

ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ ਵਿਚ ਪੇਸ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਅਜੰਡਿਆਂ ਦੀ ਸੂਚੀ

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ	ਵਿਸ਼ਾ
4.01	ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ(ਗਮਾਡਾ) ਦੀ ਤੀਜੀ ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ।
4.02	ਮਿਤੀ 17-6-2008 ਨੂੰ ਅਥਾਰਟੀ ਦੀ ਤੀਜੀ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਸਬੰਧੀ।
4.03	ਸੁੱਖ ਸੰਤਰੀ ਰਾਹਤ ਕੌਸ ਵਿਚ ਗਮਾਡਾ ਵਲੋਂ ਕੀਤੇ 1.00 ਕਰੋੜ ਰੁਪਏ ਦੇ ਅਨੁਦਾਨ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਬਾਰੇ।
4.04	ਸਕੂਲਾਂ ਲਈ ਅਲਾਟ ਹੋਈਆਂ ਸਾਈਟਾਂ ਨੂੰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਲਈ ਪੰਜਾਬ ਸਕੂਲ ਸਿੱਖਿਆ ਬੋਰਡ ਜਾਂ ਸਬੰਧਤ ਅਦਾਰੇ ਤੋਂ ਐਫੀਲਿਏਸ਼ਨ ਲੈਣ ਲਈ ਇਤਰਾਜ਼ਹੀਣਤਾ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।
4.05	ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਸੈਕਟਰ-74 ਤੋਂ ਖਰੜ ਨੈਸ਼ਨਲ ਹਾਈਵੇ-21 ਤੱਕ 200 ਫੁੱਟ ਸੜਕ ਦੀ ਉਸਾਰੀ ਅਤੇ 200 ਮੀਟਰ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਦੀ ਭੇਂ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ।
4.06	ਅਰਬਨ ਅਸਟੇਟ ਵਿਖੇ ਉਸਾਰੇ ਗਏ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਅਤੇ ਪੰਜਾਬ ਮਕਾਨ ਉਸਾਰੀ ਵਿਕਾਸ ਬੋਰਡ/ਪੁੱਡਾ(ਹੁਣ ਗਮਾਡਾ) ਵਲੋਂ ਉਸਾਰੇ ਮਕਾਨਾਂ ਵਿਚ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਦੀ ਆਗਿਆ ਦੇਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਬਾਰੇ।
4.07	ਮੋਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀਆਂ ਸਕੂਲਾਂ ਦੀਆਂ ਸਾਈਟਾਂ ਦੇ ਨਾਲ ਲੱਗਦੇ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ/ਪਾਰਕਾਂ ਜੋ ਇਨ੍ਹਾਂ ਸਕੂਲਾਂ ਨੂੰ ਸਮੇਂ ਦੌਰਾਨ ਵਰਤੋਂ ਲਈ ਲੀਜ਼ ਤੋਂ ਦਿੱਤੇ ਹੋਏ ਹਨ, ਦੇ ਆਲੇ-ਦੁਆਲੇ ਚਾਰ-ਦੀਵਾਰੀ ਦੀ ਉਸਾਰੀ ਕਰਨ ਬਾਰੇ।
4.08	ਇਗਜਿਸਟਿੰਗ ਆਫ ਲੈਂਡ-ਯੂਜ ਮੈਪਿੰਗ ਆਫ ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ, ਫੇਜ਼-II.
4.09	ਗਮਾਡਾ ਵਿਖੇ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਮੋਬਾਇਲ ਫੋਨ ਦੀ ਸਹੂਲਤ ਦੇਣ ਬਾਰੇ।
4.10	ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੀ ਗਰਿੱਡ ਰੋਡ ਸੈਕਟਰ-80-81 ਦੇ ਚੌਕ ਤੋਂ ਸੈਕਟਰ-98-105 ਅਤੇ 99/104 ਦੇ ਵੈਸਟ ਚੌਕ ਤੱਕ ਉਸਾਰੀ ਲਈ ਭੇਂ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ।

ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ ਵਿਚ ਪੇਸ਼ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਿਆਂ ਦੀ ਸੂਚੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ	ਵਿਸ਼ਾ
4.11	ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਫੇਜ਼ 3 ਬੀ 1 ਵਿਖੇ ਅਣ-ਅਧਿਕਾਰਤ ਖੋਖਾ ਮਾਰਕੀਟ ਦੇ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਪੱਕੇ ਬੁਥਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ ।
4.12	ਨਾਲੇਜ ਸਿਟੀ ਦਾ ਸਟੇਟਸ, ਸੈਕਟਰ-81
4.13	ਸਿਟੀ ਸੈਂਟਰ, ਸੈਕਟਰ-62, ਮੋਹਾਲੀ।
4.14	ਔਸਟੀ ਸ਼੍ਰੇਣੀ ਨੂੰ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ-ਪਾਲਿਸੀ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।
4.15	ਐਮ-2 ਸਾਈਟ ਸੈਕਟਰ-62, ਮੋਹਾਲੀ ਸਬੰਧੀ ।
4.16	ਬੱਸ ਸਟੈਂਡ, ਮੋਹਾਲੀ।

ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ ਵਿਚ ਪੇਸ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਸਪਲੀਮੈਂਟਰੀ ਅਜੰਡਿਆਂ ਦੀ ਸੂਚੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ	ਵਿਸ਼ਾ
4.17	ਸੈਕਟਰ-64-65 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਨੂੰ ਚੌੜਾ/ਮਜਬੂਤ ਕਰਨ ਅਤੇ 66/67/80/81 ਦੇ ਜੰਕਸਨ ਤੋਂ ਸੈਕਟਰ 99/100, 99/104, 104/105(ਖਰੜ ਬਨੂੰੜ ਸੜਕ) ਦੇ ਜੰਕਸਨ ਤੱਕ ਸੜਕ ਬਣਾਉਣ ਸਬੰਧੀ ।
4.18	ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਮੁਲਾਂਪੁਰ ਰੋਡ ਦੀ ਉਸਾਰੀ ਬਾਰੇ ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ. ਨਗਰ
(ਕੋਆਰਡੀਨੇਸ਼ਨ ਸਾਖਾ)

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 4.01
(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ(ਗਮਾਡਾ) ਦੀ ਤੀਜੀ
ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਦੀ ਪੁਸ਼ਟੀ ਕਰਨ ਬਾਰੇ ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਮਿਤੀ
17-6-2008 ਨੂੰ ਹੋਈ ਤੀਜੀ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਸਬੰਧੀ ਕਾਰਵਾਈ ਪੱਤਰ ਨੰ
7947-58, ਮਿਤੀ 10-7-2008(ਅਨੁਲੱਗ 'ੳ') ਰਾਹੀਂ ਅਥਾਰਟੀ ਦੇ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਨੂੰ
ਸੂਚਨਾ ਹਿਤ ਜਾਰੀ ਕਰ ਦਿੱਤੀ ਸੀ ।

ਇਸ ਸਬੰਧੀ ਹੁਣ ਤੱਕ ਅਥਾਰਟੀ ਦੇ ਕਿਸੇ ਵੀ ਮੈਂਬਰ ਸਾਹਿਬਾਨ ਜੀ ਵਲੋਂ
ਇਤਰਾਜ਼/ਸ਼ੋਧ ਕਰਨ ਸਬੰਧੀ ਕੋਈ ਤਜਵੀਜ਼/ਸੁਝਾਓ ਦਰਜ ਨਹੀਂ ਕੀਤਾ ਹੈ । ਉਕਤ ਅਨੁਸਾਰ
ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਪੁਸ਼ਟੀ ਹਿਤ ਪੇਸ਼ ਹੈ ਜੀ ।

21/2855-16

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(CO-ORDINATION BRANCH)**

No. GMADA-Co-ordination-A2-2008/ 794-57

Dated:- 10/7/08


To

1. Chief Secretary to Govt. of Punjab,
Punjab Civil Secretariat, Chandigarh.
2. Principal Secretary to Govt. of Punjab,
Department of Finance,
Punjab Civil Secretariat, Chandigarh.
3. Principal Secretary to Chief Minister, Punjab,
Punjab Civil Secretariat, Chandigarh.
4. Principal Secretary to Govt. of Punjab,
Department of Local Govt.,
Punjab Mini Secretariat, Chandigarh.
5. Secretary to Govt. of Punjab,
Department of Housing & Urban Development,
Punjab Mini Secretariat, Chandigarh.
6. Chief Town Planner,
Punjab, Chandigarh.
7. Chief Administrator,
Greater Mohali Area Development Authority,
Mohali.
8. Shri Jaspal Singh,
Municipal Councillor,
Municipal Council, Zirakpur.
9. Shri Amritpal Singh,
President,
Municipal Council, Derabasi.
10. Shri Rajinder Singh Rana,
President,
Municipal Council, Mohali.
11. Special Invitee
Shri S.S. Sandhu,
Special Principal Secretary to Chief Minister, Punjab,
Punjab Civil Secretariat, Chandigarh.

Subject: Minutes of 3rd meeting of the Greater Mohali Area Development Authority (GMADA), Mohali.

Sir,

I am directed to forward herewith a copy of the minutes of the 3rd meeting of the Greater Mohali Area Development Authority (GMADA) held under the Chairmanship of the Hon'ble Chief Minister, Punjab-cum-Chairman, GMADA, on 17-6-2008 at 5.30 P.M. at his residence for information and necessary action.


Additional Chief Administrator (H.Q.)

Endst. No. GMADA-Co-ordination-A2/2008/ 7958

Dated: 10/7/08

A copy of the above alongwith a copy of the minutes of the 3rd meeting of the Greater Mohali Area Development Authority (GMADA) is forwarded to Special Principal Secretary to Chief Minister, Punjab for the kind information of Hon'ble Chief Minister, Punjab-cum-Chairman, GMADA.


Additional Chief Administrator (H.Q.)

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PROCEEDINGS OF THE 3rd MEETING OF THE GREATER
MOHALI AREA DEVELOPMENT AUTHORITY (GMADA) HELD
UNDER THE CHAIRMANSHIP OF S. PARKASH SINGH BADAL,
CHIEF MINISTER PUNJAB-cum-CHAIRMAN, GMADA ON
17.6.2008 AT 5.30 PM AT HIS RESIDENCE.

The following members were present in the meeting: -

1. Sh. D.S. Guru, IAS,
Principal Secretary to C.M., Punjab
Chandigarh.
2. Sh. S. S. Sandhu, IAS,
Special Principal Secretary to C.M., Punjab,
Pb. Civil Sectt, Chandigarh.
3. Sh. Arun Goel, IAS,
Secretary to Govt. of Punjab,
Department of Housing and Urban Development,
Chandigarh.
4. Sh. M.S. Aujla,
Chief Town Planner,
Representative of Principal Secretary to Govt. of Punjab,
Department of Local Govt.,
Chandigarh.
5. Sh. Sheet Singh,
Senior Town Planner,
Representative of Chief Town Planner Punjab
Chandigarh.
6. Sh. Jaspal Singh,
Municipal Councilor,
Municipal Council, Zirakpur.
7. Sh, Rajinder Singh Rana,
Municipal Councilor,
Municipal Council, SAS Nagar.
8. Sh. Vivek Partap Singh, IAS,
Chief Administrator,
GMADA, Mohali.

