਗ ਇਕ ਸੈਲਵ ਸਕੀਮ ਵੀ ਕਰੇਗਾ ਕਿ ਉਹ ਅਪਲਾਈ ਕੀਤੇ ਜਾ ਰਹੇ ਪਲਾਟ ਵਾਸਤੇ ਆਈ. ਟੀ. ਪਾਲਿਸੀ-2013 ਅਤੇ ਉਪਰੋਕਤ ਇਸ ਵਿੱਚ ਕੀਤੀਆਂ ਸਾਰੀ ਮੁਤਾਬਿਕ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਕਰਦਾ ਹੈ। ਜੇਕਰ ਬਿਡਿੰਗ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਡਿਕਲੇਰੇਸ਼ਨ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਸਕਰੂਟਨੀ ਸਮੇਂ ਗਲਤ ਪਾਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਬਿਡਰ ਵੱਲੋਂ ਜਾਰੀ ਹੋਵੇਗੀ ਗਲੀ ਬਿਆਨਾਂ ਰਕਮ ਸਬਤ ਕੀਤੀ ਜਾਵੇਗੀ, ਪਰ ਜੇਕਰ ਬਿਡਿੰਗ ਸਿਰਫ਼ ਕਿ ਪਾਲਿਸੀ ਦੀ ਲੋੜ ਵਿੱਚ ਆਈ ਹੈ, ਪਰ ਕਿਸੇ ਕਾਰਨ ਉਸ ਨੂੰ ਪਲਾਟ ਅਲਾਟ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇ ਤਾਂ ਉਸ ਵੱਲੋਂ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਬਿਆਨ ਰਕਮ ਬਿਨਾਂ ਵਿਆਜ ਦੇ ਉਸ ਨੂੰ ਰਿਫੰਡ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ।
- 8.0 ਸਾਈਟ ਦੀ ਅਲਾਟਮੈਂਟ ਉਸ ਬਿਡਰ ਨੂੰ ਕੀਤੀ ਜਾਵੇਗੀ ਜਿਸ ਦੀ ਬਿਡ ਅਨਾਊਂਸ ਸਬ ਤੋਂ ਜਿਆਦਾ ਹੋਵੇਗੀ ਅਤੇ ਜੇ ਆਈ. ਟੀ. ਪਾਲਿਸੀ ਦੀਆਂ ਸ਼ਰਤਾਂ ਮੁਤਾਬਿਕ ਯੋਗ ਪਾਏਗਾ ਜਾਵੇਗਾ।

10.0 બાણદોરિ રીઆ માર્ગી કમડા જિલ્લે જિ પોસ્ટ મહિજિલ, સિમડાકમા
પોલિઅક્ષ આલિ આઈ ડી, માર્ચિની-2013 અલ ઊમ ઉપલેક્ષ માલકુર વલ્લ
માર્ગી કમડા લોકીઆ માર્ગ માલકુર ડી ને ગોળા

ਇਹ ਹੁਕਮ ਮਾਰਨ ਉਮੀਦੀ ਤੇ ਅਧਿਕਾਰੀ ਵਿਚਕਾਰ ਮੁਢਲੀ ਜਾਂ ਓ ਪ੍ਰਧਾਨਗੀ ਹੋਵੇ
ਜਾਂਦੀ ਹੋਵੇ ਮਾਰਨ ਹੋਵੇ।

FILED 08-10-2018

১৯৭১ সালের ১৫ আগস্ট

ਮਾਨੀਤਿ ਤੇਜ, ਗਾਈ ਏ. ਗਾ.
ਮਧ ਪਾਸਲ

14-00000 & APPROXIMATELY 81724-88

दिनांक 9/10/18

ગિયરવરના બુઝારા પાસે સિપિયા ને પ્રથમ બે ગાંધીજીના ચાંચાણી કાઢી

ਉਹਨਾਂ ਨਾਲੋਂ ਵੀ:-

- ਮਿਲਣ ਮਾਫ਼ਾਵ(ਪਲਾਟਮ, ਗਾਇਰ), ਗਮਰਾ, ਐਮ ਏ ਐਮ ਨਗਰ।
ਮੀਨੀਅਰ ਨਗਰ ਪੰਜਾਬਪੁਰ, ਗਾਇਰ, ਐਮ ਏ ਐਮ ਨਗਰ।
ਮੁੱਖ ਲੋਕ ਅਫ਼ਸਰ, ਗਮਰਾ, ਐਮ ਏ ਐਮ ਨਗਰ।
ਮਹਾਦਿਵ ਮਿਸਤਰ ਮਿਸਤਰ, ਗਮਰਾ ਨੂੰ ਵਧਤੀ। ਪੁਰਮਾ ਦੀ ਕਾਪੀ ਗਮਰਾ ਦੀ
ਵਧਾਈ ਦੇ ਅਪਣੇ ਪੁਰਮਾ ਵਿੱਚ।

પ્રવચન (પ્રતિનિધિ)

1947

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING-1 BRANCH)
NOTIFICATION

Date 3/8/2018

No 5/13/2013-4hg/1/239086/1 In partial modification in the I.T. Policy-2013 regarding Allotment of Land / Plots for I.T. Services, ITES & Technology (Non-Polluting) and Technology based Non-Polluting Research & Development Facilities in IT City, S.A.S Nagar issued vide notification No. 5/13/2013-4hg/1/23223/1 dated 04.12.2013, amended vide notification No. 5/13/2014-4hg/1/505 dated 29.08.2014, No. 5/13/2014-4hg/1/434176/1 dated 11.03.2015, No. 5/13/2014-4hg/1/562123/1 dated 13-08-2015 and and No. 5/13/2014-4hg/1/677834/1 dated 04-10-2017 and in pursuance of the decision of the State Council of Ministers in its meeting held on 30th July, 2018, the Governor of Punjab is pleased to allow the following amendments in the "IT Policy-2013" as under:-

- 1.0 A site measuring 40 acres out of 400 acres earmarked for IT/ITES etc. is allowed to be diverted for the establishment of World Class University.
- 2.0 The payment terms for allotment of land for establishment of World Class University at the above mentioned site would be as per Annexure-A attached.
- 3.0 Housing & Urban Development Minister is authorized to make such changes as may be required in the future in the policy for allotment of sites in the IT City, SAS Nagar (Mohali).

Apart from above, as per the decision taken by the State Council of Ministers in the above said meeting, the Governor of Punjab is also pleased to accord approval to issue the "Policy for allotment of sites to Universities in areas under the jurisdiction of PUDA and Special Development Authorities in the state of Punjab" (as per Annexure-B attached).

Dated: 03.08.2018
Chandigarh

Vini Mahajan
Additional Chief Secretary
Department of Housing and Urban Development

Encl No. 5/13/2013-4hg/1/239086/2

Dated: 3/8/2018

A copy is forwarded to the Controller, Printing & Stationary, Punjab, S.A.S Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary) and 100 copies thereof may be supplied to this Department for official use.

Additional Secretary

ਗੰਗਾ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

Subject: Relief for IT Industrial Plots in IT City, SAS Nagar.

- Reference:
1. Letter dated E-248370 dated 20-08-2021
 2. Letter dated E-246430 dated 16-08-2021
 3. Letter dated E-247481 dated 18-08-2021

1. PUC at Sr. No.1 and 2 are received from Mohali IT City IT Companies Association and various allottee Companies of IT Industrial plots in IT City SAS Nagar jointly in which they have raised the issue of mandatory minimum construction as per IT Policy, 2013 in the light of changed situation due to Covid-19.
2. PUC at Sr. No. 3 was received from M/s Infosys in which the allottee company has requested to make suitable amendments to construction norms in view of Work from home.

In reference to PUC-1&2, it is stated that in view of the trend of work from home culture, aided by improved Video Conference and other such facilities, necessitated all over the world, by COVID 19, over past 2 years, IT Companies have suddenly realised they may not need that much office space after all.

Where at one hand it saves them the cost of construction and running expenses of office space i.e. electricity bills, house keeping, maintenance and travelling expense of employees, it also brought for the IT Sector boon of flexibility of hiring talent from anywhere and everywhere. Now they can employ virtually designers from Uzbekistan without the person having to come to India ever. All this was informed by IT Company Owners during interaction with PSHUD.

They have accordingly demanded relaxation in mandatory minimum construction required by the terms of allotment at somewhat concessional rates. In view of above discussion following relief is proposed for IT plots allotted till date:

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e upto 18 months max), may be added to 3.5 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 may be reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e 2).

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

Provided

- Payment of instalments and obligation of employment generation etc. as per IT Policy or the allotment letter will remain unchanged.
- An application with no dues certificate will need to be submitted within 3 months of this notification.

Since this is relaxation from the provisions of prevailing IT Policy due to Covid-19 therefore needs approval of Authority. It is recommended to get approval of Hon'ble CM on file in anticipation of post facto approval from Authority.

INFOSYS

In reference to the PUC at Sr. No. 3 it is stated that if relief is extended to Infosys in the same proportion as proposed above, it will amount to an obligation of 300000 sq feet construction i.e. 6.9% utilisation of permissible 2 FAR in 5.5 years of allotment (1 year of preparation + 3 as per agreement + 1.5 years of COVID relief)

And 6,50000sq feet construction i.e utilisation of 15% of permissible 2 FAR in 12.5 years of allotment.

However Infosys wants the obligation of construction totally removed as per their application. They also want the 12000 employment generation obligation in 12 years as per agreement cut to half.

These terms do not seem way off the vision with which Infosys was allotted land. However government may like to talk to senior management of Infosys before invoking the punitive clauses of agreement.

File submitted to be sent for approval of Competent Authority please.

Supdlt/IT city 17-9-2021

AEG-4

17/9/2021

Submitted for consideration please

10/10/21

10/10/21

20/9/21

PUCs have been received from

-3-

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

Inforsys (fly A) and other all other 7 --

IT companies in IT City (fly 1,2,3).

Based on their demands, offer comments

and proposals are submitted for

on 'B' & 'C' @ U.P. 2 for consideration.

and order pls.

35
29/12/21
21/12/22

263
20/12/21
21/12/22

ਪੰਜਾਬੀ ਸਭਾ, ਫ਼ਤਹਿਗੜ੍ਹ
ਫ਼ਤਹਿਗੜ੍ਹ
ਮਿਤ: 07/11/2022

PSHOD

Ch (4)

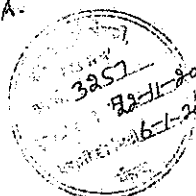
21/12/21
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21/12/21

Spoken. on.

21/12/21

Level.
Kartuon
as
Chairman.
C.M.A.

Hyson
Please find
5/10



PSHOD

Spoken. may approve.

22/11/21

31/12/21
1/12/21

52893
07/01/22

22/11

PSHOD

Kartuon
Chairman

5/1

PSHOD

As decided by wpa
file to sent party board
for notification
07/01/21

SR MOHALI AREA DEVELOPMENT AUTHORITY

PUDA Bhawan, Sector 62, SAS Nagar

OFFICE ORDER

In view of the trend of work from home culture, aided by improved Video Conference and other such facilities, necessitated all over the world, by COVID 19, over past 2 years, following relief is offered to allottees of plots meant for IT:

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e., up to 18 months max), will be added to 4 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 is reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e., 2).

However, Payment of installments and obligation of employment generation etc. as per IT Policy or the conditions of allotment letter, will remain unchanged.

In order to avail the above-said benefits, eligible entities will need to be submit an application with no dues certificate within 3 months from date of this order.

This order is being issued with the approval of Hon'ble Chief Minister, Punjab.

Dated 07-01-2021
SAS Nagar

Vipul Ujwal, IAS
Chief Administrator.