The agenda items ad-seriatim were considered and the following decisions were taken: -

Item No.3.01

Confirmation of the minutes of the 2nd meeting of the Greater Mohali area Development Authority (GMADA) held on 17.6.08.

Minutes were confirmed.

Item No.3.02

To consider to take note of the follow up action taken by GMADA on the decisions taken in the 2nd meeting of the Greater Mohali Area Development Authority (GMADA) held on 17.6.08.

The Authority noted with satisfaction.

Item No.3.03

ਰਾਧਾ ਸੁਆਮੀ ਸਤਸੰਗ ਬਿਆਸ ਨੂੰ ਸੈਕਟਰ-76, ਮੁਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਭੋ ਵਿੱਚੋਂ ਸਾਊਥ ਵਿੱਚ ਪੈਦੀ 34 ਏਕੜ ਜ਼ਮੀਨ ਨਾਰਥ ਵਿੱਚ ਤਬਦੀਲ ਕਰਨ ਬਾਰੇ।

The facts of the case were discussed in detail in the meeting. The pros and cons of the proposal of the Radha Soami Satsang Beas (RSSB) were also discussed in detail. The authority noted that the value of land is because of its land use. In their proposal, RSSB is not demanding any higher value land use. They are only demanding change of location from the Southern side to Northern side. The Authority further noted that land in north has also been throughout in the possession of RSSB and is situated within their boundary wall. Inspite of best efforts this land could not be taken back from RSSB because of the religious sensitivity of the issue. In their proposal RSSB has agreed to surrender a plot measuring 1.72 acre in Sector 61 free of cost to GMADA. This site is located in the heart of Mohali Town, in a densely populated area. This is a very prime site having great potential. The Authority further observed that if the proposal is acceded to, no undue benefit goes to RSSB. The Authority further noted that some of the Cooperative Societies have been earmarked land for allotment out of the area presently under illegal occupation of the RSSB.



After considering all the facts of the case it was felt that the interest of GMADA will not suffer if the land is exchanged as requested by Radha Soami Satsang Beas (RSSB) as they are ready to surrender the 1.72 acre land in Sector 61, SAS Nagar which will compensate the expenses on account of shifting of wires and leveling of land being offered to GMADA. Further land use is being changed to the extent that land being given to RSSB will be for institutional purpose whereas the land use of the land being handed over to GMADA shall be residential as well as commercial and GMADA will retrieve almost same cost of it . It will also resolve the long pending issue of allotment of land to co-operative societies already approved for allotment. Therefore, RSSB's proposal to exchange the land was approved subject to the following conditions: -

- (i) CTP, Punjab be requested to get the land use approved from the Punjab Regional and Town Planning and Development Board as proposed in the agenda for the land of Sector 61, SAS Nagar as well as of land being exchanged by GMADA with RSSB in Sector 76, SAS Nagar.

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(ii) RSSB be asked to surrender the land measuring 1.72 acre in Sector 61, SAS Nagar to GMADA free of cost.

(iii) RSSB be also asked to give their consent to shift the electric lines in the RSSB within their area along the boundary wall.

(iv) The expenses on account of shifting of lines and filling of land offered to GMADA, if necessary, shall be borne by GMADA.

Item No.3.04

ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ ਕਮੇਟੀ ਦੀ ਰਚਨਾ ਕਰਨ ਸਬੰਧੀ ।

Approved.

Item No.3.05

Item No.3.05

ਗਮਾਡਾ ਦੇ ਕਿਰਾਏ ਦਰਾਂ ਤੇ ਅਲਾਟ ਮਕਾਨਾਂ ਦਾ ਰੈਂਟ ਵਸੂਲਣ ਬਾਰੇ ।

The Authority approved to charge the same rent of the houses allotted to PUDA employees as is being charged in the case of any GMADA employee.

Item No.3.06

ਬਾਰਡਰ ਰੋਡ ਟਾਸਕ ਫੋਰਸ(BRTF)ਸਾਈਟ ਸੈਕਟਰ-48 ਅਤੇ ਰੇਲਵੇ ਲਾਈਨ ਦੇ ਵਿਚਕਾਰ ਪੈਦੀ ਸੜਕ ਨੂੰ ਚੌੜਾ ਕਰਨ ਅਤੇ ਨਾਲ-ਨਾਲ ਸਰਵਿਸ ਲੇਟ ਪ੍ਰਵਾਈਡ ਕਰਨ ਸਬੰਧੀ ।

Approved.

Item No.3.07

Regarding widening/up-gradation of Peripheral Roads of Sector-62 and 200' wide horizontal road from junction of Sector-66/67/80/81 to junction of Sector 73/74.

Approved.

Item No.3.08

Regarding widening/upgradation construction of Road dividing Sector 58/59, 73/72, 74/75, 90/91 & 93/94.

Approved.

Item No.3.09

Hotel-cum-Convention Centre in PPP Mode.

Approved.

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Item No.310

ਪ੍ਰਵਾਨਿਤ ਜਨਰਲ ਮੈਨੇਜਰ(ਪ੍ਰੋਜੈਕਟਸ) ਦੀ ਆਸਾਮੀ ਵਿਹੁੱਧ ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਤੈਨਾਤ ਕਰਨ ਬਾਰੇ ।

Approved.

Item No.3.11

ਪਿੰਡ ਲੰਬਿਆਂ ਦੇ ਵਸਨੀਕਾਂ ਦੇ ਮੁੜ ਵਸੋਬੇ ਸਕੀਮ ਅਧੀਨ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ/ਬਥਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ ।

The Authority considered the report of the Scrutiny Committee and decided to approve the same. Regarding the cases of multiple LOIs referred by the Scrutiny Committee, the Authority decided that only one residential and only one commercial site be allotted to any one person subject to the eligibility in accordance with the rehabilitation scheme framed on 1.6.2001 in the meeting held under the Chairmanship of then Minister for Housing and Urban Development-cum-Chairman, PUDA. In cases where more than one residential structure was acquired, the entitlement of the person be decided after clubbing the residential area acquired.

Item No.3.12

ਗਮਾਡਾ ਦੇ ਪ੍ਰਵਾਨ ਹੋਏ ਸਟਾਫ ਸਟਰਕਚਰ ਵਿੱਚ ਲੋੜ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਬਾਰੇ।

Approved. Authority also approved to delegate its powers to Chief Administrator, GMADA to fix the salary/wages to be given to the staff to be recruited on contract basis keeping in view the qualifications and experience of the candidate as well as the availability of persons for the post and other market conditions.

Item No.3.13

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 token money.

Approved.

Meeting ended with vote of thanks to the chair.

CHAIRMAN
GMADA

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ, ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ.ਨਗਰ
(ਕੋਆਰਡੀਨੇਸ਼ਨ ਸਾਖਾ)

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:4.02

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ:- ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ(ਗਮਾਡਾ) ਦੀ ਤੀਜੀ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਤੇ ਵਿਚਾਰ ਕਰਨ ਬਾਰੇ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ (ਗਮਾਡਾ) ਦੀ ਮਿਤੀ 17-6-2008 ਨੂੰ ਹੋਈ ਤੀਜੀ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਦਫਤਰ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ ਦਰਸਾਉਂਦੀ ਸਾਰਣੀ ਹੇਠਾਂ ਅਜੰਡਾ ਨੋਟ ਦੇ ਅਨੁਲੱਗ ਓ ਤੇ ਅਥਾਰਟੀ ਅੱਗੇ ਸੂਚਨਾ ਹਿਤ ਰੱਖੀ ਜਾਂਦੀ ਹੈ ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ:4.02

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 17-6-2008 ਨੂੰ ਹੋਈ ਤੀਜੀ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲਿਆਂ ਤੇ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦਾ ਮੱਦ-ਵਾਰ ਵਿਵਰਣ।

ਆਈਟਮ ਨੰ:	ਵਿਸ਼ਾ	ਫੈਸਲਾ	ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ.
3.01	Confirmation of the minutes of the 2 nd meeting of the Greater Mohali Area Development Authority(GMADA) held on 24-4-2008.	Minutes were confirmed.	-
3.02	To consider to take note of the follow up action taken by GMADA on the decisions taken in the 2 nd meeting of the Greater Mohali Area Development Authority(GMADA) held on 24-4-2008.	The Authority noted with satisfaction.	-