Endst No. GMADA-Policy/2022/410-415 Dated 8/1/2022.

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

1. EO(Plots), GMADA, SAS Nagar.
2. CAO, GMADA, SAS Nagar.
3. DTP, GMADA, SAS Nagar.
4. ASM, GMADA, SAS Nagar.


O/C Addl. Chief Administrator (Policy)
For Chief Administrator

CC

1. Pvt. Secretary/ACS-HUD for kind information of Addl. Chief Secretary, Department of Housing and Urban Development.
2. Secretary/CA, GMADA for kind information of Chief Administrator, GMADA.

Minutes of Meeting-29th Authority Meeting of GMADA

ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ-ਕਮ-ਚੇਅਰਮੈਨ, ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 18.08.2022 ਨੂੰ ਬਾਅਦ ਦੁਪਹਿਰ 3:30 ਵਜੇ ਹੋਈ ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਦੀ 29ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰਾਂ ਨੇ ਭਾਗ ਲਿਆ:-

ਲੜੀ ਨੰ	ਅਧਿਕਾਰੀ ਦਾ ਨਾਮ ਅਤੇ ਅਹੁਦਾ	ਅਹੁਦਾ
1	ਸ਼੍ਰੀ ਅਮਨ ਅਰੋੜਾ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਮੰਤਰੀ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ	ਕੋ-ਚੇਅਰਮੈਨ
2	ਸ਼੍ਰੀ ਵਿਜੈ ਕੁਮਾਰ ਜੰਜੂਆ, ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।	ਮੈਂਬਰ
3	ਸ਼੍ਰੀ ਏ. ਵੇਨੂ ਪ੍ਰਸਾਦ, ਆਈ.ਏ.ਐਸ., ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ/ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ	ਮੈਂਬਰ
4	ਸ਼੍ਰੀ ਵੀ.ਪੀ. ਸਿੰਘ, ਆਈ.ਏ.ਐਸ., ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ,	ਮੈਂਬਰ
5	ਸ਼੍ਰੀ ਅਜੋਏ ਕੁਮਾਰ ਸਿਨਹਾ, ਆਈ.ਏ.ਐਸ., ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ	ਵਾਈਸ ਚੇਅਰਮੈਨ
6	ਸ਼੍ਰੀ ਮੋਹਿਤ ਤਿਵਾੜੀ, ਆਈ.ਆਰ.ਐਸ., ਸਪੈਸ਼ਲ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਵਿਭਾਗ ਦਾ ਨੁਮਾਇੰਦਾ	ਮੈਂਬਰ
7	ਸ਼੍ਰੀ ਅਮਨਦੀਪ ਬਾਂਸਲ, ਆਈ.ਏ.ਐਸ., ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ	ਮੈਂਬਰ
8	ਸ਼੍ਰੀ ਪੰਕਜ ਬਾਵਾ, ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਗ੍ਰਾਮ ਅਤੇ ਨਗਰ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਐਸ.ਏ.ਐਸ. ਨਗਰ	ਮੈਂਬਰ

ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰੇ ਗਏ ਲੜੀਵਾਰ ਅਜੰਡਿਆਂ ਸਬੰਧੀ ਸਥਿਤੀ ਨਿਮਨ ਅਨੁਸਾਰ ਹੈ:-

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.01

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ 28ਵੀਂ ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮਿਤੀ 05.01.2022 ਨੂੰ ਹੋਈ 28ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ (ਸਿਵਾਏ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.12 ਪਰਪੋਜ਼ਲ ਫਾਰ ਬਸ ਟਰਮੀਨਲ, ਸੈਕਟਰ-77, ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.14 Development of Inter Sector Roads is

Minutes of Meeting-29th Authority Meeting of GMADA

Responsibility of GMADA) ਅਤੇ ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 28.16 (ਮੁਹਾਲੀ ਵਿੱਚ ਪ੍ਰਸ਼ਾਸਕੀ ਅਧਿਕਾਰੀਆਂ ਲਈ ਸਿਖਲਾਈ ਸੰਸਥਾ ਦੀ ਤਰਜ਼ ਤੇ ਇੰਜੀਨੀਅਰਜ਼ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਿਖਲਾਈ ਇਸਟੀਚਿਊਟ ਇੰਟਰਐਕਸ਼ਨ ਕਮ-ਇੰਜੀਨੀਅਰਜ਼ ਭਵਨ ਬਨਾਉਣ ਲਈ ਡੋ ਦੀ ਅਲਾਟਮੈਂਟ ਬਾਰੇ) ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ 28ਵੀਂ ਮੀਟਿੰਗ ਜੋ ਕਿ ਮਿਤੀ 05.01.2022 ਨੂੰ ਹੋਈ ਸੀ, ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ ਵਾਰ ਵਿਵਰਣ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਨੋਟ ਕੀਤੀ ਗਈ ਅਤੇ ਤਸੱਲੀ ਪ੍ਰਗਟਾਈ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.03

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 06.04.2022 ਨੂੰ ਹੋਈ 26ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦਾ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਸਬੰਧੀ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.04

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਗਮਾਡਾ) ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 13.05.2022 ਨੂੰ ਹੋਈ 27ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੇ ਸਤਿਆਪਨ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਸਬੰਧੀ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.05

ਸਾਲ 2020-21 ਦੇ ਸਲਾਨਾ ਲੇਖਿਆਂ ਦੀ ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਰੈਟੀਫਿਕੇਸ਼ਨ ਕਰਨ ਸਬੰਧੀ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.06

Agenda for the Revised Budget Estimates for the year 2021-22 and Budget Estimates for the year 2022-23.

Minutes of Meeting-29th Authority Meeting of GMADA

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੀ ਸਿਫਾਰਿਸ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.07

Acquisition and Development of Eco-city 3, Eco-city 3B Located on East of Kurali-Baddi Road and Low/High Density Residential scheme located north of Medicity by GMADA in New Chandigarh.

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਪ੍ਰਵਾਨ ਕਰਦੇ ਹੋਏ ਜੇਕਰ ਲੋੜ ਹੋਵੇ ਤਾਂ ਲੋਅ ਡੈਨਸਿਟੀ/ਹਾਈ ਡੈਨਸਿਟੀ ਰਕਬੇ ਵਿੱਚ ਸਪੇਸ਼ਲ ਲੈਂਡ ਪਲਾਨਿੰਗ ਲਿਆਉਣ ਦੀ ਆਗਿਆ ਵੀ ਦਿੱਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.08

ਆਈ.ਟੀ.ਸਿਟੀ ਪਾਲਿਸੀ-2013 ਦੀਆਂ ਉਸਾਰੀ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਵਿੱਚ ਕੋਵਿਡ-19 ਦੇ ਚਲਦੇ ਛੋਟ ਦੇਣ ਲਈ ਅਜੰਡਾ ਭੇਜਣ ਬਾਰੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਮੱਦ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 29.09

Transferring sites for Street Vendors to Municipal Corporation, S.A.S. Nagar.

ਮਾਨਯੋਗ ਚੇਅਰਮੈਨ ਸਾਹਿਬ ਵੱਲੋਂ ਨਿਰਦੇਸ਼ ਦਿੱਤੇ ਗਏ ਕਿ ਸਟਰੀਟ Vendors ਲਈ ਏਰੀਆ ਸਹੀ ਵਿਉਂਤਬੰਦੀ ਨਾਲ ਡਿਵੈਲਪ ਕੀਤਾ ਜਾਵੇ। ਸਥਾਨਕ ਸਰਕਾਰ/ਮਿਊਂਸਪਲ ਕਾਰਪੋਰੇਸ਼ਨ, ਐਸ.ਏ.ਐਸ. ਨਗਰ Individual Vendors ਨੂੰ ਜਗ੍ਹਾਂ ਅਲਾਟ ਕਰਨ ਵੇਲੇ ਇਹ ਕੋਸ਼ਿਸ਼ ਕਰੇ ਕਿ ਇੱਕ ਤਰ੍ਹਾਂ ਦੇ Vendors ਨੂੰ ਇੱਕ ਹੀ ਪਾਕਿਟ ਵਿੱਚ ਐਡਜਸਟ ਕੀਤਾ ਜਾਵੇ।

ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਮੱਦ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ।

ਮੀਟਿੰਗ ਧੰਨਵਾਦ ਸਹਿਤ ਸਮਾਪਤ ਕੀਤੀ ਗਈ।


ਮੁਖ ਮੁਖੀ

ER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA Bhawan, Sector 62, SAS Nagar

OFFICE ORDER

In view of the trend of work from home culture, aided by improved Video Conference and other such facilities, necessitated all over the world, by COVID 19, over past 2 years, following relief is offered to allottees of plots meant for IT:

1. Period of uncertainty and virtually no activity due to COVID, from 1st April, 2020 to 30th Sept 2021 (i.e., up to 18 months max), will be added to 4 years of Phase 1 and 5.5 years of Phase 2, in which they were required to carry out 50% and 75% construction respectively allowed as per FAR.
2. Further minimum construction in Phase 1 is reduced to 25% and Phase 2 to 50% (of mentioned FAR i.e., 2).

However, Payment of installments and obligation of employment generation etc. as per IT Policy or the conditions of allotment letter, will remain unchanged.

In order to avail the above-said benefits, eligible entities will need to be submit an application with no dues certificate within 3 months from date of this order.

This order is being issued with the approval of Hon'ble Chief Minister, Punjab.

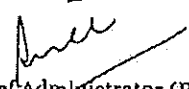
Dated 07-01-2021
SAS Nagar

Vipul Ujwal, IAS
Chief Administrator.

Endst No. GMADA-Policy/2022/410-415 Dated 8/1/2022.

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

1. EO(Plots), GMADA, SAS Nagar.
2. CAO, GMADA, SAS Nagar.
3. DTP, GMADA, SAS Nagar.
4. ASM, GMADA, SAS Nagar.


O/c Addl. Chief Administrator (Policy)
For Chief Administrator

CC

1. Pvt. Secretary/ACS-HUD for kind information of Addl. Chief Secretary, Department of Housing and Urban Development.
2. Secretary/CA, GMADA for kind information of Chief Administrator, GMADA.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.12

(ਲੇਖਾ ਸ਼ਾਖਾ)

Sub: Appointment of Financial Consultant in GMADA.

Greater Mohali Area Development Authority (GMADA) was constituted on 14.08.2006 under the provisions of Section 29(1) of the Punjab Regional and Town Planning and Development Act, 1995 for the development and re-development of areas falling under its jurisdiction. GMADA is engaged in acquiring land, planning & developing the same for disposing it off. GMADA has created a Land Bank by availing loans from different banks on different rates of interest which varies from 6.50% to 7.15% per annum whereas it has been noticed that the rates are lesser in the case of International banks. Apart from this, GMADA sells its commercial chunk sites and Group Housing Sites which have very high value. The purchasers of these sites are companies who submit financial proposals which need to be examined professionally.

Keeping in view the above, GMADA needs to appoint a financial consultant to help GMADA in raising loans from the Banks/ other Financial Institutions at the competitive rates of interest and examination of financial proposals submitted by the Purchasers of these sites. The financial consultant should be appointed on the following terms and conditions:-

1. The financial consultant should be a Chartered Accountant or Company Secretary with an experience of 15 years in the field or a company/firm in which one director/partner must be a Chartered Accountant or Company Secretary with an experience of 15 years in the field.
2. The person/company must have arranged funding proposals of not less than Rs. 1000 Crore from any AAA rated organization/Bank for any State Government or any Authority/Board etc under any State Government.
3. The appointment shall be for a period of 1 year which may be increased or decreased as per the requirements of GMADA in the future.

4. The appointment shall be on retainer ship basis and lump sum monthly retainer ship fee of Rs. 1,00,000.00 per month shall be paid and nothing extra in any form shall be paid.
5. The appointment shall be made by calling applications through giving advertisement in the newspaper.

Therefore agenda for the appointment of a financial consultant in GMADA is submitted before the Executive Authority of GMADA for consideration and approval please.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.13

(ਮੁੱਖ ਇੰਜੀਨੀਅਰ)

ਵਿਸ਼ਾ:- ਗਮਾਡਾ ਵਿਖੇ ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਮੈਂਟ ਯੂਨਿਟ ਦੀ ਸਥਾਪਨਾ ਬਾਰੇ ।

1.0 ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਗਠਿਤ ਕੀਤੀ ਗਈ ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਅਧੀਨ ਪੈਂਦੇ ਏਰੀਏ ਅਧੀਨ ਸੁਚੱਜੀ ਪਲੈਨਿੰਗ ਅਤੇ ਏਰੀਏ ਨੂੰ ਵਿਕਸਤ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵਿਖੇ ਕਈ ਵਿੰਗ ਜਿਵੇਂ ਕਿ ਭੌ ਪ੍ਰਾਪਤੀ ਲਈ ਭੌ ਪ੍ਰਾਪਤੀ ਵਿੰਗ, ਲੇਖੇ ਦੀ ਨਿਗਰਾਨੀ ਲਈ ਲੇਖਾ ਵਿੰਗ ਅਤੇ ਏਰੀਏ ਦੀ ਉਸਾਰੀ ਲਈ ਤਕਨੀਕੀ ਵਿੰਗ ਅਤੇ ਪਲੈਨਿੰਗ ਵਿੰਗ ਦੀ ਸਥਾਪਨਾ ਕੀਤੀ ਗਈ ਹੈ । ਇਹ ਸਾਰੇ ਵਿੰਗ ਇੰਡੀਪੈਂਡੈਂਟ ਤੌਰ ਤੇ ਕੰਮ ਕਰ ਰਹੇ ਹਨ। ਇਹ ਜ਼ਿਕਰਯੋਗ ਹੈ ਕਿ ਗਮਾਡਾ ਦੇ ਵਿਸਥਾਰ ਲਈ ਨਵੀਂ ਭੌ ਪ੍ਰਾਪਤੀ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ । ਭੌ ਪ੍ਰਾਪਤੀ, ਭੌ ਦੀ ਅਦਾਇਗੀ ਅਤੇ ਭੌ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਸੁਚੱਜੇ ਢੰਗ ਨਾਲ ਵਿਕਸਤ ਕਰਨ ਲਈ ਮੈਨੇਜਮੈਂਟ ਯੂਨਿਟ ਸਥਾਪਨਾ ਕਰਨ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਜੋ ਇਹ ਯੂਨਿਟ ਵੱਖ ਵੱਖ ਸ਼ਾਖਾਵਾਂ ਨਾਲ ਤਾਲਮੇਲ ਕਰਦੇ ਹੋਏ ਕੰਮ ਨੂੰ ਸਮੇਂ ਸਿਰ ਨੇਪਰੇ ਚੜਾਉਣ ਵਿੱਚ ਸਹਾਇਕ ਹੋਵੇਗਾ ਜਿਸ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਆਰਥਿਕ ਲਾਭ ਹੋਵੇਗਾ।

2.0 ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਮੈਂਟ ਯੂਨਿਟ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਪੀ.ਆਈ.ਡੀ.ਬੀ ਰਾਹੀਂ ਇੱਕ ਏਜੰਸੀ/ਕੰਪਨੀ ਤੈਨਾਤ ਕੀਤੀ ਜਾਵੇਗੀ, ਜਿਸ ਵੱਲੋਂ ਗਮਾਡਾ ਨੂੰ ਇੱਕ ਤਜਰਬੇਕਾਰ ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਰ, ਤਕਨੀਕੀ ਮਾਹਰ ਅਤੇ ਦੋ ਕਲਰਕ-ਕਮ-ਡਾਟਾ ਐਂਟਰੀ ਓਪਰੇਟਰ ਮੁਹੱਈਆ ਕਰਵਾਏ ਜਾਣਗੇ ਜਿਨ੍ਹਾਂ ਦੀ ਵਿਦਿਅਕ ਯੋਗਤਾ ਅਤੇ ਤਜਰਬਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੋਵੇਗਾ:-

ਲੜੀ ਨੰ	ਅਸਾਮੀ ਦਾ ਨਾਂਮ	ਵਿਦਿਅਕ ਯੋਗਤਾ ਅਤੇ ਤਜਰਬਾ
1	ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਰ	ਐਮ.ਬੀ.ਏ / ਸੀ.ਏ/ ਸੀ.ਐਫ.ਏ / ਬੀ.ਈ ਜਿਸ ਨੂੰ ਘੱਟ-ਘੱਟ 10 ਸਾਲ ਦਾ ਤਜਰਬਾ ਹੋਵੇ।

2	ਤਕਨੀਕੀ ਮਾਹਰ	ਸਿਵਲ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੱਚ ਡਿਗਰੀ ਜਿਸ ਨੂੰ ਘੱਟ-ਘੱਟ 8 ਸਾਲ ਦਾ ਤਜਰਬਾ ਹੋਵੇ।
3	ਕਲਰਕ-ਕਮ-ਡਾਟਾ ਐਂਟਰੀ ਓਪਰੇਟਰ	ਗਰੈਜੂਏਸ਼ਨ ਜਿਸ ਨੂੰ ਕੰਪਿਊਟਰ ਟਾਈਪਿੰਗ ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ ਵਿੱਚ ਆਉਂਦੀ ਹੋਵੇ।

ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਮੈਂਟ ਯੂਨਿਟ ਲਈ ਨਿਯੁਕਤ ਕੀਤੀ ਗਈ ਏਜੰਸੀ/ਕੰਪਨੀ ਦਾ ਕਾਰਜਕਾਲ 3 ਸਾਲ ਦਾ ਹੋਵੇਗਾ ਜਿਸ ਨੂੰ ਲੋੜ ਪੈਣ ਤੇ ਵਧਾਇਆ ਵੀ ਜਾ ਸਕੇਗਾ। ਪ੍ਰੋਜੈਕਟ ਮੈਨੇਜਰ, ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਅਧੀਨ ਕੰਮ ਕਰੇਗਾ ਅਤੇ ਗਮਾਡਾ ਦੀਆਂ ਵੱਖ ਵੱਖ ਸ਼ਾਖਾਵਾਂ ਜਿਵੇਂ ਕਿ ਭੌਂ ਪ੍ਰਾਪਤੀ, ਲੇਖਾ ਸ਼ਾਖਾ, ਤਕਨੀਕੀ ਵਿੰਗ ਅਤੇ ਪਲੈਨਿੰਗ ਵਿੰਗ ਨਾਲ ਤਾਲਮੇਲ ਕਰਦੇ ਹੋਏ ਸਮੁੱਚੇ ਕੰਮ ਨੂੰ ਸਮੇਂ ਸਿਰ ਨੇਪਰੇ ਚੜ੍ਹਾਉਣ ਲਈ ਸਮੇਂ ਸਮੇਂ ਤੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਨੂੰ ਤਾਜਾ ਸਥਿਤੀ ਸਬੰਧੀ ਜਾਣੂ ਕਰਵਾਉਂਦੇ ਹੋਏ ਦਿਸ਼ਾ ਨਿਰਦੇਸ਼ ਪ੍ਰਾਪਤ ਕਰੇਗਾ। ਇਸ ਕੰਮ ਲਈ ਗਮਾਡਾ ਵੱਲੋਂ ਪੀ.ਆਈ.ਡੀ.ਬੀ ਨੂੰ ਬਣਦੀ ਫੀਸ ਦੀ ਅਦਾਇਗੀ ਕੀਤੀ ਜਾਵੇਗੀ।

ਇਹ ਏਜੰਸੀ/ਕੰਪਨੀ ਨਿਯੁਕਤ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪੰਜਾਬ ਰੀਜਨਲ ਐਂਡ ਟਾਉਨ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੇ ਸੈਕਸ਼ਨ 26 ਅਧੀਨ ਅਥਾਰਿਟੀ ਸਮਰੱਥ ਹੈ, ਇਸ ਲਈ ਉਪਰੋਕਤ ਪੈਰਾ 2.0 ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.14

(ਮੁੱਖ ਇੰਜੀਨੀਅਰ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਵਿਖੇ Facility Management Centre ਦੀ ਸਥਾਪਨਾ ਬਾਰੇ।

1.0 ਪੰਜਾਬ ਰੀਜਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ-1995 ਦੇ ਸੈਕਸ਼ਨ-29 ਅਧੀਨ, ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਸਾਲ 2006 ਵਿੱਚ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ ਦੀ ਸਥਾਪਨਾ ਕੀਤੀ ਗਈ। ਅਥਾਰਿਟੀ ਦੇ ਹੋਂਦ ਵਿੱਚ ਆਉਣ ਉਪਰੰਤ ਵਿਕਸਿਤ ਕੀਤੇ ਗਏ ਏਰੀਏ ਜਿਵੇਂ ਕਿ ਐਰੋਸਿਟੀ, ਆਈ.ਟੀ. ਸਿਟੀ, ਸੈਕਟਰ 88, 89 ਅਤੇ 90, ਈਕੋਸਿਟੀ-1 ਅਤੇ 2, ਮੈਡੀਸਿਟੀ-1 ਅਤੇ 2 ਦਾ ਬਹੁਮੁੱਖੀ ਵਿਕਾਸ ਹੋਇਆ ਹੈ। ਇਸ ਏਰੀਏ ਦੇ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਦਰਪੇਸ਼ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਿਲਾਂ ਸਬੰਧੀ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਤੱਕ ਪਹੁੰਚ ਕਰਦੇ ਹੋਏ ਨਜਿੱਠਣ ਲਈ ਜ਼ੋਰ ਪਾਇਆ ਜਾਂਦਾ ਹੈ, ਜਿਸ ਸਬੰਧ ਵਿੱਚ ਕਈ ਵਾਰ ਅਖਬਾਰਾਂ ਵਿੱਚ ਖਬਰਾਂ ਵੀ ਛਪਦੀਆਂ ਹਨ। ਨਤੀਜੇ ਵਜੋਂ ਗਮਾਡਾ ਦਾ ਅਕਸ ਖਰਾਬ ਹੁੰਦਾ ਹੈ। ਇਹ ਜਿਕਰਯੋਗ ਹੈ ਕਿ ਅਜਿਹੀਆਂ ਮੁਸ਼ਕਿਲਾਂ ਨੂੰ ਮੋਨੀਟਰ ਕਰਨ ਲਈ ਗਮਾਡਾ ਵਿਖੇ ਅਜਿਹੇ ਕੋਈ Facility Management Centre ਦੀ ਸਥਾਪਨਾ ਅਜੇ ਤੱਕ ਨਹੀਂ ਹੋਈ। ਸਾਰੇ ਮੁੱਦਿਆਂ ਨੂੰ ਗੁਰੂ ਨਾਲ ਵਿਚਾਰਨ ਉਪਰੰਤ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਗਮਾਡਾ ਵਿਖੇ Facility Management Centres ਦੀ ਸਥਾਪਨਾ ਕਰਨੀ ਅਤਿ ਜ਼ਰੂਰੀ ਹੋਵੇਗੀ।