<p>3.03</p>	<p>ਰਾਧਾ ਸੁਆਮੀ ਸਤਸੰਗ ਬਿਆਸ ਨੂੰ ਸੈਕਟਰ-76 ਮੋਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀ ਗਈ ਤੋਂ ਵਿਚੋਂ ਸਾਊਥ ਵਿਚ ਪੈਂਦੀ 34 ਏਕੜ ਜ਼ਮੀਨ ਨਾਰਥ ਵਿਚ ਤਬਦੀਲ ਕਰਨ ਬਾਰੇ ।</p>	<p>The facts of the case were discussed in detail in the meeting. The pros and cons of the proposal of the Radha Soami Satsang Beas(RSSB) were also discussed in detail. The authority noted that the value of land is because of its land use. In their proposal, RSSB is not demanding any higher value land use. They are only demanding change of location from the Southern side to Northern side. The Authority further noted that land in north has also been throughout in the possession of RSSB and is situated within their boundary wall. In spite of best efforts this land could not be taken back from RSSB because of the religious sensitivity of the issue.</p>	<p>ਫੈਸਲੇ ਅਨੁਸਾਰ ਰਾਧਾ ਸੁਆਮੀ ਸਤਸੰਗ(ਬਿਆਸ) ਨੂੰ ਸੈਕਟਰ-76 ਵਿਖੇ 200 ਏਕੜ ਭੋਅ ਦਾ ਗੀ-ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ ਅਤੇ ਸੰਸਥਾ ਵਲੋਂ ਸੈਕਟਰ-76 ਦੇ ਦੱਖਣੀ ਹਿੱਸੇ ਵਿਚ 34 ਏਕੜ ਭੋ ਗਮਾਡਾ ਨੂੰ ਛੱਡ ਦਿੱਤੀ ਗਈ ਹੈ ਅਤੇ ਜਿਸ ਦੇ ਬਦਲੇ ਗਮਾਡਾ ਵਲੋਂ ਉਸੇ ਸੈਕਟਰ ਦੇ ਉੱਤਰੀ ਹਿੱਸੇ ਵਿਚ ਉਤਨੀ ਭੋਅ ਸਬੰਧਤ ਸੰਸਥਾ ਨੂੰ ਦੇ ਦਿੱਤੀ ਗਈ ਹੈ ਅਤੇ ਇਸ ਤੋਂ ਇਲਾਵਾ ਸੰਸਥਾ ਵਲੋਂ ਫੈਸਲੇ ਅਨੁਸਾਰ 1.72 ਏਕੜ ਭੋ ਵੱਖਰੇ ਤੌਰ ਤੇ ਸੈਕਟਰ-61 ਵਿਚ ਗਮਾਡਾ ਅਥਾਰਟੀ ਨੂੰ ਛੱਡੀ ਗਈ ਹੈ। ਜਿਸਦਾ ਕਬਜ਼ਾ ਗਮਾਡਾ ਵਲੋਂ</p>
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		<p>In their proposal RSSB has agreed to surrender a plot measuring 1.72 acre in Sector-61 free of cost to GMADA. This site is located in the heart of Mohali Town, in a densely populated area. This is a very prime site having great potential. The Authority further observed that if the proposal is acceded to, no undue benefit goes to RSSB. The Authority further noted that some of the Cooperative Societies have been earmarked land for allotment out of the area presently under illegal occupation of the RSSB.</p> <p>After considering all the facts the case it was felt that the interest of GMADA will not suffer if the land is exchanged as</p>	<p>ਪ੍ਰਾਪਤ ਕਰ ਲਿਆ ਗਿਆ ਹੈ ।</p>
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		<p>requested by Radha Soami Satsang Beas(RSSB) as they are ready to surrender the 1.72 acre land in Sector-61 SAS Nagar which will compensate the expenses on account of shifting of wires and leveling of land being offered to GMADA. Further land use is being changed to the extent that land being given to RSSB will be institutional purpose whereas the land use of the land being handed over to GMADA shall be residential as well as commercial and GMADA will retrieve almost same cost of it. It will also resolve the loan pending issue of allotment of land to co-operative societies already approved for allotment. Therefore, RSSB's proposal to</p>
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		<p>exchange the land was approved subject to the following conditions:-</p> <ul style="list-style-type: none">(i) CTP, Punjab be requested to get the land use approved from the Punjab Regional and Town Planning and Development Board as proposed in the agenda for the land of Sector-61, SAS Nagar as well as of land being exchanged by GMADA with RSSB in Sector-76, SAS Nagar.(ii) RSSB be asked to surrender the land measuring 1.72 acre in Sector-61, SAS Nagar to GMADA free of cost.(iii) RSSB be also asked to give their consent to shift	
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		<p>the electric lines in the RSSB within their area along the boundary wall.</p> <p>(iv) The expenses on account of shifting of lines and filling of land offered to GMADA, if necessary, shall be borne by GMADA.</p>	
3.04	ਰਿਜਨਲ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਰਚਨਾ ਕਰਨ ਸਬੰਧੀ ।	Approved.	ਨੋਟ ਕੀਤਾ ਗਿਆ ।
3.05	ਗਮਾਡਾ ਦੇ ਕਿਰਾਏ ਦਰਾਂ ਤੇ ਅਲਾਟ ਮਕਾਨਾਂ ਦਾ ਰੈਂਟ ਵਸੂਲਣ ਬਾਰੇ ।	The Authority approved to charge the same rent of the houses allotted to PUDA employees as is being charged in the case of any GMADA employee.	ਨੋਟ ਕੀਤਾ ਗਿਆ ।

3.06	ਬਾਰਡਰ ਰੋਡ ਟਾਸਕ ਫੋਰਸ (BRTF) ਸਾਈਟ ਸੈਕਟਰ-48 ਅਤੇ ਰੇਲਵੇ ਲਾਈਨ ਦੇ ਵਿਚਕਾਰ ਪੈਂਦੀ ਸੜਕ ਨੂੰ ਚੌੜਾ ਕਰਨ ਅਤੇ ਨਾਲ ਨਾਲ ਸਰਵਿਸ ਲੇਟ ਪ੍ਰੋਵਾਈਡ ਕਰਨ ਸਬੰਧੀ।	Approved.	ਬੀ.ਆਰ.ਟੀ.ਐਫ.ਦੀ ਮੰਗ ਅਨੁਸਾਰ ਉਹਨਾਂ ਨੂੰ ਤਜਵੀਜਤ ਸਕੈਚ ਦੀਆਂ 6 ਕਾਪੀਆਂ ਭੇਜੀਆਂ ਗਈਆਂ ਹਨ। ਇਹ ਮਾਮਲਾ ਬੀ.ਆਰ.ਟੀ.ਐਫ ਵਲੋਂ ਆਪਣੇ ਉੱਚ ਅਧਿਕਾਰੀਆਂ ਨਾਲ ਵਿਚਾਰ ਅਧੀਨ ਹੈ ਅਤੇ ਭੌ ਦੀ ਐਕਚੇਜ ਬਾਰੇ ਫੈਸਲਾ ਆਉਣ ਤੇ ਇਸ ਦਫਤਰ ਨੂੰ ਸੂਚਿਤ ਕਰ ਦੇਣਗੇ।
3.07	Regarding widening/up-gradation of Peripheral Roads of Sector-62 and 200' wide horizontal road from junction of Sector-66/67/80/81 to junction of Sector-73/74.	Approved.	30% ਕੰਮ ਹੋ ਚੁੱਕਾ ਹੈ।
3.08	Regarding widening/upgradation construction of Road dividing Sector-58/59, 73/72, 74/75,	Approved.	ਸੜਕ ਦਾ ਸਰਵੇ ਅਤੇ ਕਰੱਸਟ ਥਿਕਨੈਸ ਦਾ ਡਿਜਾਇਨ ਕਰਵਾਇਆ ਜਾ ਰਿਹਾ ਹੈ। ਜਿਸ

	90/91 & 93/94.	The Authority report of the and decided same. Regarding multiple LOIs	ਅਧਾਰ ਤੇ ਸੜਕ ਦੀ ਉਸਾਰੀ ਲਈ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।
3.09	Hotel-cum-Convention Centre in PPP Mode.	Approved.	ਅਜੰਡਾ ਪ੍ਰਵਾਨਗੀ ਲਈ ਭੇਜਿਆ ਜਾ ਰਿਹਾ ਹੈ।
3.10	ਪ੍ਰਵਾਨਿਤ ਜਨਰਲ ਮੈਨੇਜਰ(ਪ੍ਰੋਜੈਕਟਸ) ਦੀ ਆਸਾਮੀ ਵਿਰੁੱਧ ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਤੈਨਾਤ ਕਰਨ ਬਾਰੇ।	Approved.	ਨੋਟ ਕੀਤਾ ਗਿਆ।
3.11	ਪਿੰਡ ਲੰਬਿਆਂ ਦੇ ਵਸਨੀਕਾਂ ਦੇ ਮੁੜ ਵਸੋਬੇ ਸਕੀਮ ਅਧੀਨ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ/ਬੂਥਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਬਾਰੇ।	The Authority considered the report of the scrutiny Committee and decided to approve the same. Regarding the cases of multiple LOIs referred by the Scrutiny Committee, the	ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ।

		Authority decided that only one residential and only one commercial site be allotted to any one person subject to the eligibility in accordance with the rehabilitation scheme framed on 1-6-2001 in the meeting held under the Chairmanship of then Minister for Housing and Urban Development-cum-Chairman, PUDA. In cases where more than one residential structure was acquired, the entitlement of the person be decided after clubbing the residential area acquired.	
3.12	ਗਮਾਡਾ ਦੇ ਪ੍ਰਵਾਨ ਹੋਏ ਸਟਾਫ ਸਟਰਕਚਰ ਵਿਚ ਲੋੜ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਬਾਰੇ।	Approved. Authority also approved to delegate its powers to Chief Administrator, GMADA to fix the salary/wages to be given to the staff to be recruited on contract basis	ਨੋਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ।

		keeping in view the qualifications and experience of the candidate as well as the availability of persons for the post and other market conditions.	
3.13	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 token money.	Approved.	ਨੋਟ ਕੀਤਾ ਗਿਆ ਅਤੇ ਹਦਾਇਤਾਂ ਜਾਰੀ ਕੀਤੀ ਜਾ ਚੁੱਕੀਆਂ ਹਨ ।

ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ,
(ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਮੁਹਾਲੀ)

ਗੁਪਤ

ਅਜੰਡਾ ਆਇਟਮ ਨੰਬਰ 4.03
(ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ : ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ ਗਮਾਡਾ ਵਲੋਂ ਕੀਤੇ 1.00 ਕਰੋੜ ਰੁਪਏ
ਦੇ ਅਨੁਦਾਨ ਦੀ ਕਾਰਜ-ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਬਾਰੇ।

ਗਮਾਡਾ ਨੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ-ਕਮ-ਸਭਾਪਤੀ, ਗਮਾਡਾ ਦੇ
ਹੁਕਮਾਂ ਦੀ ਪਾਲਣਾ ਕਰਦੇ ਹੋਏ ਗਮਾਡਾ ਦੀ ਅਥਾਰਿਟੀ ਤੋਂ ਮੰਜੂਰੀ ਲਏ ਬਿਨਾਂ ਹੀ ਮੁੱਖ
ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ 1.00 ਕਰੋੜ ਰੁਪਏ ਦਾ ਯੋਗਦਾਨ ਦਿੱਤਾ।

2. ਪੰਜਾਬ ਰਿਜ਼ਨਲ ਅਤੇ ਟਾਉਨ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਵੈਲਪਮੈਂਟ ਐਕਟ,
1995 ਦੀ ਧਾਰਾ 49 (2) (ਡੀ) ਤਹਿਤ, ਅਥਾਰਿਟੀ ਦੇ ਫੰਡਜ਼ ਨੂੰ ਸਰਕਾਰ ਦੀਆਂ
ਹਦਾਇਤਾਂ ਮੁਤਾਬਿਕ ਖਰਚ ਕਰਨ ਦੀ ਵਿਵਸਥਾ ਹੈ।

3. ਇਸ ਲਈ 1.00 ਕਰੋੜ ਰੁਪਏ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ ਰਾਹਤ ਕੋਸ਼ ਵਿੱਚ ਜਮਾਂ
ਕਰਵਾਉਣ ਦੇ ਮਾਮਲੇ ਨੂੰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਅਥਾਰਿਟੀ
ਦੇ ਸਨਮੁੱਖ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

4. ਇਹ ਅਜੰਡਾ ਉਪ ਸਭਾਪਤੀ ਗਮਾਡਾ ਜੀ ਤੋਂ ਪ੍ਰਵਾਨਿਤ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 4-04

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

(ਅਧਿਕਾਰੀ)