2.0 ਗਮਾਡਾ ਏਰੀਏ ਅਧੀਨ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਦਰਪੇਸ਼ ਆ ਰਹੀਆਂ ਮੁਸ਼ਕਿਲਾਂ ਦੀ ਮੋਨੀਟਰਿੰਗ ਲਈ ਤਿੰਨ Facility Management Centre ਸਥਾਪਿਤ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਹੈ। ਇਹ ਤਿੰਨ ਸੁਵਿਧਾ ਕੇਂਦਰਾਂ ਵਿਚਕਾਰ ਏਰੀਏ ਦੀ ਵੰਡ ਨਿਮਨ ਅਨੁਸਾਰ ਹੋਵੇਗੀ:-

Facility Management Centre-1 ਆਈ.ਟੀ. ਸਿਟੀ ਅਤੇ ਐਰੋਸਿਟੀ

Facility Management Centre-2 ਸੈਕਟਰ-88, 89 ਅਤੇ 90

Facility Management Centre-3 ਈਕੋ ਸਿਟੀ-1, 2 ਅਤੇ ਮੈਡੀਸਿਟੀ 1,

2

3.0 ਇਹ Facility Management Centres ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ ਦੀ overall ਨਿਗਰਾਨੀ ਹੇਠ ਕੰਮ ਕਰਨਗੇ ਅਤੇ ਹਰੇਕ Facility Management Centre ਵਿਖੇ ਇੱਕ Facility Manager ਜਿਹੜਾ ਕਿ ਨਾਨ ਕਮਿਸ਼ਨਡ ਰੈਂਕ ਦਾ ਸੇਵਾ ਨਿਵ੍ਰਿਤ ਅਧਿਕਾਰੀ ਅਤੇ ਇੱਕ

ਕਲਰਕ/ਡਾਟਾ ਐਂਟਰੀ ਓਪਰੇਟਰ, ਜੋ ਪੈਸਕੋ ਜਾਂ ਹੋਰ ਕਿਸੇ ਆਊਟ ਸੋਰਸ ਏਜੰਸੀ ਤੋਂ engage ਕਰਕੇ ਤੈਨਾਤ ਕੀਤਾ ਜਾਵੇਗਾ। ਹਰੇਕ Facility Management Centre ਵਿਖੇ ਬਿਜਲੀਕਾਰ, ਸੈਂਟਰੀ ਵਰਕਸ, ਪਲੰਬਰ, ਸੀਵਰਮੈਨ ਆਦਿ ਲੋੜ ਅਨੁਸਾਰ engage ਕਰ ਲਏ ਜਾਣਗੇ। ਏਗੀਏ ਦੇ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਸ਼ਿਕਾਇਤਾਂ ਟਲੀਫੋਨ ਜਾਂ ਮੋਬਾਇਲ ਰਾਹੀਂ Facility Manager ਨੂੰ ਦੱਸੀਆਂ ਜਾਣਗੀਆਂ ਅਤੇ ਇਨ੍ਹਾਂ ਦੇ ਨਿਪਟਾਰੇ ਲਈ ਇਹ ਅਧਿਕਾਰੀ ਤੁਰੰਤ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਦੇ ਨੋਟਿਸ ਵਿੱਚ ਲਿਆਉਣਗੇ ਅਤੇ ਪ੍ਰਾਪਤ ਸ਼ਿਕਾਇਤਾਂ ਦਾ ਨਿਪਟਾਰਾ ਕਰਵਾਉਣਗੇ। Facility Management Centre ਲਈ ਸਾਰਾ ਸਟਾਫ਼ ਪੈਸਕੋ ਜਾਂ ਹੋਰ ਆਊਟ ਸੋਰਸ ਏਜੰਸੀ ਰਾਹੀਂ engage ਕੀਤਾ ਜਾਵੇਗਾ। GMADA ਵੱਲੋਂ Maintenance Charges ਅਲਾਟੀ ਤੋਂ ਵਸੂਲ ਕਰਨ ਲਈ ਵਿਚਾਰ ਲਿਆ ਜਾਵੇਗਾ।

4.0 ਪੁੱਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 20ਵੀਂ ਮੀਟਿੰਗ ਅਤੇ ਅਥਾਰਿਟੀ ਦੀ 60ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਮੱਦ ਨੰਬਰ 60.07 ਵਿੱਚ ਪੁੱਡਾ ਅਤੇ ਵੱਖ ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਿਟੀਆਂ ਅਧੀਨ ਆਉਂਦੇ ਰਕਬੇ ਵਿੱਚ Maintenance Charges ਵਸੂਲਣ ਸਬੰਧੀ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ। ਜਿਸ ਤੇ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਪੁੱਡਾ ਅਤੇ ਹੋਰ ਵਿਕਾਸ ਅਥਾਰਿਟੀਆਂ ਵੱਲੋਂ ਵਿਕਸਿਤ ਕੋਤੀਆਂ ਸਹਿਰੀ ਮਿਲਖਾਂ ਵਿੱਚ Maintenance Charges ਵਸੂਲਣ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ (ਅਨੁਲੱਗ ਓ)।

5.0 ਕਿਉਂਜੋ Facility Management Centre and Facility Manager ਅਤੇ supporting staff ਦੀ ਨਿਯੁਕਤੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੰਜਾਬ ਰੀਜਨਲ ਐਂਡ ਟਾਊਨ ਪਲੈਨਿੰਗ ਅਤੇ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ 1995 ਦੇ ਸੈਕਸ਼ਨ 26 ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਮੁਤਾਬਿਕ ਅਥਾਰਿਟੀ ਦੇ ਕੰਮਾਂ ਵਿੱਚ ਨਿਪੁੰਨਤਾ ਅਤੇ ਕੁਸ਼ਲਤਾ ਲਿਆਉਣ ਲਈ ਅਥਾਰਿਟੀ ਕਿਸੇ ਨੂੰ ਵੀ ਨਿਯੁਕਤ ਕਰ ਸਕਦੀ ਹੈ। ਇਸ ਲਈ ਉਪਰੋਕਤ ਪੈਰਾ-2 ਵਿੱਚ ਦਿੱਤੀ ਤਜਵੀਜ਼ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

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ਅਜੰਡਾ ਆਈਟਮ ਨੰ. 60.07

ਵਿਸ਼ਾ : ਪੁੱਡਾ ਅਤੇ ਵੱਖ-ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਆਉਂਦੇ ਰਕਬੇ ਵਿੱਚ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਸਬੰਧੀ।

ਪੁੱਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 20ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮੱਦ ਨੰ. 20.06 ਰਾਹੀਂ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਅਜੰਡਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ :-

1.0 ਦੀ ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ, 1995 ਅਧੀਨ ਗਠਿਤ ਕੀਤੇ ਗਏ "ਦੀ ਪੰਜਾਬ ਰਿਜਨਲ ਟਾਊਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਬੋਰਡ", ਦੀ ਮਿਤੀ 11.10.2018 ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ ਜੀ, ਪੰਜਾਬ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ 36ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਸਪਲੀਮੈਂਟਰੀ ਮੱਦ ਨੰ. 36.02 ਰਾਹੀਂ ਪੰਜਾਬ ਰਾਜ ਦੇ ਵੱਖ-ਵੱਖ ਮਾਸਟਰ ਪਲੈਨਾਂ ਵਿੱਚ ਪੈਦੀਆਂ ਸੈਕਟਰ ਸੜਕਾਂ ਤੇ ਆਉਣ ਵਾਲੇ ਸਮੇਂ ਵਿੱਚ ਤਜਵੀਜ਼ਤ ਪ੍ਰੋਜੈਕਟਾਂ ਉਪਰ Development Charges/Betterment levy ਲਾਗੂ ਕਰਨ ਅਤੇ ਉਕਤ ਐਕਟ ਤਹਿਤ ਗਠਿਤ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀਆਂ ਵਲੋਂ ਆਪਣੇ ਅਧਿਕਾਰ ਖੇਤਰ ਵਿੱਚ ਆਉਂਦੀਆਂ ਅਰਬਨ ਅਸਟੇਟਸ ਜੋ ਕਿ ਮਿਊਸਪਲ ਲਿਮਟ ਵਿੱਚ ਆ ਚੁੱਕੀਆਂ ਹਨ, ਪੁੰਤੂ ਫਿਲਹਾਲ ਮਿਊਸਪਲ ਕੌਂਸਲ /ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਨੂੰ ਟਰਾਂਸਫਰ ਨਹੀਂ ਹੋਈਆਂ ਹਨ, ਉਨ੍ਹਾਂ ਤੇ ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ ਵਲੋਂ ਵਸੂਲ ਕੀਤੇ ਜਾਂਦੇ ਪ੍ਰੋਪਰਟੀ ਟੈਕਸ ਦੀ ਤਰਜ ਤੇ ਸਥਾਨਕ ਸਰਕਾਰ /ਨਗਰ ਨਿਗਮ/ਕਾਉਂਸਲ /ਕਮੇਟੀ ਵਿੱਚ ਲੱਗ ਰਹੇ ਪ੍ਰੋਪਰਟੀ ਟੈਕਸ ਦੀ ਦਰ ਤੇ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਣ ਸਬੰਧੀ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਹੈ। ਮੱਦ ਨੰ. 36.02 ਦੇ ਸਨਮੁੱਖ ਲਏ ਗਏ ਫੋਸਲੇ ਦੀ ਕਾਪੀ ਅਨੁਲੰਗ -01 ਤੇ ਉਪਲਬਧ ਹਨ।



ਪੰਜਾਬ ਯੂਰਬਨ ਪਲਾਨਿੰਗ ਅਤੇ ਡਿਵਲਪਮੈਂਟ ਅਥਾਰਟੀ

2.0 ਉਕਤ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਪੁੱਛਾ ਅਤੇ ਵੱਖ-ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਦੇ ਵਿੱਚ ਸਥਾਪਿਤ ਕੀਤੀਆਂ ਗਈਆਂ ਅਰਬਨ ਅਸਟੇਟਸ /ਕਲੋਨੀਜ਼ ਵਿਖੇ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਪੁੱਛਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਇਕ ਇਨ ਹਾਊਸ ਕਮੇਟੀ ਗਠਿਤ ਕੀਤੀ ਗਈ ਸੀ। ਕਮੇਟੀ ਦੀ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਹਈਆਂ ਮੀਟਿੰਗਾਂ ਵਿੱਚ ਪੁੱਛਾ ਅਤੇ ਵੱਖ-2 ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਪੈਂਦੇ ਰਕਬੇ ਵਿੱਚ ਸਥਾਪਿਤ ਕੀਤੀਆਂ ਗਈਆਂ ਅਰਬਨ ਅਸਟੇਟਸ/ਕਲੋਨੀਜ਼ ਵਿਖੇ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਣ ਸਬੰਧੀ ਕਮੇਟੀ ਵੱਲੋਂ ਆਪਣੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਦਿੱਤੀਆਂ ਗਈਆਂ ਸਨ, ਜੋ ਕਿ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

Policy for the levy and assessment of Common Infrastructure Maintenance Charges by the PUDA and Special Development Authorities under Housing and Urban Development Department, Government of Punjab.

1.0 Introduction

- 1.1 The Punjab Regional and Town Planning and Development Act, 1995 was enacted by the Government of Punjab to make provision for better planning and regulating the development of area in the State.
- 1.2 Punjab Urban Planning and Development Authority is an apex institution established for the development of land in the State of Punjab. PUDA/Special Development Authorities are committed to provide planned residential, commercial and industrial spaces incorporating the latest state of the art technology and town planning norms and to provide better living conditions to the citizens of the area.

ਅਨੁਕਰ-01

ਅਕਤੂਬਰ 2018 ਵਿੱਚ ਪੰਜਾਬ ਸੀ ਟੀ ਪਲਾਨਿੰਗ ਐਂਡ ਡਿਵਲਪਮੈਂਟ ਬੋਰਡ ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼।

ਗੁਰੂ ਸਿਪਰੀ/ਅਧਿਕਾਰੀ ਨੇ ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਹੋਣ ਦੀ ਸੂਚੀ ਪੇਸ਼ ਕੀਤੀ। ਮੀਟਿੰਗ ਵਿੱਚ ਪੇਸ਼ ਕੀਤੀਆਂ ਥੀਜ਼ਾਂ ਨੂੰ ਡਿਸਕਸ਼ਨ ਕੀਤਾ ਗਿਆ।

ਅਨੁਸਾਰ ਹਨ:-

ਸਿਰ ਨੰ:	ਵਿਸ਼ਾ	ਮੀਟਿੰਗ ਵਿੱਚ ਮੁੱਖ ਟਿੱਪਣੀ
36.01	The Punjab Regional and Town Planning and Development Board ਦੀ ਮਿਤੀ 11.05.2018 ਨੂੰ 04.00 ਵਜੇ ਹੇਠਾਂ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ। ਅਕਤੂਬਰ 2018 ਵਿੱਚ ਪੰਜਾਬ ਸੀ ਟੀ ਪਲਾਨਿੰਗ ਐਂਡ ਡਿਵਲਪਮੈਂਟ ਬੋਰਡ ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ। ਅਕਤੂਬਰ 2018 ਵਿੱਚ ਪੰਜਾਬ ਸੀ ਟੀ ਪਲਾਨਿੰਗ ਐਂਡ ਡਿਵਲਪਮੈਂਟ ਬੋਰਡ ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ।	ਬੋਰਡ ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ।
36.02	'The PRTPD Board' ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਟੈਸਟਿੰਗ ਦੇ ਕੀਤੀ ਗਈ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ। 'The Punjab Regional and Town Planning & Development Board' ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਟੈਸਟਿੰਗ ਸਬੰਧੀ ਕੀਤੀ ਗਈ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ।	ਬੋਰਡ ਦੀ 35ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਸਾਰਾਂਸ਼ ਦੀ ਪ੍ਰਾਪਤੀ ਕਰਨ ਬਾਰੇ।

Proceedings of the 30th meeting of
the PRTPD Council held on 11.10.2018.

<p>ਲਗਾਇਆ ਜਾਵੇਗਾ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ।</p>	<p>ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ।</p>	<p>ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ।</p>
<p>ਸਮੇਂ ਮਿਟਰੀ 36.02</p>	<p>Imposition of Development Charges/ Retirement Levy and Maintenance Charges</p> <p>Whenever, Master Plan roads are provided and other infrastructure development is undertaken, the developer of the project situated in the said areas also get financial benefits with increase in the Market Price of the</p>	<p>ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਨੀਤੀਆਂ 1993 ਦੀ ਧਾਰਾ 76 ਅਧੀਨ ਬਣਾਈਆਂ ਗਈਆਂ ਹਨ।</p>

Agenda Item 10: Punjab Infrastructure Regulatory Authority

post not below the cost of the work done.

The Government of Punjab Department of Finance has constituted Punjab Infrastructure Regulatory Authority, which is empowered to act as an arbitrator for projects of value more than Rs. 5 Crores. Therefore, the Department of Housing and Urban Development intends to take the services of Punjab Infrastructure Regulatory Authority as an Arbitrator for imposition of Development/Betterment Charges in the State of Punjab.

Besides above, on the lines of property tax being imposed by the Department of Local Government for maintenance of the infrastructure within municipal limits, the Department of Housing and Urban Development intends to impose the maintenance charges so as to meet the recurring charges incurred by the Development Authorities on the infrastructure.

For this, the agenda is placed before the Punjab Regional and Town Planning and Development Board for its approval to impose the Development Charges/Betterment Levy in the State of Punjab and to impose Maintenance charges outside Municipal limits for upkeep of the infrastructure developed by the Development Authorities.

મોડિફાઇડ બિસ્ફાઇલ મોડિસ મોડિસ મોડિસ

३॥ श्रीगणेशाय नमः ॥
 ॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥
 ॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 60.05

ਪ੍ਰਭਾ ਅਤੇ ਸਮੂਹ ਵਿਕਾਸ ਅਥਾਰਟੀਆ ਦੇ ਪੈਨਲ ਦੇ ਵਕੀਲਾਂ ਦੀ ਵੀਸ ਵਿੱਚ ਯੋਗ ਵਾਧਾ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਪ੍ਰਭਾ ਅਤੇ ਸਮੂਹ ਵਿਕਾਸ ਅਥਾਰਟੀਆ ਦੇ ਪੈਨਲ ਨੂੰ engage ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਵਕੀਲਾਂ ਦੀਆਂ ਵੀਸਾਂ ਵਿੱਚ ਯੋਗ ਵਾਧੇ ਨੂੰ ਮਨਜ਼ੂਰ ਥਾਵੇਂ ਹੋਣੇ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਕੀਤੇ ਵੋਸਟ ਨੂੰ ਸਹਿਮਤ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 60.06

ਪ੍ਰਭਾ ਸਾਲ 2020-21 ਦੌਰਾਨ ਚੱਲ ਰਹੇ ਕੰਮਾਂ ਦੀ ਪ੍ਰਗਤੀ ਦੀ ਸੂਚਨਾ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਪ੍ਰਭਾ ਦੇ ਸਾਲ 2020-21 ਦੌਰਾਨ ਚੱਲ ਰਹੇ ਕੰਮਾਂ ਦੀ ਸਥਿਤੀ ਨੂੰ ਨੋਟ ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 60.07

ਪ੍ਰਭਾ ਅਤੇ ਵੱਖ-ਵੱਖ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਅਧੀਨ ਆਉਂਦੇ ਹਰਬੇ ਵਿੱਚ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਤ ਸਬੰਧੀ ਪਾਲਿਸੀ ਨਿਰਧਾਰਤ ਕਰਨ ਸਬੰਧੀ।

ਅਥਾਰਟੀ ਵੱਲੋਂ ਪ੍ਰਭਾ ਅਤੇ ਹੋਰ ਵਿਕਾਸ ਅਥਾਰਟੀਆਂ ਵੱਲੋਂ ਵਿਕਸਿਤ ਕੀਤੇਆਂ ਸ਼ਹਿਰੀ ਮਿਲਖਾਂ ਵਿੱਚ ਮੈਨਟੇਨੈਂਸ ਚਾਰਜਿਜ਼ ਵਸੂਲਤ ਸਬੰਧੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਲਏ ਗਏ ਵੋਸਟ ਨੂੰ ਸਹਿਮਤ (ਰੈਟੀਫਿਕੇਸ਼ਨ) ਕੀਤਾ ਗਿਆ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 60.08

Punjab Urban Development Authorities Amnesty Scheme - 2021 for recovery of outstanding installments from allottees of Urban Development Authorities.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.15
(LAC BRANCH)

Subject: Completion of residential area in Sector-90- Latest Status.

As per approved master plan of S.A.S Nagar dated 09.12.2016, the usage of land has been demarcated into various segments like residential, institutional and master plan roads etc.

At the time of acquisition of land for development of Sector-90 notification U/S 4 was issued by the Department of Housing and Urban Development of the following villages as under:

S No.	Village	Notification No./Date	Area
1	Lakhnaur	6/45/2004-IHG1/2620 dated 21.03.2005	930 Kanal 17 Marla (116.35 Acres)
2	Sohana	6/45/2004-IHG1/2618 dated 21.03.2005	82Kanal 11 Marla (10.31 Acres)
3	Landran	6/45/2004-IHG1/2622 dated 21.03.2005	458 Bigha06Biswa (95 Acres 02 Bigha 06 Biswa)

Due to filing of Civil Writ Petition in the Hon'ble Court of Punjab and Haryana High Court further process for announcement of award was kept pending. Thereafter, the land owners who had filed CWPs in the court had withdrawn the said writ petitions in the year 2011-12 with the request that they have accepted land pooling scheme and have no objection to the proposed acquisition. The land owners had approached this office in the year 2014 with the request to announce the award on the basis of land pooling scheme instead of cash compensation. The village wise award of Sector-90 was announced as under:-

S No.	Village	Award No./Date	Acquired land
1	Lakhnaur	555 Dated: 10-06-2015	111.5937 Acres
2	Sohana	556 Dated: 10-06-2015	6.586 Acres
3	Landran	554 Dated: 10-06-2015	87.14917 Acres
4	Landran	564 Dated: 13-05-2016	8.33 Acres
5	Lakhnaur	565 Dated: 13-05-2016	3.875 Acres
			217.525 Acres

It is submitted that after the issuance of notification U/S 4 & 6 of Land Acquisition Act 1894, office of L.A.C had obtained N.O.C from the Deputy Commissioner S.A.S Nagar which was issued by Endstt. No. 407/D.R.A/LAC dated 12.03.2007.(copy attached) In this N.O.C report of Forest Dept. was not available. It is further submitted that when the notification U/S 4&6 of Land Acquisition Act 1894 was issued LAC office had no knowledge about the PLPA area. Moreover Deputy Commissioner S.A.S Nagar had not even intimated to LAC office while granting N.O.C. that the area was under PLPA. Currently possession of the land is with GMADA.

In the above awards only land pooling was offered and no cash compensation was offered at that time. When the Khasra wise detail was prepared it was noted that about 23.55 acres of land was under PLPA for which the detail is as under:

S No.	Khasra No.	Khasra No. as per revenue record	Area		Area Notified in Sec-90-91		Area Shown as PLPA by the forest department		Area Falls in Choe as per site conditions	
			B	B	B	B	B	B	B	B
(1)	207/1	1-2423/207/1	17	7	17	7	4	4	1	14

(2)	207/2	1-2423/207/2	9	4	9	4	9	4	0	11
(3)	208/2	1-2423/208	30	5	30	5	21	7	1	10
(4)	209/2	1-2423/209	17	0	17	0	4	13	0	15
(5)	210/2	1-2423/210	37	17	37	17	6	2	3	7
(6)	229	1-2423/229	1	3	1	3	1	3	---	---
(7)	230	1-2423/230	1	9	1	9	1	9	---	---
(8)	231/2	1-2423/231	50	11	50	11	18	15	2	4
(9)	366	1-2423/366	1	9	1	9	1	9	---	---
(10)	367	1-2423/367	3	16	3	16	3	16	---	---
(11)	368	1-2423/368	8	15	8	15	8	15	---	---
(12)	369*	1-2423/369	8	8	8	7	12	13	---	---
(13)	370	1-2423/370	7	6	7	6	7	6	2	4
(14)	372	1-2423/372	5	8	5	8	5	8	5	2
(15)	373	440/1-2423/373	0	10	0	10	4	12	4	9
		439/1-2423/373	4	12	4	12				
(16)	374	1-2423/374/1	2	10	2	10	2	10	3	14
		1-2423/374/2	2	10	2	10				
		Total	210	0	209	19	113	6	25	10

(369 This Khasra no is originally 8 Bigha 8 Biswa whereas under PLPA it is shown as 12 Bigha 13 Biswa)*

In the P.L.P.A area no construction activity can be done which has affected the planning of this sector. Since GMADA has offered land pooling to the land owners, the feasibility of granting residential plots to the LOI holders does not work out as per the actual demand due to reduction in residential area, because as per

master plan 12% area is 'institutional area' in this Sector.