ਵਿਸ਼ਾ: ਸਕੂਲਾਂ ਲਈ ਅਲਾਟ ਹੋਈਆਂ ਸਾਈਟਾਂ ਨੂੰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਲਈ ਪੰਜਾਬ ਸਕੂਲ ਸਿੱਖਿਆ ਬੋਰਡ ਜਾਂ ਸਬੰਧਤ ਅਦਾਰੇ ਤੋਂ ਐਫੀਲਿਏਸ਼ਨ ਲੈਣ ਲਈ ਇਤਰਾਜ਼ਗੀਣਤਾ ਸਰਟਿਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਬਾਰੇ।

ਸਰ-ਮਕਾਲਫ ਹਾਈ ਸਕੂਲ ਵੱਲੋਂ ਬੇਨਤੀ ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਹੈ ਅਤੇ ਨਾਲ ਨੱਥੀ ਪੱਤਰ ਪੜ੍ਹਨ ਤੋਂ ਪਤਾ ਲੱਗਦਾ ਹੈ ਕਿ ਸਕੂਲ ਵੱਲੋਂ ਮੈਟ੍ਰਿਕ ਕਲਾਸਾਂ ਤੱਕ ਐਫੀਲਿਏਸ਼ਨ ਲਈ ਐਨ.ਓ.ਸੀ. ਦੀ ਮੰਗ ਕੀਤੀ ਗਈ ਹੈ। ਬੇਨਤੀ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਅਨੁਲੱਗ ਤੋਂ ਪਤਾ ਲੱਗਦਾ ਹੈ ਕਿ ਹਾਈ ਸਕੂਲ ਲਈ ਅਰਬਨ ਏਰੀਏ ਵਿੱਚ 3000 ਵ.ਗ: ਜ਼ਮੀਨ ਲੋੜੀਂਦੀ ਹੈ ਜਦ ਕਿ ਦਫਤਰ ਵੱਲੋਂ ਸਰ-ਮਕਾਲਫ ਹਾਈ ਸਕੂਲ ਲਈ 3718.45 ਵ.ਗ: ਜ਼ਮੀਨ ਅਲਾਟ ਕੀਤੀ ਗਈ ਹੈ। ਬਿਨੈ-ਪੱਤਰ ਵਿੱਚ ਜੋ ਹਾਈ ਸਕੂਲ ਦੀ ਐਫੀਲਿਏਸ਼ਨ ਲਈ ਦੂਜੀਆਂ ਲੋੜਾਂ ਦੱਸੀਆਂ ਗਈਆਂ ਹਨ, ਉਹ ਸਕੂਲ ਦੀ ਮੈਨੇਜਮੈਂਟ ਵੱਲੋਂ ਪੂਰੀਆਂ ਹੋਣ ਬਾਰੇ ਸੂਚਿਤ ਕੀਤਾ ਹੈ।

ਇਹ ਮਾਮਲਾ ਆਰ.ਪੀ.ਡੀ. ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਿਆ ਗਿਆ ਸੀ ਅਤੇ ਉਨ੍ਹਾਂ ਨੇ ਪ੍ਰਾਇਮਰੀ ਸਕੂਲ ਤੋਂ ਹਾਇਰ ਸੈਕੰਡਰੀ ਸਕੂਲ ਅਪਗ੍ਰੇਡ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਇਸ ਸ਼ਰਤ ਤੇ ਦਿੱਤੀ ਹੈ ਕਿ ਇਸ ਨਾਲ ਪਾਲਿਸੀ ਦੀ ਕੋਈ ਉਲੰਘਣਾ ਨਾ ਹੁੰਦੀ ਹੋਵੇ। ਇਸ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਦਫਤਰ ਵੱਲੋਂ ਪ੍ਰਾਇਮਰੀ ਸਕੂਲ ਅਤੇ ਉਚੇਰੀ ਵਿੱਦਿਆ ਲਈ ਜੋ ਸਾਈਟਾਂ ਅਲਾਟ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ, ਉਨ੍ਹਾਂ ਦਾ ਪ੍ਰਤੀ ਵਰਗ ਗਜ਼ ਇੱਕੋ ਰੇਟ ਸੀ। ਜੇਕਰ ਪੰਜਾਬ ਸਕੂਲ ਸਿੱਖਿਆ ਬੋਰਡ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਉਚੇਰੀ ਸਿੱਖਿਆ

ਲਈ ਨਿਸ਼ਚਿਤ ਕੀਤੇ ਨਾਰਮਜ਼ ਪੂਰੇ ਹੁੰਦੇ ਹੋਣ ਤਾਂ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਗਮਾਡਾ ਦੀ ਆਰ.ਪੀ.ਡੀ. ਕਮੇਟੀ ਨੇ ਪਹਿਲਾਂ ਹੀ ਦੇ ਦਿੱਤੀ ਹੈ।

ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਵੀ ਕਈ ਸਕੂਲਾਂ ਵੱਲੋਂ ਸਕੂਲਾਂ ਦਾ ਦਰਜਾ ਵਧਾਉਣ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਲਈ ਬੇਨਤੀ ਪੱਤਰ ਪ੍ਰਾਪਤ ਹੋਏ ਹਨ। ਮੋਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਹੋਏ ਸਕੂਲਾਂ ਨੂੰ ਉਚੇਰੀ ਸਿੱਖਿਆ ਪੱਧਰ ਲਈ ਸਬੰਧਤ ਅਦਾਰੇ ਤੋਂ ਐਫੀਲਿਏਸ਼ਨ ਲੈਣ ਲਈ ਦਫ਼ਤਰ ਵੱਲੋਂ ਐਨ.ਓ.ਸੀ. ਹੇਠ-ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਦੇਣ ਲਈ ਵਿਚਾਰਨਾਂ ਬਣਦਾ ਹੈ :-

1. ਉਹ ਪੰਜਾਬ ਸਕੂਲ ਸਿੱਖਿਆ ਬੋਰਡ ਜਾਂ ਜਿਸ ਵਿੱਦਿਅਕ ਅਦਾਰੇ ਨਾਲ ਸਕੂਲ ਦੀ ਐਫੀਲਿਏਸ਼ਨ ਹੈ, ਉਸ ਵੱਲੋਂ ਕਰਵਾਈ ਜਾਣ ਵਾਲੀ ਐਫੀਲਿਏਸ਼ਨ ਦੀਆਂ ਨਿਰਧਾਰਤ ਸ਼ਰਤਾਂ ਪੂਰੀਆਂ ਕਰਦਾ ਹੋਵੇ।
2. ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਐਫ.ਏ.ਆਰ. ਨਹੀਂ ਵਧਾਈ ਜਾਵੇਗੀ।
3. ਪ੍ਰਾਈਮਰੀ ਸਕੂਲ ਜਾਂ ਜਿਸ ਪੱਧਰ ਤੱਕ ਸਕੂਲ ਦੀ ਸਾਈਟ ਅਲਾਟ ਹੋਈ ਹੈ, ਉਸ ਪੱਧਰ ਦੀਆਂ ਕਲਾਸਾਂ ਬੰਦ ਨਹੀਂ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ।
4. ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਸਾਰੀਆਂ ਦੂਸਰੀਆਂ ਸ਼ਰਤਾਂ ਇੰਨ-ਬਿੰਨ ਲਾਗੂ ਰਹਿਣਗੀਆਂ।
5. ਸਕੂਲ ਸਾਈਟਾਂ ਵਿੱਚ ਤਕਨੀਕੀ ਵਿੱਦਿਆ ਜਾਂ ਕੋਈ ਹੋਰ ਵਿੱਦਿਅਕ ਇੰਸਟੀਚਿਊਸ਼ਨ ਖੋਲ੍ਹਣ ਦੀ ਆਗਿਆ ਨਹੀਂ ਹੋਵੇਗੀ।

ਸਕੂਲ ਸਾਈਟਾਂ ਪੁੱਛਾ ਵੱਲੋਂ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਅਲਾਟ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ ਇਸ ਕਰਕੇ ਇਹਨਾਂ ਸਕੂਲਾਂ ਦਾ ਦਰਜਾ ਵਧਾਉਣ ਲਈ ਇਤਰਾਜ਼ਹੀਣਤਾ ਸਰਟਿਫਕੇਟ ਜਾਰੀ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਵਾਸਤੇ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ/ ਅਥਾਰਿਟੀ ਸਮਰਥ ਹੈ।

ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਯੋਗ ਫੈਸਲੇ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 4.05

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ :- ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਸੈਕਟਰ-74 ਤੋਂ ਖਰੜ ਨੈਸ਼ਨਲ ਹਾਈਵੇ-21 ਤੱਕ 200 ਫੁੱਟ ਸੜਕ ਦੀ ਉਸਾਰੀ ਅਤੇ 200 ਮੀਟਰ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਦੀ ਭੌ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ।

ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮਿਤੀ 24-4-08 ਨੂੰ ਮੀਟਿੰਗ ਹੋਈ ਸੀ, ਜਿਸ ਵਿੱਚ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 2.16 ਰਾਹੀਂ ਸਿਰਫ 200 ਫੁੱਟ ਸੜਕ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੋਈ ਸੀ। ਜਿਸ ਅਧੀਨ 138.98 ਏਕੜ ਰਕਬਾ ਆਉਂਦਾ ਸੀ। ਦਫਤਰ ਵੱਲੋਂ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੋਹਾਲੀ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਡਰਾਇੰਗ ਦੇ ਆਧਾਰ ਤੇ 200 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਅਤੇ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਭੌ ਦੀ ਪ੍ਰਾਪਤੀ ਸਮੇਤ ਕੁਲ 268.84 ਏਕੜ ਰਕਬੇ ਦਾ ਰੈਵੀਨਿਊ ਰਿਕਾਰਡ ਤਿਆਰ ਕਰਕੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਪੱਤਰ ਨੰ: 1052 ਮਿਤੀ 28-3-08 ਰਾਹੀਂ ਇਤਰਾਜ਼ਹੀਣਤਾ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਲਈ ਭੇਜਿਆ ਗਿਆ ਸੀ। ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਆਪਣੇ ਪੱਤਰ ਨੰ: 1452 ਮਿਤੀ 7-8-08 ਰਾਹੀਂ 268.84 ਏਕੜ ਰਕਬੇ ਦਾ ਐਨ.ਓ.ਸੀ. ਭੇਜਣ ਲਈ ਸਰਕਾਰ ਨੂੰ ਸਲੈਬ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਲਈ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਹੈ। ਇਹ ਰਕਬਾ ਦੀ ਭੌ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ ਮਿਤੀ 11-9-08 ਨੂੰ ਪੰਜਾਬ ਰਾਜ ਪੱਧਰੀ (ਸਲੈਬ) ਦੀ ਮੀਟਿੰਗ ਹੋਈ ਸੀ, ਜਿਸ ਵਿੱਚ ਇਹ ਕੀਤੀ ਸਿਫਾਰਸ਼ ਵੀ ਵਿਚਾਰੀ ਗਈ ਹੈ ਅਤੇ ਸਲੈਬ ਵੱਲੋਂ ਵੀ ਇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਦੇ ਦਿੱਤੀ ਹੈ। ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਦੀ ਭੌ ਵਿੱਚ ਖਸਰਾ ਨੰਬਰ ਰਹਿ ਜਾਣ ਕਾਰਨ ਪੱਤਰ ਨੰ: 2807 ਮਿਤੀ 17-9-08 ਰਾਹੀਂ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ 268.84 ਏਕੜ ਦੀ ਬਜਾਏ 269.52 ਏਕੜ ਭੌ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ ਰੀਵਾਈਜ਼ਡ ਐਨ.ਓ.ਸੀ. ਸਰਕਾਰ ਨੂੰ ਭੇਜਣ ਲਈ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਸੀ। ਜਿਸ ਦੀ ਸਿਫਾਰਸ਼ ਪੱਤਰ ਨੰ: 1937 ਮਿਤੀ 24-9-08 ਰਾਹੀਂ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ,