In this regard report from the DTP GMADA was obtained which is reproduced as under:-

"The area of the project in the layout plan under consideration is 217.55 acres. In the layout plan 24.25 acres is under institutional and 23.32 acres is commercial, out of which 10 acres of commercial area is required for land pooling the remaining area can be sold. Regarding financial aspect report from CAO GMADA can be obtained.

It has also been reported that about 3.34 acres which belongs to PLPA comes under the road, which has to be acquired to complete the sector roads and also de-reserved from the forest department."

The detail of land pooling entitlement issued to the land owners and the land owners to whom LOI is not issued is given as under:-

1. Detail of land owners whose land is part of PLPA and LOI issued:-

Sr. No	Khewat	Khasra	Area (B-B)	Owners Name	Share	Share in Bigha/Biswa	Acre Area
1	285/347	1- 2423/369	8-7	Gurmanjeet Singh S/o Jamiat Singh	7/24	48.71	0.5074
				RandhirKaurWd/o Harjit Singh	7/48	24.35	0.2537
				Jagbir Singh S/o Harjit Singh	7/48	24.35	0.2537
				Tohal Singh S/o Jaswant Singh	2/9	37.11	0.3866
				Gurmaukh Singh S/o Hakikat Singh	1/18	9.28	0.0966
				Gurcharan Singh S/o Nasib Singh	1/24	6.96	0.0725
				Rajinder Singh S/o Nasib Singh	1/24	6.96	0.0725

Agenda for GMADA 28th Executive Committee Meeting

				KuldeepKaurWd/o Parmjit Singh	1/18	9.28	0.0966
2	315/385, 386	1- 2423/367 min	1-18	Gurjeet Singh S/o Nattha Singh	1/2	38	0.3958
3	315/385, 386	1- 2423/367 Min	1-18	Gursaranjit Singh S/o Jasmeet Singh	1/4	19	0.1979
				RandhirKaurWd/o Harjit Singh	1/8	9.5	0.0990
				Jagbeer Singh S/o Harjit Singh	1/8	9.5	0.0990
4	316/387	1- 2423/230	1-9	Gurdeep Singh S/o Kulwant Singh	1/3	9.67	0.1007
				Kamaljeet Singh S/o Kulwant Singh	1/3	9.67	0.1007
				KirpalKaurWd/o Kulwant Singh	1/3	9.67	0.1007
5	235/290	1- 2423/372	5-8	Gurdeep Singh S/o Labh Singh	2/15	14.40	0.1500
				Ikbaal Singh S/o Labh Singh	2/15	14.40	0.1500
				Sarabjit Singh S/o Gurdev Singh	4/15	28.80	0.3000
				Harjeet Singh S/o Giyen Singh	7/30	25.20	0.2625
				Manjit Singh S/o Giyen Singh	7/30	25.20	0.2625
6	283/345	1- 2423/368	8-15	Harcharan Singh S/o Balwant Singh	1/3	58.33	0.6076
				Gurmukh Singh S/o Hakikat Singh	2/9	38.89	0.4051
				KaramKaurWd/o Hakikat Singh	2/9	38.89	0.4051
				KuldeepKaurWd/o Parmjit Singh	2/9	38.89	0.4051

				Gurmanjeet Singh S/o Jamiat Singh	1/4	7.25	0.0755
				RandhirKaurWd/o Harjit Singh	1/8	3.63	0.0378
				Jagbir Singh S/o Harjit Singh	1/8	3.63	0.0378
7	247/302	1- 2423/210 Min	14-6	Harmohan D/o Raghbir Singh	1/5	57.20	0.5958
				SukhvirKaur D/o Raghbir Singh	1/5	57.20	0.5958
				Sukhwant Singh S/o Raghbir Singh	93/715	37.20	0.3875
				Harmohan Singh S/o Raghbir Singh	193/715	77.20	0.8042
8	246/301	1- 2423/210 Min	14-7	Harinder Singh S/o Hajura Singh	1/6	47.83	0.4983
				Amarjeet Singh S/o Hajura Singh	1/6	47.83	0.4983
							6.4789

2. The detail of land owners to whom the land pooling has not been issued.

Sr.No	Khewat	Khasra	Area (B-B)	Owners Name	Share	Share in Bigha/Biswa	Acre Area
1		1-2423/208	21-7	Active Promoters Pvt. Ltd.	1/1		4.4479
2	262/318	1-2423/366	1-9	Gurjeet Singh S/o Nattha Singh	1/2	14.50	0.1510
3	234/289	440/1- 2423/373/1	0-10	Kesar Singh S/o Kundan Singh	1/1	10.00	0.1042
				Legend Build Con Pvt. Ltd.	1/6	57.83	0.6024
4	82/99	1-2423/231	18-15	Kamaljet Singh S/o Kulwant Singh	81/337	243.00	2.5312
				Rajinder Singh S/o Kulwant Singh	316/1011	316.00	1.2209

				Gurpreet Singh S/o Harchand Singh	70/1011	70.00	0.7292
				Logical Estate Pvt.Ltd.	164/1011	164.00	1.7083
5	49/58	1-2423/209	17-0	Logical Developers Pvt. Ltd	1/1	340.00	3.5417
6	174/212	1- 2423/207/2	9-4	Legend Build Kon	1/1	184	1.9167
7	265/321	1-2423/229	1-3	Gurdeep Singh S/o Kulwant Singh	1/1	23	0.2396
							17.1932

As per award, GMADA has to grant land pooling to all the land owners in the award and in case land pooling to the residual land owner is not issued it will attract litigation and discrimination.

In this regard opinion of the Legal Advisor GMADA has been sought which is reproduced as under:-

"It is stated that GMADA wants to retain the land falling under PLPA and possession of land acquired for this project also stands taken over.

In this context, the issue has been examined. As per records, 205 acres of land of 3 Villages (Lakhnaur, Sohana&Landran) had been acquired by the Land Acquisition Collector, Urban Development vide

Awards no. 554, 555 & 556 dated 10.06.2015 respectively by offering only land pooling to the land owners as per Land Pooling Policy of the State Government applicable at the relevant time. However, a few land owners, who have agitated regarding offer of land pooling, as per directions of Hon'ble Punjab & Haryana High Court cash compensation of their land has been determined with the approval of Government and offered to them in the pending Writ Petitions.

Once possession of acquired land has been taken over by LAC, there can be no withdrawal of acquisition qua said land in view of provisions of Section 93 of 'the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013', which is reproduced here under":

Section 93: Completion of acquisition not compulsory, but compensation to be awarded when not completed.

- (1) The appropriate Government shall be at liberty to withdraw from the acquisition of any land of which possession has not been taken.*
- (2) Whenever the appropriate Government withdraws from any such acquisition, the Collector shall determine the amount of compensation due for the damage suffered by the owner in consequence of the notice or of any proceedings thereunder, and shall pay such amount to the person interested, together with all costs reasonably incurred by him in the prosecution of the proceedings under this Act relating to the said land.*

In this situation, there can be no option than to pay the compensation of acquired land to the concerned land owners either in form of land pooling determined under the Land Pooling Policy or cash

compensation determined under the provisions of 'the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013', otherwise the said land owners may create litigation against GMADA for not disbursing compensation to them and also on account of discrimination as land owners of about 7 acres of land falling under PLPA have already been released compensation in the form of land pooling.

The land pooling already issued including PLPA and which is now to be considered for remaining land owner as per detail in the table above (Sr. No. 2), the following sizes of the plots have been offered:

Summary Sheet (Sector 90), Distt. SAS Nagar (Pb.)											
Sr. No.	Village	Plots Details									
		Residential Area								Commercial Area	
		Residential Plots							R. Special LOI	Shop	SCO
		100	150	200	300	400	450	500	Fractional Area	60	121
Plot wise entitlement drawn		60	80	219	207	10	11	174	15704.139	52	107
Total Area in Sq. Yards		6000	12000	43800	62100	4000	4950	87000	15704.139	3120	12947

The approximate area under residential pocket will be around 44 acres which includes 3.5 acres of fractional area land for which the plots are to be reserved in case the fractional area is clubbed.

Since the first priority for GMADA is to allot plots to the land

owners who have been left over due to PLPA holding only thereafter layout plan and development of the sector will be carried out. It is worth mentioning that, GMADA will have to generate revenue only from institutional pocket or pockets reserved for commercial purposes.

On this aspect report from the **Chief Account Officer GMADA** has obtained which is reproduced as under:-

Total area of the project	
217.55 acre	
Development cost @ Rs. 60 lakh per acre	
as per acre report of CE, (GMADA)	130.53 crore
Interest for 5 years @7% p.a.	45.69 crore
CLU Charges	23.70 crore
Administrative charges 10% on development Cost	13.05
crore	

Total 212.97 Crore

Expected revenue from institutional and commercial area on the report of DTP (G)

A) Revenue from institutional area $24.25 \times 17500 \times 4840 = \text{Rs. } 205.40$
Crore

B) Revenue from commercial area $13.72 \times 47250 \times 4840 = \text{Rs. } 304.62$ Crore

Total revenue A+B = Rs. 510.02 Crore

Less: Net Saving $(510.02 - 213) = \text{Rs. } 297$ Crore

In view of the above reports which have been obtained from various branches the Agenda which is resubmitted for

consideration of the Executive Committee:-

1. GMADA will retain PLPA area of village Landran which falls in Sector-90 which is 23.55 acres.
2. GMADA will issue land pooling to the remaining land owners who have yet not been issued land pooling (as per details in table 2 page no. 6) to avoid any kind of discrimination and litigation.
3. GMADA will generate its revenue only from sale of institutional and commercial land which will be approximately Rs. 300 crores.
4. The PLPA land which falls in the sectoral proposed road which is 3.3438 acres will be got de-reserved after following proper procedure as prescribed by the Govt. of India.

The agenda is accordingly resubmitted for the approval of executive committee.

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.16

ਪਾਲਿਸੀ ਸ਼ਾਖਾ

ਵਿਸ਼ਾ:- ਸੈਕਟਰ 89, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ।

ਸ਼ਹਿਰੀ ਮਿਲਖ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਸੈਕਟਰ 89, ਮੋਹਾਲੀ ਵਿਖੇ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਲਈ 1000 ਵ:ਗ: ਦੀ ਈਅਰ ਮਾਰਕ ਕੀਤੀ ਗਈ ਸਾਈਟ ਨੂੰ ਅਥਾਰਟੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਡਿਸਪੋਜ਼ ਆਫ ਕਰਨ ਸਬੰਧੀ ਅਖ਼ਬਾਰਾਂ ਵਿੱਚ ਮਿਤੀ 07.12.2021 ਨੂੰ ਵਿਗਿਆਪਨ ਦਿੱਤਾ ਗਿਆ। ਅਰਜੀਆਂ ਮੰਗਣ ਦੀ ਆਖਰੀ ਮਿਤੀ 06-01-2022 ਸੀ। ਵਿਗਿਆਪਨ ਵਿਰੁੱਧ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਅਰਜੀ ਪ੍ਰਾਪਤ ਹੋਈ:-

ਲੜੀ ਨੰ:	ਸੋਸਾਇਟੀ/ਟਰੱਸਟ ਦਾ ਨਾਂ
1	ਦੀ ਕਲਗੀਧਰ ਟਰੱਸਟ, ਪਿੰਡ ਤੇ ਡਾਕਖਾਨਾ: ਬੜੂ ਸਾਹਿਬ, ਜਿਲ੍ਹਾ ਸਿਰਮੌਰ, ਹਿਮਾਚਲ ਪ੍ਰਦੇਸ਼।