ਐਸ. ਏ. ਐਸ. ਨਗਰ ਨੇ ਸਰਕਾਰ ਨੂੰ ਭੇਜ ਦਿੱਤੀ ਹੈ ਅਤੇ ਜਿਸ ਦੇ ਆਧਾਰ ਤੇ 269.52 ਏਕੜ ਦਾ ਧਾਰਾ-4 ਅਧੀਨ ਨੋਟੀਫਿਕੇਸ਼ਨ ਤਿਆਰ ਕਰਕੇ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਜੀ ਨੂੰ ਮਿਤੀ 29-9-08 ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਗਜਟ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਉਣ ਲਈ ਭੇਜਿਆ ਜਾ ਚੁੱਕਾ ਹੈ।

ਸੈਕਟਰ-74 ਤੋਂ ਨੈਸ਼ਨਲ ਹਾਈਵੇ-21 ਤੱਕ ਸੜਕ ਦੇ ਨਾਲ-ਨਾਲ ਭੌਂ ਪ੍ਰਾਪਤੀ 200 ਮੀਟਰ ਲੈਂਡ ਯੂਜ ਦੀ ਪ੍ਰਾਪਤੀ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ, ਕਿਉਂਕਿ ਇਸ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਨੂੰ ਵਪਾਰਕ ਪੱਖੋਂ ਵੀ ਵਰਤੋਂ ਵਿੱਚ ਲਿਆਇਆ ਜਾ ਸਕਦਾ ਹੈ ਅਤੇ ਜੇਕਰ ਇਹ ਰਕਬਾ ਐਕਵਾਇਰ ਨਹੀਂ ਕੀਤਾ ਜਾਂਦਾ ਤਾਂ ਬੇਤਰਤੀਬੀਆਂ, ਅਣ-ਅਧਿਕਾਰਤ ਉਸਾਰੀਆਂ, ਕਮਰਸ਼ੀਅਲ ਸੈਰੂਮ, ਦੁਕਾਨਾਂ ਅਤੇ ਹੋਟਲ ਆਦਿ ਬਣਨ ਦੀ ਸੰਭਾਵਨਾ ਹੋ ਸਕਦੀ ਹੈ। ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਵਾਲੀ ਭੌਂ ਨੂੰ ਕਮਰਸ਼ੀਅਲ ਤੌਰ ਤੇ ਵਰਤੋਂ ਦੇ ਨਾਲ ਐਕਵਾਇਰ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌਂ ਦੇ ਖਰਚੇ ਨੂੰ ਪੂਰਾ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਲੇਕਿਨ ਇਹ ਵੀ ਧਿਆਨ ਵਿੱਚ ਰੱਖਿਆ ਜਾਣਾ ਬਣਦਾ ਹੈ ਕਿ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਲਈ ਐਕਵਾਇਰ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌਂ ਵਿੱਚ ਜੇਕਰ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਦਾ ਰਕਬਾ ਸ਼ਾਮਲ ਹੁੰਦਾ ਹੈ, ਜਿਸ ਬਾਰੇ ਫਰਮ ਨੇ ਸਰਕਾਰ ਤੋਂ ਸੀ. ਐਲ. ਯੂ. ਦੀ ਪ੍ਰਵਾਨਗੀ ਪਹਿਲਾਂ ਹੀ ਲਈ ਹੋਈ ਹੈ ਤਾਂ ਉਸ ਰਕਬੇ ਨੂੰ ਇਸ ਮਿਕਸ ਲੈਂਡ ਯੂਜ ਵਾਲੀ ਭੌਂ ਦੀ ਐਕੁਜੀਸ਼ਨ ਵਿੱਚੋਂ ਬਾਹਰ ਕੱਢਣਾ ਪਵੇਗਾ।

ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਅਜੰਡਾ ਗਮਾਡਾ ਅਥਾਰਟੀ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 4.06

(ਪਾਲਿਸੀ ਬਾਧਾ)
(ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ:- ਅਰਬਨ ਅਸਟੇਟ ਵਿਖੇ ਉਸਾਰੇ ਗਏ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਅਤੇ ਪੰਜਾਬ ਮਕਾਨ ਉਸਾਰੀ ਵਿਕਾਸ ਬੋਰਡ/ਪੁੱਡਾ (ਹੁਣ ਗਮਾਡਾ) ਵੱਲੋਂ ਉਸਾਰੇ ਮਕਾਨਾਂ ਵਿਚ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਦੀ ਆਗਿਆ ਦੇਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਬਾਰੇ।

1. ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜ਼ਾਇਨ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 28-10-1997 ਨੂੰ ਹੋਈ 11ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਪੁੱਡਾ ਦੀ ਅਰਬਨ ਅਸਟੇਟ ਵਿਖੇ ਉਸਾਰੇ ਗਏ ਮਕਾਨਾਂ ਵਿਚ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਦੀ ਆਗਿਆ ਦੇਣ ਸਬੰਧੀ ਪਾਲਿਸੀ ਤੇ ਵਿਚਾਰ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਸਿਧਾਂਤਕ ਤੌਰ ਤੇ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਕੁਝ ਸਰਵਿਸਾਂ ਨੂੰ ਸ਼ੁਰੂ ਕਰਨ ਲਈ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿਉਂਕਿ ਉਹ ਉਥੋਂ ਦੇ ਵਸਨੀਕਾਂ ਲਈ ਮਹੱਤਵਪੂਰਨ ਸਨ। ਆਰਕੀਟੈਕਚਰ, ਕਾਨੂੰਨੀ, ਕਰ, ਲੇਖਾ ਜੋਖਾ, ਡਾਕਟਰੀ ਸਹੂਲਤਾਂ ਆਦਿ ਜੋ ਕਿ ਪੂਰਨ ਰੂਪ ਵਿਚ ਪ੍ਰਦੂਸਨ ਰਹਿਤ ਅਤੇ ਨਾਲ ਲਗਦੇ ਵਾਸੀਆਂ ਲਈ ਪ੍ਰੇਸ਼ਾਨੀ ਦਾ ਕਾਰਨ ਨਾ ਬਣਦੇ ਹੋਣ, ਨੂੰ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਹੇਠ ਲਿਖਿਆਂ ਸ਼ਰਤਾਂ ਤੇ ਆਗਿਆ ਦੇਣ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ:-

- i) ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਪ੍ਰਦੂਸਨ ਰਹਿਤ ਅਤੇ ਨਾਲ ਲਗਦੇ ਵਾਸੀਆਂ ਲਈ ਪ੍ਰੇਸ਼ਾਨੀ ਦਾ ਕਾਰਣ ਨਹੀਂ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ।
- ii) ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਉਸਾਰੀ ਗਈ ਬਿਲਡਿੰਗ ਦਾ 25% ਜਾਂ 50 ਸਕੇਅਰ ਮੀਟਰ ਜੋ ਘੱਟ ਹੋਵੇ, ਤੱਕ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦਿੱਤੀ ਜਾਵੇਗੀ।
- iii) ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਪ੍ਰਵਾਨਗੀ ਕਿਸੇ ਪ੍ਰੋਫੈਸ਼ਨਲ ਨੂੰ ਤਾਂ ਹੀ ਦਿੱਤੀ ਜਾਵੇਗੀ ਜੇਕਰ ਉਹ ਉਸ ਮਕਾਨ ਦਾ ਖੁਦ ਮਾਲਕ ਹੋਵੇ ਅਤੇ ਇਹ ਰਿਹਾਇਸ਼ੀ ਇਮਾਰਤ ਕਿਰਾਏ ਤੇ ਨਹੀਂ ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ।
- iv) ਮਾਲਕ ਮਕਾਨ ਨੂੰ ਇਹ ਇਮਾਰਤ ਅੱਗੇ ਕਿਸੇ ਹੋਰ ਕੰਸਲਟੈਂਟ ਜਾਂ ਕੰਸਲਟੈਂਸੀ ਫਰਮ ਨੂੰ ਕਿਰਾਏ ਤੇ ਦੇਣ ਦੀ ਆਗਿਆ ਨਹੀਂ ਦਿੱਤੀ ਜਾਵੇਗੀ।

- v) ਕੰਸਲਟੈਂਟਸ ਨੂੰ ਰਿਹਾਇਸ਼ੀ ਇਮਾਰਤ ਵਿਚ ਅਜਿਹਾ ਕੰਮ ਸ਼ੁਰੂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਸਮਰਥ ਅਧਿਕਾਰੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣੀ ਜ਼ਰੂਰੀ ਹੋਵੇਗੀ ਅਤੇ ਨਿਰਧਾਰਤ ਬਿਨੈਪੱਤਰ ਵਿਚ ਉਹ ਪ੍ਰਵਾਨਗੀ ਦੀ ਮੰਗ ਕਰੇਗਾ।
- vi) ਸਮਰਥ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦੇਣ ਲੱਗਿਆਂ ਦਸੇ ਅਨੁਸਾਰ ਰਿਹਾਇਸ਼ੀ ਬਿਲਡਿੰਗ ਦੇ ਅੰਦਰ ਗੱਡੀਆਂ ਆਦਿ ਦੀ ਪਾਰਕਿੰਗ ਦਾ ਉਪਬੰਧ ਕਰੇਗਾ।
- vii) ਮਾਲਕ ਮਕਾਨ ਜਿਸ ਮਕਾਨ ਲਈ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਆਗਿਆ ਦੀ ਮੰਗ ਕਰਦਾ ਹੈ, ਉਸ ਵਿਚ ਵਿਗਿਆਪਨ ਆਦਿ ਜਾਂ ਹੋਰ ਜੋ ਵੀ ਸਰਤ ਸਮਰਥ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਸਮੇਂ-2 ਤੇ ਲਗਾਈ ਜਾਂਦੀ ਹੈ, ਨੂੰ ਪ੍ਰਵਾਨ ਕਰਨ ਲਈ ਪਾਬੰਦ ਹੋਵੇਗਾ।
- viii) ਜੇਕਰ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਪ੍ਰਵਾਨਤ ਏਰੀਏ ਤੋਂ ਵੱਧ ਏਰੀਆ ਵਰਤਿਆ ਜਾਂਦਾ ਹੈ ਜਾਂ ਅਲਾਟਮੈਂਟ ਦੀ ਕਿਸੇ ਸ਼ਰਤ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਾਂ ਉਸ ਇਲਾਕੇ ਦੇ ਵਸਨੀਕਾਂ ਦੇ ਹਿੱਤ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਯੋਗ ਕਾਰਨਾਂ ਕਰਕੇ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਜਾਰੀ ਰੱਖਣਾ ਲੋਕ ਹਿੱਤ ਵਿਚ ਸਹਾਈ ਨਾ ਹੋਵੇ ਤਾਂ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਖੋਲਣ ਸਬੰਧੀ ਦਿੱਤੀ ਗਈ ਆਗਿਆ ਕਿਸੇ ਸਮੇਂ ਵੀ ਪੁੱਛਾ ਵੱਲੋਂ ਵਾਪਿਸ ਲਈ ਜਾ ਸਕਦੀ ਹੈ।

2. ਇਹ ਮਾਮਲਾ ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 23-7-98 ਨੂੰ ਹੋਈ 19ਵੀਂ ਮੀਟਿੰਗ ਵਿਚ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਦੀ ਆਗਿਆ ਦੇਣ ਵਾਸਤੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੀਸ ਵਸੂਲਣ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ:-

- i) 10 ਮਰਲੇ ਤੱਕ ਦੇ ਪਲਾਟ ਅਤੇ
 ਐਲ.ਆਈ.ਜੀ./ਐਮ.ਆਈ.ਜੀ. ਮਕਾਨਾਂ ਲਈ : 40,000/- ਰੁ:
- ii) 10 ਮਰਲੇ ਤੋਂ ਉੱਤੇ ਅਤੇ
 ਐਚ.ਆਈ.ਜੀ. ਮਕਾਨਾਂ ਲਈ : 50,000/- ਰੁ:

3. ਇਹ ਫੀਸ ਦੋ ਬਰਾਬਰ ਦੀਆਂ ਸਾਲਾਨਾ ਕਿਸਤਾਂ ਵਿਚ ਦੇਣ ਯੋਗ ਹੋਵੇਗੀ, ਜਿਸ ਵਿਚ ਪਹਿਲੀ ਕਿਸਤ ਇਸ ਸਬੰਧੀ ਆਗਿਆ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-2 ਦੇਣੀ ਪਵੇਗੀ। ਦੂਜੀ ਕਿਸਤ ਲਈ 18% ਵਿਆਜ ਵਸੂਲਿਆ ਜਾਵੇਗਾ। ਜੇਕਰ ਆਗਿਆ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ 30 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-ਅੰਦਰ 50% ਰਕਮ ਅਤੇ ਬਾਕੀ ਦੀ ਬਕਾਇਆ ਰਕਮ ਦੀ ਅਦਾਇਗੀ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ-2 ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਕੋਈ ਵੀ ਵਿਆਜ ਨਹੀਂ ਵਸੂਲਿਆ ਜਾਵੇਗਾ। ਜੇਕਰ ਕਿਸਤਾਂ ਸਮੇਂ-ਸਿਰ ਨਹੀਂ ਭਰਵਾਈਆਂ ਜਾਂਦੀਆਂ ਤਾਂ ਦਿੱਤੀ ਗਈ ਆਗਿਆ ਆਪਣੇ ਆਪ ਖਤਮ/ਵਾਪਿਸ ਲਈ ਸਮਝੀ ਜਾਵੇਗੀ। ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਪਾਲਿਸੀ ਅਤੇ ਰੇਟ ਪੱਤਰ ਨੰ: 8215 ਮਿਤੀ 24-9-98 ਨਾਲ ਜਾਰੀ ਕੀਤੇ ਗਏ ਸਨ।

4. ਹਰਿਆਣਾ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਿਟੀ ਵੱਲੋਂ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਨਾਨ ਨਿਯੂਸੈਂਸ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਤਿਆਰ ਕੀਤੀ ਗਈ ਪਾਲਿਸੀ ਦੀ ਕਾਪੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਹੈ। ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਨਾਨ ਨਿਯੂਸੈਂਸ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਆਗਿਆ ਦੇਣ ਲਈ ਵਸੂਲੀ ਜਾਣ ਵਾਲੀ ਫੀਸ ਦੇ ਵੇਰਵੇ ਹੇਠ ਅਨੁਸਾਰ ਦਿੱਤੇ ਹਨ:-

"ਭੂਮੀ/ਇਮਾਰਤ ਦਾ ਟਰਾਂਸਫਰੀ ਜਾਂ ਲੈਸੀ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਜੀ ਦੀ ਪੂਰਵ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਬਣੀ ਹੋਈ ਇਮਾਰਤ ਦਾ 25% ਏਰੀਆ ਜਾਂ 50 ਸਕੇਅਰ ਮੀਟਰ, ਜੋ ਵੀ ਘੱਟ ਹੋਵੇ, ਨਾਨ ਨਿਯੂਸੈਂਸ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸ ਲਈ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੀਸ ਦੀ ਅਦਾਇਗੀ ਕਰਨ ਤੇ ਇਸਤੇਮਾਲ ਕਰ ਸਕਦਾ ਹੈ:-

1. ਪੰਚਕੂਲਾ, ਗੁੜਗਾਂਵਾਂ ਅਤੇ ਫਰੀਦਾਬਾਦ : 0.50 ਲੱਖ ਰੁਪਏ
ਅਰਬਨ ਅਸਟੇਟ ਲਈ
2. ਹਿਸਾਰ, ਰੋਹਤਕ, ਭਵਾਨੀ, ਬਹਾਦੁਰਗੜ੍ਹ, : 0.30 ਲੱਖ ਰੁਪਏ
ਸੋਨੀਪਤ, ਰਿਵਾੜੀ, ਕਰਨਾਲ, ਪਾਨੀਪਤ,
ਅੰਬਾਲਾ, ਕਰੁਕਸ਼ੇਤਰ, ਯਮੁਨਾ
ਨਗਰ/ਜਗਾਧਰੀ ਅਰਬਨ ਅਸਟੇਟ ਲਈ
3. ਹਾਂਸੀ, ਸ਼ਾਹਬਾਦ, ਕੈਥਲ, ਸਿਰਸਾ, ਜੀਂਦ, : 0.20 ਲੱਖ ਰੁਪਏ
ਨਰਾਇਣਗੜ੍ਹ ਅਤੇ ਧਾਰੂਹੇੜੀ ਅਰਬਨ
ਅਸਟੇਟਾਂ ਲਈ

ਇਹ ਆਗਿਆ ਨਿਰਧਾਰਤ ਫੀਸ ਦੀ ਅਦਾਇਗੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ 5 ਸਾਲ ਦੇ ਸਮੇਂ ਲਈ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਫੀਸ ਬਿਨੈਪੱਤਰ ਨਾਲ 10%, ਆਗਿਆ ਦੇਣ ਸਮੇਂ 40% ਅਤੇ ਬਾਕੀ ਦੀ 50% ਆਗਿਆ ਦੇਣ ਦੀ ਮਿਤੀ ਤੋਂ ਇਕ ਸਾਲ ਦੇ ਅੰਦਰ ਵਸੂਲੀ ਜਾਵੇਗੀ ਅਤੇ ਦਿੱਤੇ ਗਏ ਸਮੇਂ ਵਿਚ ਰਕਮ ਦੀ ਅਦਾਇਗੀ ਨਾ ਕਰਨ ਤੇ ਦਿੱਤੀ ਗਈ ਆਗਿਆ ਆਪਣੇ ਆਪ ਰੱਦ ਹੋ ਜਾਵੇਗੀ। ਜੇਕਰ ਪੂਰੀ ਰਕਮ ਯਕਮੁਸਤ ਅਦਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ 10% ਰਿਬੇਟ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਦਿੱਤੀ ਗਈ ਪ੍ਰਵਾਨਗੀ 5 ਸਾਲ ਦੇ ਸਮੇਂ ਉਪਰੰਤ ਰਿਨਿਯੂਲ ਫੀਸ ਜੋ ਕੁਲ ਫੀਸ ਦੀ 10% ਰਕਮ ਦੇ ਬਰਾਬਰ ਹੋਵੇਗੀ, ਰਿਨਿਯੂਲ ਫੀਸ ਯਕਮੁਸਤ ਵਸੂਲਣ ਤੇ ਰੀਨਿਯੂ ਕੀਤੀ ਜਾਵੇਗੀ।”

5. ਕਿਉਂਕਿ ਪੁੱਛਾ ਹੁਣ ਗਮਾਡਾ ਦੀ ਪਾਲਿਸੀ ਸਾਲ 1998 ਵਿਚ ਤਿਆਰ ਕੀਤੀ ਗਈ ਹੈ। ਇਸ ਕਰਕੇ ਰਿਹਾਇਸ਼ੀ ਮਕਾਨਾਂ ਵਿਚ ਪ੍ਰੋਫੈਸ਼ਨਲ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸਜ ਲਈ ਆਗਿਆ ਦੇਣ ਲਈ ਨਿਰਧਾਰਤ ਕੀਤੀ ਗਈ ਫੀਸ ਵਿਚ ਵਾਧਾ ਕਰਨਾ ਉਚਿਤ ਹੈ। ਇਸ ਮੰਤਵ ਲਈ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਰੇਟ ਨਿਰਧਾਰਤ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਹੈ:-