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਜੀ, ਗਮਾਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਗਠਿਤ ਕੀਤੀ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 09-09-2022 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਸੰਸਥਾ ਵੱਲੋਂ ਦਿੱਤੀ ਪ੍ਰਤੀਬੇਨਤੀ ਦੇ ਨਾਲ ਲਗਾਏ ਗਏ ਦਸਤਾਵੇਜ਼ਾਂ ਅਤੇ ਸੰਸਥਾ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨੂੰ ਸੁਣਨ ਉਪਰੰਤ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਸੈਕਟਰ 89, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ 1000 ਵ:ਗ: ਭੌ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਕਲਗੀਧਰ ਟਰੱਸਟ, ਪਿੰਡ ਤੇ ਡਾਕਖਾਨਾ: ਬੜੂ ਸਾਹਿਬ, ਜਿਲ੍ਹਾ ਸਿਰਮੌਰ, ਹਿਮਾਚਲ ਪ੍ਰਦੇਸ਼ ਨੂੰ ਕਰਨ ਦੀ ਸਿਫਾਰਿਸ਼ ਕੀਤੀ। ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਅਨੁੱਲਗ-1 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਦੇ ਸੰਨਮੁੱਖ ਮਾਮਲਾ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

ਅਨੁਲੰਗ-01

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ਸੈਕਟਰ 89, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ ਈਅਰ ਮਾਰਕ ਕੀਤੀ ਗਈ ਸਾਈਟ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਜੀ, ਗਮਾਡਾ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 09-09-2022 ਨੂੰ ਸਵੇਰੇ 11.00 ਵਜੇ ਹੋਈ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ।

ਮੀਟਿੰਗ ਵਿੱਚ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਮੈਂਬਰ ਹਾਜ਼ਰ ਹੋਏ:-

- 1 ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ), ਪੁੱਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
- 2 ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
- 3 ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।
- ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਵਿੱਤ ਤੇ ਲੇਖਾ), ਗਮਾਡਾ ਦੇ ਨੁਮਾਇੰਦੇ ਵਜੋਂ
- 4 ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ।

ਸੈਕਟਰ 89, ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ ਈਅਰ ਮਾਰਕ ਕੀਤੀ ਗਈ ਸਾਈਟ ਅਲਾਟ ਕਰਨ ਮਿਤੀ 07.12.2021 ਨੂੰ ਅਖਬਾਰਾਂ ਵਿੱਚ ਵਿਗਿਆਪਨ ਦਿੱਤਾ ਗਿਆ। ਵਿਗਿਆਪਨ ਮੁਤਾਬਿਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਸਾਈਟਾਂ ਅਲਾਟ ਕਰਨ ਲਈ ਅਰਜ਼ੀਆਂ ਮੰਗੀਆਂ ਗਈਆਂ:-

ਸੈਕਟਰ	ਮੰਤਵ	ਰਕਬਾ
89	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ	1000 ਵ.ਗ.

ਵਿਗਿਆਪਨ ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਉੱਕਤ ਸਾਈਟਾਂ ਲਈ ਇੱਕ ਅਰਜ਼ੀ (ਦੀ ਕਲਗੀਧਰ ਟਰੱਸਟ) ਪ੍ਰਾਪਤ ਹੋਈ। ਟਰੱਸਟ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਏ ਬਿਨੈਪੱਤਰ ਅਤੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਘੋਖ ਕਰਨ ਦੇ ਨਾਲ ਨਾਲ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਟਰੱਸਟ ਦੀ ਤਰਫੋਂ ਹਾਜ਼ਰ ਨੁਮਾਇੰਦਿਆਂ ਨੂੰ ਸੁਣਿਆ ਗਿਆ।

1. ਦੀ ਕਲਗੀਧਰ ਟਰੱਸਟ, ਪਿੰਡ ਤੇ ਡਾ: ਬੜੂ ਸਾਹਿਬ, ਜ਼ਿਲ੍ਹਾ ਸਿਰਮੌਰ, ਹਿਮਾਚਲ ਪ੍ਰਦੇਸ਼:-
ਇਸ ਟਰੱਸਟ/ਸੰਸਥਾ ਦੀ ਤਰਫੋਂ ਸ੍ਰੀ ਚਰਨਜੀਤ ਸਿੰਘ ਅਤੇ ਸ੍ਰੀ ਗੁਰਮੀਤ ਸਿੰਘ ਹਾਜ਼ਰ ਹੋਏ। ਸੰਸਥਾ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨੇ ਦੱਸਿਆ ਕਿ ਇਹ ਸੰਸਥਾ ਸਾਲ 1967 ਤੋਂ ਬੜੂ ਸਾਹਿਬ, ਹਿਮਾਚਲ ਪ੍ਰਦੇਸ਼ ਵਿਖੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਦੇ ਨਾਲ ਨਾਲ ਯੂਨੀਵਰਸਿਟੀ, ਚੈਰੀਟੇਬਲ ਸਕੂਲਾਂ ਅਤੇ ਹਸਪਤਾਲ ਸਮੇਤ ਡਰੱਗ ਡੀ-ਅਡੀਕਸ਼ਨ ਸੈਂਟਰ ਦਾ ਸੰਚਾਲਣ ਕਰ ਰਹੀ ਹੈ। ਪੂਰੇ ਭਾਰਤ ਵਿੱਚ ਸੰਸਥਾ ਦੇ 18 ਗੁਰਦੁਆਰੇ ਹਨ। ਸੰਸਥਾ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਕਿ ਟਰੱਸਟ ਧਾਰਮਿਕ ਕੰਮਾਂ ਦੇ ਨਾਲ ਨਾਲ ਸਮਾਜਿਕ ਅਤੇ ਲੋਕ ਭਲਾਈ ਦੇ ਕੰਮਾਂ ਵਿੱਚ ਵੱਧ ਚੜ੍ਹ ਦੇ ਹਿੱਸਾ ਲੈਂਦੀ ਹੈ।

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ਇਸ ਟਰੱਸਟ ਵੱਲੋਂ ਪ੍ਰਤੀਬੇਨਤੀ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਗਏ ਸੰਵਿਧਾਨ ਮੁਤਾਬਿਕ ਟਰੱਸਟ ਦਾ ਮੁੱਖ ਉਦੇਸ਼ ਧਾਰਮਿਕ, ਸਿਖਿਆ, ਸਿਹਤ ਅਤੇ ਧਾਰਮਿਕ ਤੇ ਚੈਰੀਟੇਬਲ ਸੰਸਥਾਵਾਂ ਦੀ ਉਸਾਰੀ ਨਾਲ ਹੈ। ਪ੍ਰਤੀਬੇਨਤੀ ਨਾਲ ਨੱਥੀ ਕੀਤੇ ਵੱਖ ਵੱਖ ਬੈਂਕਾਂ ਵੱਲੋਂ ਤਸਦੀਕ ਕੀਤੀਆਂ ਸਟੇਟਮੈਂਟਸ ਮੁਤਾਬਿਕ ਟਰੱਸਟ ਪਾਸ ਲਗਭਗ 16.63 ਕਰੋੜ ਰੁਪਏ ਜਮ੍ਹਾਂ ਹਨ। ਲੇਖਾ ਸਾਖਾ, ਗਮਾਡਾ ਵੱਲੋਂ ਵੀ ਸੰਸਥਾ ਦੀਆਂ ਸਲਾਨਾ ਬੈਲੰਸ ਸ਼ੀਟਾਂ ਅਤੇ ਬੈਂਕ ਦੇ ਦਸਤਾਵੇਜ਼ਾਂ ਦੀ ਘੱਟ ਸਬੰਧਤ ਮਿਸਲ ਤੇ ਕਰਵਾਈ ਗਈ ਹੈ। ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵੱਲੋਂ ਪੁੱਛਣ ਤੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਇਹ ਸੋਸਾਇਟੀ ਸਾਲ 1982 ਵਿੱਚ ਰਜਿਸਟਰ ਹੋਈ ਹੈ ਅਤੇ ਮੋਹਾਲੀ ਵਿਖੇ ਸੰਸਥਾ ਦਾ ਕੋਈ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਨਹੀਂ ਹੈ।

ਸੰਸਥਾ ਵੱਲੋਂ ਆਪਣੀ ਪ੍ਰਤੀਬੇਨਤੀ ਦੇ ਨਾਲ ਲਗਾਏ ਗਏ ਦਸਤਾਵੇਜ਼ਾਂ ਅਤੇ ਸੰਸਥਾ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਨੂੰ ਸੁਣਨ ਉਪਰੰਤ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਸੈਕਟਰ 89, ਐਸ ਏ ਐਸ ਨਗਰ ਵਿਖੇ ਗੁਰੂਦੁਆਰਾ ਸਾਹਿਬ ਦੀ ਸਥਾਪਨਾ ਲਈ 1000 ਵ:ਗ: ਫੁੱਟ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਕਲਗੀਧਰ ਟਰੱਸਟ, ਬੜਾ ਸਾਹਿਬ, ਹਿਮਾਚਲ ਪ੍ਰਦੇਸ਼ ਨੂੰ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਕਰਨ ਵੇਲੇ ਲਾਗੂ ਯੋਗ ਹੋਣ ਨਾਲ ਕਰਨ ਦੀ ਸਿਫਾਰਿਸ਼ ਕਰਦੀ ਹੈ।

ਜਿਲ੍ਹਾ ਨਗਰ ਮਜਿਨਾਕਾਰ
ਗਮਾਡਾ

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ
ਗਮਾਡਾ

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ
ਗਮਾਡਾ

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ(ਪਾਲਿਸੀ)
ਪੁੱਡਾ

ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ
ਗਮਾਡਾ

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ: 28.17

(ਮਿਲਖ ਅਫਸਰ-ਹਾਊਸਿੰਗ)

ਵਿਸ਼ਾ:- ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ ਨਗਰ ਦੇ ਖਾਲੀ ਪਏ ਫਲੈਟਾਂ ਦੀ ਸਕੀਮ ਲਾਂਚ ਕਰਨ ਸਬੰਧੀ।

- 1.0 ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ, ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੀ ਸਕੀਮ ਨੰ 1 ਦੇ ਟਾਈਪ 1, 2 ਅਤੇ 3 ਦੇ 4500 ਫਲੈਟਾਂ ਨੂੰ ਦਸੰਬਰ 2011 ਵਿੱਚ ਸਕੀਮ ਉਲੀਕੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਤਹਿਤ ਅਪਲਾਈ ਕਰਨ ਦੀ ਆਖਰੀ ਮਿਤੀ 21.01.2012 ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਸ਼ੁਰੂ ਵਿੱਚ ਕਾਫੀ ਅੱਛਾ ਹੁੰਗਾਰਾ ਮਿਲਿਆ ਸੀ ਅਤੇ ਵੱਖ -ਵੱਖ ਕੈਟਾਗਰੀਆਂ ਦੀਆਂ ਕੁੱਲ 11987 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।
- 2.0 ਸਕੀਮ ਦੀਆਂ ਸ਼ਰਤਾਂ ਕਾਰਨ ਕਾਫੀ ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਸੀ। ਲੱਗਭਗ 1400 ਬਿਨੈਕਾਰਾਂ ਨੂੰ ਮਈ 2012 ਵਿੱਚ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਲਈ ਗਮਾਡਾ ਦੇ ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ ਵੱਲੋਂ ਇਸ ਸਕੀਮ ਤਹਿਤ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ 1620 ਫਲੈਟ ਹੀ ਉਸਾਰੇ ਗਏ:-