- i. ਇਸ ਮੰਤਵ ਲਈ ਪ੍ਰਵਾਨਗੀ ਵਾਸਤੇ ਪਹਿਲੇ ਪੰਜ ਸਾਲਾਂ ਲਈ 0.50 ਲੱਖ ਰੁਪਏ ਫੀਸ ਨਿਰਧਾਰਤ ਕਰਨ ਦਾ ਸੁਝਾਓ ਹੈ ਅਤੇ ਇਸ ਉਪਰੰਤ ਅਗਲੇ ਪੰਜ ਸਾਲਾਂ ਲਈ ਕੁਲ ਫੀਸ ਦੀ 10% ਰਕਮ ਰੀਨਿਯੂਲ ਫੀਸ ਵਜੋਂ ਦੇਣ ਤੇ ਪ੍ਰਵਾਨਗੀ ਰੀਨਿਯੂ ਕੀਤੀ ਜਾਵੇਗੀ।
- ii. ਫੀਸ ਅਤੇ ਰੀਨਿਯੂਲ ਫੀਸ ਰਿਹਾਇਸ਼ੀ ਬਿਲਡਿੰਗ ਵਿਚ ਕੰਸਲਟੈਂਸੀ ਸਰਵਿਸਜ ਦੀ ਆਗਿਆ ਸਬੰਧੀ ਬਿਨੈਪੱਤਰ ਦੇਣ ਸਮੇਂ ਯਕਮੁਸਤ ਦੇਣ ਯੋਗ ਹੋਵੇਗੀ।

ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਫੈਸਲੇ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 4.07

(ਪਾਲਿਸੀ ਬਾਥਾ)
(ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ: ਮੌਹਾਲੀ ਵਿਖੇ ਅਲਾਟ ਕੀਤੀਆਂ ਸਕੂਲਾਂ ਦੀਆਂ ਸਾਈਟਾਂ ਦੇ ਨਾਲ ਲੱਗਦੇ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ/ਪਾਰਕਾਂ ਜੋ ਇਨ੍ਹਾਂ ਸਕੂਲਾਂ ਨੂੰ ਸਕੂਲ ਸਮੇਂ ਦੌਰਾਨ ਵਰਤੋਂ ਲਈ ਲੀਜ਼ ਤੇ ਦਿੱਤੇ ਹੋਏ ਹਨ, ਦੇ ਆਲੇ-ਦੁਆਲੇ ਚਾਰ-ਦੀਵਾਰੀ ਦੀ ਉਸਾਰੀ ਕਰਨ ਬਾਰੇ।

ਜਨਰਲ ਸਕੱਤਰ, ਸੈਮਰੋਕ ਸੈਕੰਡਰੀ ਸਕੂਲ ਨੇ ਪ੍ਰਤੀ-ਬੇਨਤੀ ਦਿੱਤੀ ਹੈ ਜਿਸ ਵਿੱਚ ਉਨ੍ਹਾਂ ਨੇ ਸਕੂਲ ਦੇ ਨਾਲ ਲੱਗਦੇ ਖੇਡ ਦੇ ਮੈਦਾਨ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਚਾਰ-ਦੀਵਾਰੀ ਕਰਨ ਦੀ ਮੰਗ ਕੀਤੀ ਹੈ। ਸਕੂਲ ਦੇ ਜਨਰਲ ਸਕੱਤਰ ਵੱਲੋਂ ਬੇਨਤੀ ਪੱਤਰ ਵਿੱਚ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਚਾਰ-ਦੀਵਾਰੀ ਨਾ ਹੋਣ ਕਰਕੇ ਮੈਦਾਨ ਵਿੱਚ ਡੰਗਰ ਵਗੈਰਾ ਘੁੰਮਦੇ ਰਹਿੰਦੇ ਹਨ ਜੋ ਮੈਦਾਨ ਨੂੰ ਖਰਾਬ ਕਰਦੇ ਹਨ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮੈਦਾਨ ਵਿੱਚ ਕਾਰਾਂ/ਗੱਡੀਆਂ ਆਦਿ ਘੁੰਮਦੀਆਂ ਰਹਿੰਦੀਆਂ ਹਨ ਜਿਸ ਕਰਕੇ ਮੈਦਾਨ ਦੀ ਮਿੱਟੀ ਉਬੜ-ਖਾਬੜ ਹੋ ਜਾਂਦੀ ਹੈ। ਮੈਦਾਨ ਵਿੱਚ ਲੋਕਾਂ ਵੱਲੋਂ ਕੂੜਾ ਆਦਿ ਵੀ ਸੁੱਟਿਆ ਜਾਂਦਾ ਹੈ ਜਿਸ ਕਰਕੇ ਇਹ ਡੰਪਿੰਗ ਗਰਾਊਂਡ ਦੀ ਤਰ੍ਹਾਂ ਬਣ ਗਿਆ ਹੈ (ਅਨੁਲੱਗ ਓ)। ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਵੀ ਸੰਤ ਈਸ਼ਰ ਸਿੰਘ ਪਬਲਿਕ ਸਕੂਲ ਅਤੇ ਸੈਂਟ ਸੋਲਜ਼ਰ ਕਾਨਵੈਂਟ ਸਕੂਲ, ਪੈਰਾਗੋਨ ਪਬਲਿਕ ਸਕੂਲ ਅਤੇ ਸਰਵ ਹਿਤਕਾਰੀ ਸੀਨੀਅਰ ਸੈਕੰਡਰੀ ਸਕੂਲਾਂ ਦੀ ਮੈਨੇਜਮੈਂਟ ਵੱਲੋਂ ਵੀ ਅਜਿਹੀਆਂ ਪ੍ਰਤੀ-ਬੇਨਤੀਆਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ।

ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਨੇ ਮੱਦ ਨੰ: 27.05 ਨਾਲ ਦੋ-ਦੋ ਸਕੂਲਾਂ ਨੂੰ ਕਾਮਨ ਖੇਡ ਦਾ ਮੈਦਾਨ ਦੇਣ ਸਬੰਧੀ ਹੇਠ-ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਸੀ ਜਿਸ

ਅਨੁਸਾਰ ਖੇਡ ਦੇ ਮੈਦਾਨ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਬਾਊਂਡਰੀ ਵਾਲ ਦੀ ਉਸਾਰੀ ਨਹੀਂ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ:-

"This item was discussed and approved as such, with the exception that the maintenance charges would be at the rate of Rupee 0.50 per sq.yd. It was also decided that the Managements of the concerned schools should be duly taken into confidence while implementing this decision. It was further clarified that no barbed wire would be allowed to be erected or allowed to remain in place after this decision."

ਸੈਮਰਾਕ ਸੈਕੰਡਰੀ ਸਕੂਲ ਵੱਲੋਂ ਖੇਡ ਦੇ ਮੈਦਾਨ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਬਾਊਂਡਰੀ ਵਾਲ ਕਰਨ ਸਬੰਧੀ ਦਿੱਤੇ ਗਏ ਮੰਗ ਪੱਤਰ ਤੇ ਵਿਚਾਰ ਕਰਨ ਲਈ ਮਿਤੀ 19-8-08 ਨੂੰ ਮੁੱਖ: ਗਮਾਡਾ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮੀਟਿੰਗ ਹੋਈ ਸੀ ਜਿਸ ਵਿੱਚ ਹੇਠ-ਲਿਖੇ ਅਧਿਕਾਰੀਆਂ ਨੇ ਭਾਗ ਲਿਆ:-

1. ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ
2. ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਗਮਾਡਾ
3. ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਗਮਾਡਾ
4. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੋਹਾਲੀ
5. ਮੰਡਲ ਇੰਜੀਨੀਅਰ (ਬਾਗਵਾਨੀ)
6. ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪ੍ਰਸ਼ਾਸਨ/ਪਾਲਿਸੀ)

ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਦੌਰਾਨ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਕਿ ਸਕੂਲ ਵੱਲੋਂ ਜੇ ਉਪਰੋਕਤ ਉਣਤਾਈਆਂ ਦਰਸਾਈਆਂ ਹਨ, ਉਨ੍ਹਾਂ ਨੂੰ ਦੂਰ ਕਰਨ ਲਈ ਮੈਦਾਨ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਬਾਊਂਡਰੀ ਵਾਲ/ਫੈਨਸਿੰਗ ਹੋਣੀ ਚਾਹੀਦੀ ਹੈ। ਅਜਿਹਾ ਕਰਨ ਨਾਲ

ਗਰਾਊਂਡ ਵਾਲੀ ਜ਼ਮੀਨ ਤੇ ਅਣ-ਅਧਿਕਾਰਤ ਕਬਜ਼ਾ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਵੀ ਘੱਟਦੀ ਹੈ।
ਮੁੱਖ: ਜੀ ਨੇ ਅਧਿਕਾਰੀਆਂ ਦੇ ਇਹ ਵੀ ਧਿਆਨ ਵਿੱਚ ਲਿਆਂਦਾ ਕਿ ਉਨ੍ਹਾਂ ਨੂੰ ਸਮੇਂ-ਸਮੇਂ
ਤੇ ਮੋਹਾਲੀ ਦੇ ਵਸਨੀਕਾਂ ਦੀਆਂ ਵੈਲਫੇਅਰ ਸੋਸਾਇਟੀਆਂ ਦੇ ਨੁਮਾਇੰਦਿਆਂ ਵੱਲੋਂ ਮੋਹਾਲੀ
ਵਿਖੇ ਬੱਚਿਆਂ ਦੇ ਖੇਡਣ ਲਈ ਮੈਦਾਨਾਂ ਲਈ ਜਗ੍ਹਾ ਰੱਖਣ ਲਈ ਆਖਿਆ ਜਾ ਰਿਹਾ ਹੈ।
ਇਸਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦਿਆਂ ਹੋਇਆਂ ਮੀਟਿੰਗ ਵਿੱਚ ਹਾਜ਼ਰ ਅਧਿਕਾਰੀਆਂ ਵੱਲੋਂ
ਸੁਝਾਓ ਦਿੱਤਾ ਗਿਆ ਕਿ ਜੇਕਰ ਸਕੂਲਾਂ ਦੇ ਨਾਲ ਲੱਗਦੇ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ ਨੂੰ ਦੂਜੇ
ਪਾਰਕਾਂ ਵਾਂਗ ਜ਼ਮੀਨ ਦੇ ਪੱਧਰ ਤੋਂ ਥੋੜੀ ਉੱਚੀ ਟੋਵਾਲ ਦੀ ਉਸਾਰੀ ਕਰਨ ਉਪਰੰਤ ਲੋਹੇ
ਦੀਆਂ ਗਰਿਲਾਂ ਆਦਿ ਨਾਲ ਫੈਨਸਿੰਗ ਕਰ ਦਿੱਤੀ ਜਾਵੇ ਤਾਂ ਇਹ ਖੇਡ ਦੇ ਮੈਦਾਨ ਵੇਖਣ
ਵਿੱਚ ਚੰਗੇ ਲੱਗਣਗੇ ਅਤੇ ਅਵਾਰਾ ਡੰਗਰ, ਗੱਡੀਆਂ ਆਦਿ ਖੇਡ ਦੇ ਮੈਦਾਨ ਵਿੱਚ ਨਹੀਂ
ਜਾ ਸਕਣਗੀਆਂ। ਮੈਦਾਨਾਂ ਦੇ ਵਿਕਸਤ ਹੋਣ ਤੇ ਲੋਕਾਂ ਵੱਲੋਂ ਕੂੜਾ ਸੁੱਟਣ ਵਿੱਚ ਗੁਰੇਜ਼
ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਵੈਲਫੇਅਰ ਜਥੇਬੰਦੀ ਵੱਲੋਂ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ ਲਈ ਭੌ
ਰਾਖਵੀਂ ਰੱਖਣ ਸਬੰਧੀ ਮੰਗ ਵੀ ਪੂਰੀ ਹੋ ਜਾਵੇਗੀ। ਪਹਿਲਾਂ ਪ੍ਰਵਾਨ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਕੇਵਲ
ਸਕੂਲ ਦੇ ਸਮੇਂ ਦੌਰਾਨ ਹੀ ਸਕੂਲਾਂ ਵੱਲੋਂ ਇਨ੍ਹਾਂ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ ਦੀ ਵਰਤੋਂ ਕੀਤੀ
ਜਾਇਆ ਕਰੇਗੀ ਅਤੇ ਬਾਅਦ ਦੁਪਹਿਰ ਸਕੂਲ ਬੰਦ ਹੋਣ ਉਪਰੰਤ ਅਤੇ ਛੁੱਟੀ ਵਾਲੇ ਦਿਨ
ਮੈਦਾਨਾਂ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਰਹਿੰਦੇ ਵਸਨੀਕਾਂ ਵੱਲੋਂ ਖੇਡਾਂ ਆਦਿ ਲਈ ਇਨ੍ਹਾਂ ਮੈਦਾਨਾਂ ਦੀ
ਵਰਤੋਂ ਕੀਤੀ ਜਾ ਸਕਦੀ ਹੈ। ਅਜਿਹਾ ਕਰਨ ਨਾਲ ਇਨ੍ਹਾਂ ਮੈਦਾਨਾਂ ਤੇ ਸਕੂਲ ਦੀ
ਮੈਨੇਜਮੈਂਟ ਦਾ ਕੋਈ ਕਲੇਮ ਵੀ ਨਹੀਂ ਬਣੇਗਾ ਕਿਉਂਕਿ ਇਨ੍ਹਾਂ ਮੈਦਾਨਾਂ ਨੂੰ ਦਫਤਰ ਵੱਲੋਂ
ਵਿਕਸਤ ਕੀਤਾ ਜਾਣਾ ਹੈ।