ਟਾਈਪ-1 (1 BHK) 300

ਟਾਈਪ-2 (2 BHK) 600

ਟਾਈਪ-3 (3 BHK) 720

ਕੁੱਲ

1620

- 3.0 ਗਮਾਡਾ ਵੱਲੋਂ ਸਕੀਮ ਤਹਿਤ ਫਲੈਟਾਂ ਦੀ ਉਸਾਰੀ ਬਹੁਤ ਤੇਜ਼ੀ ਨਾਲ ਕਰਵਾਈ ਗਈ ਸੀ ਲੇਕਿਨ ਇਸ ਦੇ ਬਾਵਜੂਦ ਵੀ ਕਈ ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ ਸੀ। ਜਿਸ ਕਰਕੇ ਉਸ ਸਮੇਂ ਬਾਕੀ ਬਚਦੇ 160 ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਾਲ 2014 ਵਿੱਚ ਸਕੀਮ ਨੰ 2 ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਜਿਸ ਵਿੱਚ ਟਾਈਪ -1 ਦੇ 50, ਟਾਈਪ-2 ਦੇ 50 ਅਤੇ ਟਾਈਪ-3 ਦੇ 60 ਕੁੱਲ 160 ਫਲੈਟ ਰੱਖੇ ਗਏ ਸਨ। ਇੰਨ੍ਹਾਂ ਫਲੈਟਾਂ ਵਿਰੁੱਧ 112 ਅਰਜੀਆਂ ਪ੍ਰਾਪਤ ਸਨ ਅਤੇ 112 ਅਲਾਟੀਆਂ ਨੂੰ ਐਲ.ਓ.ਆਈ. ਜਾਰੀ ਕਰ ਦਿੱਤੇ ਗਏ ਸਨ। ਜਿੰਨ੍ਹਾਂ ਵਿੱਚੋਂ 87 ਬਿਨੈਕਾਰਾਂ ਵੱਲੋਂ ਰਿਫੰਡ ਲੈ ਲਿਆ ਗਿਆ।

- 4.0 ਸਾਲ 2015 ਵਿੱਚ ਸਕੀਮ-3 ਪਹਿਲਾ ਆਓ ਅਤੇ ਪਹਿਲਾ ਪਾਓ ਦੇ ਆਧਾਰ ਤੇ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਗਈ ਸੀ। ਇਸ ਸਕੀਮ ਨੂੰ ਕੋਈ ਖਾਸ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਅਤੇ ਸਿਰਫ ਪੰਜ ਅਰਜੀਆਂ ਹੀ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।
- 5.0 ਇਸ ਉਪਰੰਤ ਸਾਲ 2019 ਵਿੱਚ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ ਦੇ 210 ਖਾਲੀ ਫਲੈਟਾਂ ਨੂੰ ਵੇਚਣ ਲਈ ਸਕੀਮ-4 ਵੀ ਲਾਂਚ ਕੀਤੀ ਗਈ। ਜਿਸ ਨੂੰ ਭਰਵਾ ਹੁੰਗਾਰਾ ਨਹੀਂ ਮਿਲਿਆ ਅਤੇ ਇਹ ਸਕੀਮ ਫੇਲ ਸਾਬਿਤ ਹੋਈ।
- 6.0 ਸਕੀਮ 1, 2, 3 ਅਤੇ 4 ਦੇ ਨਿਰਧਾਰਤ ਕੀਤੇ ਗਏ ਰੇਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ:-

ਟਾਈਪ	ਸਕੀਮ ਨੰ: 1 (2012)	ਸਕੀਮ ਨੰ: 2 (2014)	ਸਕੀਮ ਨੰ: 3 (2015)	ਸਕੀਮ ਨੰ: 4 (2019)
	ਕੀਮਤ	ਕੀਮਤ	ਕੀਮਤ	ਕੀਮਤ
ਟਾਈਪ-1 (1 BHK)	37.00 ਲੱਖ	46.50 ਲੱਖ	52.60 ਲੱਖ	49.00 ਲੱਖ
ਟਾਈਪ-2 (2 BHK)	55.00 ਲੱਖ	69.00 ਲੱਖ	78.05 ਲੱਖ	72.50 ਲੱਖ
ਟਾਈਪ-3 (3 BHK)	69.00 ਲੱਖ	87.00 ਲੱਖ	98.41 ਲੱਖ	91.50 ਲੱਖ

- 7.0 ਬੀ.ਆਰ.ਅੰਬੇਦਕਰ, ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸ ਵਿਭਾਗ ਨੂੰ ਫਲੈਟ ਅਲਾਟ ਕਰਨ ਲਈ ਉਸ ਸਮੇਂ ਦੇ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਹੇਠ ਲਿਖੇ ਰੇਟਾਂ ਤੇ ਫਲੈਟ ਵੇਚਣ ਲਈ ਪੱਤਰ ਨੰ 70430 ਮਿਤੀ 27.05.2021 ਰਾਹੀਂ ਸਬੰਧਤ ਵਿਭਾਗ ਨੂੰ ਲਿਖਿਆ ਗਿਆ ਸੀ:-

ਟਾਈਪ	ਕੀਮਤ
ਟਾਈਪ-1	46.50 ਲੱਖ
ਟਾਈਪ-2	69.00 ਲੱਖ
ਟਾਈਪ-3	87.00 ਲੱਖ

- 8.0 ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ , ਸੈਕਟਰ 88, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿੱਚ ਹੇਠ ਦਰਸਾਏ ਅਨੁਸਾਰ ਫਲੈਟ ਖਾਲੀ ਹਨ:-

ਟਾਈਪ	ਕੁੱਲ ਫਲੈਟ	ਪਹਿਲਾ ਵੇਚੇ ਗਏ ਫਲੈਟ	ਖਾਲੀ ਫਲੈਟ
ਟਾਈਪ-1	300	155	145
ਟਾਈਪ-2	600	372	228
ਟਾਈਪ-3	720	440	280
ਕੁੱਲ	1620	967	653

- 9.0 ਇਸ ਸਕੀਮ ਤਹਿਤ ਪੂਰਬ ਪ੍ਰੀਮੀਅਮ ਅਪਾਰਟਮੈਂਟ ਦੇ ਵੱਖ -ਵੱਖ ਕੈਟਾਗਰੀ (ਟਾਈਪ ਵਾਈਜ਼) 653 ਫਲੈਟ ਖਾਲੀ ਹਨ। ਇੱਥੇ ਇਹ ਵੀ ਦੱਸਣ ਯੋਗ ਹੈ ਕਿ ਪਹਿਲਾ ਲਾਂਚ ਕੀਤੀਆਂ ਗਈ ਵੱਖ-ਵੱਖ ਸਾਲਾ ਦੀਆਂ ਸਕੀਮਾਂ ਵਿੱਚ ਫਲੈਟ ਅਲਾਟ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ 5 ਸਾਲ ਦੇ ਸਮੇਂ ਅੰਦਰ ਫਲੈਟ ਵੇਚਣ /ਟਰਾਂਸਫਰ ਨਾ ਕਰਨ ਦੀ ਲਗਾਈ ਗਈ ਸ਼ਰਤ ਹੋਣ ਕਰਕੇ ਇੰਨ੍ਹਾਂ ਸਕੀਮਾਂ ਨੂੰ ਸਫਲਤਾ ਨਹੀਂ ਮਿਲੀ। ਕਿਉਂਜੋ ਇਹ ਸਕੀਮ ਦੇ ਵਾਰ ਪਹਿਲਾ ਹੀ ਅਫਸਲ ਰਹੀ ਹੈ। ਇਸ ਲਈ ਦਫਤਰ ਦਾ ਸੁਝਾਅ ਹੈ ਕਿ ਪੰਜ ਸਾਲ ਦੇ ਲਾਕਿੰਗ ਪੀਰੀਅਡ ਦੀ ਸ਼ਰਤ ਨੂੰ ਹਟਾਉਂਦੇ ਹੋਏ ਇੰਨ੍ਹਾਂ ਖਾਲੀ ਪਏ ਫਲੈਟਾਂ ਦੀ ਨਵੀਂ ਸਕੀਮ ਲਾਂਚ ਕੀਤੀ ਜਾਣੀ ਬਣਦੀ ਹੈ।

ਰੇਟ ਸਬੰਧੀ ਤਜਵੀਜ਼

ਸਾਲ 2019 ਵਿੱਚ ਸਕੀਮ ਫੇਲ ਹੋ ਗਈ ਸੀ ਅਤੇ ਸਾਲ 2021 ਦੇ ਵਿੱਚ ਇੰਨ੍ਹਾਂ ਫਲੈਟਾਂ ਨੂੰ ਬੀ.ਆਰ.ਅੰਬੇਦਕਰ, ਸਟੇਟ ਇੰਸਟੀਚਿਊਟ ਆਫ ਮੈਡੀਕਲ ਸਾਇੰਸ ਵਿਭਾਗ ਨੂੰ 2019 ਤੋਂ ਘੱਟ ਰੇਟਾਂ 'ਤੇ ਦੇਣ ਦੀ ਤਜਵੀਜ਼ ਸੀ, ਇਸ ਲਈ ਜੇਕਰ ਸਾਲ 2019 ਦੇ ਰੇਟਾਂ ਨੂੰ ਆਧਾਰ ਮੰਨਿਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਇਹ ਸਕੀਮ ਹੇਠ ਦਰਸਾਏ ਰੇਟਾਂ ਅਨੁਸਾਰ ਲਾਂਚ ਕੀਤੀ ਜਾਣੀ ਯੋਗ ਹੋਵੇਗੀ।

ਵੇਰਵਾ	ਟਾਈਪ-1	ਟਾਈਪ-2	ਟਾਈਪ-3	ਵਿਸ਼ੇਸ਼ ਕਥਨ
ਰੇਟ ਸਾਲ 2019+ 10% ਵਾਧੇ ਨਾਲ	54.00	80.00	101.00	

ਨਵੀਂ ਸਕੀਮ ਉਕਤ ਰੇਟਾਂ ਇਸ ਵਿਤੀ ਸਾਲ ਵਿੱਚ ਲਾਂਚ ਕੀਤੀ ਜਾਣੀ ਯੋਗ ਹੋਵੇਗੀ।

ਉਕਤ ਸਕੀਮ ਦੇ ਮੁਕੰਮਲ ਹੋਣ ਤੋਂ ਬਾਅਦ ਸਕੀਮ ਵਿੱਚ ਜੇਕਰ ਕੋਈ ਫਲੈਟ ਬਚ ਜਾਵੇ
ਹਨ ਤਾਂ ਉਨ੍ਹਾਂ ਨੂੰ Open Ended Scheme ਦੇ ਤਾਬੇ ਸੇਲਜ਼ ਦਫਤਰ ਖੋਲ ਕੇ ਆਫ
ਦ ਸੈਲਫ ਵੇਚਣ ਲਈ ਵਿਚਾਰਣਾ ਯੋਗ ਹੋਵੇਗਾ ਅਤੇ ਸਕੀਮ ਦੇ ਇੱਕ ਸਾਲ ਲਾਂਚ ਹੋਣ
ਤੋਂ ਬਾਅਦ ਜੇਕਰ ਕੋਈ ਫਲੈਟ ਆਫ ਦ ਸੈਲਫ ਵੇਚਿਆ ਜਾਂਦਾ ਹੈ ਤਾਂ ਉਸਦੇ ਰੇਟ
ਵਿਚ 10% ਦਾ ਵਾਧਾ ਕਰਕੇ ਕੀਮਤ ਰਿਵਾਇਜ਼ ਕਰਨੀ ਯੋਗ ਹੋਵੇਗੀ।

ਉਕਤ ਤਜਵੀਜ਼ਾ ਅਨੁਸਾਰ ਅਜੰਡਾ ਨੋਟ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਸਨਮੁੱਖ ਵਿਚਾਰਨ
ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।