ਕਿਉਂਜੋ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਬਾਊਂਡਰੀ ਵਾਲ ਦੀ ਉਸਾਰੀ ਕਰਨ ਦੀ ਰੋਕ ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਵੱਲੋਂ ਲਗਾਈ ਗਈ ਹੈ ਇਸ ਕਰਕੇ ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਕਿ ਉਪਰੋਕਤ ਪੈਰੇ ਵਿੱਚ ਲਿਖੇ ਅਨੁਸਾਰ ਮੋਹਾਲੀ ਵਿਖੇ ਸਾਰੇ ਸਕੂਲਾਂ ਨਾਲ ਲੱਗਦੇ ਖੇਡ ਦੇ ਮੈਦਾਨਾਂ ਦੇ ਆਲੇ-ਦੁਆਲੇ ਫੈਨਸਿੰਗ ਕਰਨ ਸਬੰਧੀ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲੈਣੀ ਬਣਦੀ ਹੈ।

ਮਾਮਲਾ ਅਥਾਰਿਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਯੋਗ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ।

21375-131

Pl. examine & further.

Shemrock Sec School

Unit of Trinity Educational & Welfare Society (Regd.)
Plot No. 2, Sector 69, SAS Nagar, (Mohali)-160 062
Ph.: 2230473, 2230479

ਪੁਸ਼ਟਨ / ਮਹਿਲਾ ਮੰਡਲ
ਗਾਮਡਾ, ਮੋਹਾਲੀ 1823

ਜਾਇਦੀ ਨੰ:
ਮਿਤੀ: 26/6/08 25 June, 2007



Ref No ...SSSS/102/08.

26.VI.08

ACACHO

Shri Prakash Singh Badal,
Hon'ble Chief Minister & Chairman (GAMADA) Punjab,
Punjab Secretariat,
CHANDIGARH.

Gen. Secy
GAMADA, Mohali

A do (copy) 26/6/08

ACCORDING PERMISSION TO CONSTRUCT A 3 FEET PLINTH WALL WITH THREE FEET GRILL AROUND PLAYGROUND

AT 14317 26/06/08

Respected Sir,

1. You had visited the school to study it, in context of your school at Badal - your brainchild.
2. When we met, you had enquired if the school was facing any problem. It was submitted that while with you graciousness the school was not facing any major difficulty there was a minor one which needed solution.
3. The school has been allotted 2.41 acres of land at the back of the school to be used as play ground vide PUDA letter No M.A.A-1/Sup-6/04/20960 dated 21 Oct 2004 on rent of Rs.5801/-pm. (Copy of letter attached. Also copy of school layout attached).
4. But school has been debarred from putting any wall etc. on the land (para 5 refers). Due to this, it is difficult to stop animals spoiling it and various vehicles moving over it. The ground actually is not being used as play ground as it has become a dumping ground.
5. You had then very kindly spoken to Sh Tejveer Singh, IAS the then GAMADA. We had also submitted a case to him but he was soon transferred.
6. Kindly appreciate that we understand it is a common playground and if the school is permitted to construct the wall, the SCHOOL WILL LAY NO CLAIM WHATSOEVER ON THIS LAND and even when it maintains it, IT WILL BE OPEN FOR EVERY CITIZEN IN THIS AREA TO PLAY.
7. We shall be grateful if you could grant us the permission of this letter itself to do the needful.
8. Submitted for favourable consideration.

Thanking you.

Yours sincerely,
A.S. Bajwa
(A.S. Bajwa)
Gen. Secretary.

ਪੰਜਾਬ ਸਰਕਾਰੀ ਸੇਵਾ ਏਜੰਸੀ ਅਤੇ ਵਿਕਾਸ ਆਰਥੀ, ਮੁਹਾਲੀ।
ਸੇਵਾ ਵਿਖੇ

ਟਿਕਟੀ ਅਕੂਕੋਲ ਡੇਰ ਵੇਲਦੇਅਰ ਸੋਸਾਇਟੀ,
ਸ਼ਿਵਪੁਰਾ ਸੀਨੀਅਰ ਸੈਕੰਡਰੀ ਸਕੂਲ,
ਪਲਾਟ ਨੰ: 2, ਸੈਕਟਰ-69, ਮੁਹਾਲੀ।

ਸਿ:ਅ:ਅ-1/ਪੁ-6/04/ 2016

ਮਿਤੀ: 21-10-16

ਵਿਸ਼ਾ:

ਸਰਕਾਰੀ ਸਿਲਬ ਸੋਗਨੀ ਦੇ ਸੈਕਟਰ-69 ਵਿੱਚ ਸ਼ਿਵਪੁਰਾ ਸਕੂਲ ਨੂੰ
ਸਾਗਣੇ ਪਏ ਪਲੇਅ ਗਰਾਊਂਡ ਨੂੰ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦੇਣ ਬਾਰੇ।

ਹਵਾਲਾ:

ਪੁਸ਼ਪ ਜੀ ਦੀ ਅਰਜੀ ਮਿਤੀ 5/6/03 ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਉਪਰੋਕਤ ਵਿੱਚੋਂ ਦੇ ਸਬੰਧ ਵਿੱਚ ਸਰਕਾਰੀ ਸਿਲਬ ਸੋਗਨੀ ਦੇ ਸੈਕਟਰ-69
ਵਿੱਚ ਸ਼ਿਵਪੁਰਾ ਸਕੂਲ ਦੇ ਸਾਹਮਣੇ ਪਏ ਕਾਲ ਪਲੇਅ ਗਰਾਊਂਡ ਨੂੰ ਵਿੱਤ ਅਤੇ ਨੇਚਾ ਕੋਟੀ ਦੀ
27ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਮਿਤੀ: 27.05.16 ਵਿੱਚ ਆਗਿਆ ਦੇਣ ਦੇ ਉਦੇਸ਼ ਨਾਲ
ਅਨੁਮਾਨ ਵਰਤਣ ਦੀ ਆਗਿਆ ਦਿੱਤੀ ਜਾਂਦੀ ਹੈ:-

- 1) ਆਪ ਇਸ ਜਗ੍ਹਾ ਦੀ ਵਿਰਾਇਆ 0:50 ਰੁਪਏ ਪ੍ਰਤੀ ਵ:ਕ: ਪ੍ਰਤੀ
ਸਹੀਨਾ ਦੇ ਵਿਸ਼ਾਬ ਨਾਠ 5801/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਹੀਨਾ ਜਗ੍ਹਾ ਕਰਾਉਣ ਦੇ
ਪਾਬੰਦ ਹੋਵੇਗੀ।
- 2) ਆਪ ਇਸ ਪਲੇਅ ਗਰਾਊਂਡ ਨੂੰ ਸਵੇਰੇ-10-00 ਵਜੇ ਤੋਂ ਸ਼ਾਮ 4-00 ਵਜੇ ਤੱਕ ਹੀ
ਵਰਤੋਗੇ।
- 3) ਸਿੱਕਰ ਆਪ ਦੇ ਨਾਲ ਲੱਗਦੇ ਸਕੂਲ ਵੱਲੋਂ ਇਸ ਗਰਾਊਂਡ ਨੂੰ ਵਰਤਣ ਦੀ ਆਗਿਆ
ਮੰਗੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਆਪ 10-00 ਵਜੇ ਤੋਂ ਸਵੇਰੇ ਤੋਂ ਸ਼ਾਮ 4-00 ਵਜੇ ਸ਼ਾਮ ਤੱਕ
ਦੇ ਸਮੇਂ ਨੂੰ ਆਪ ਵਿੱਚ ਸ਼ਿਵਪੁਰਾ ਸਕੂਲ ਪਲੇਅ ਗਰਾਊਂਡ ਵਰਤੋਗੇ।
- 4) ਉਪਰੋਕਤ ਸਮੇਂ ਤੋਂ ਪਹਿਲਾਂ ਅਤੇ ਬਾਅਦ ਵਿੱਚ ਆਪ ਪਬਲਿਕ ਨੂੰ ਇਸ ਗਰਾਊਂਡ ਨੂੰ
ਵਰਤਣ ਤੋਂ ਰੋਕਣੀ ਪਾਬੰਦੀ ਨਹੀਂ ਹੋਵੇਗੀ।
- 5) ਆਪ ਇਸ ਗਰਾਊਂਡ ਦੁਆਰਾ ਕੋਈ ਕਮਿਊਨਿਟੀ ਤਾਰ ਆਦਿ ਨਹੀਂ ਲਗਾਓਗੇ ਅਤੇ
ਜਗ੍ਹਾ ਨੂੰ ਸਿਵੇਂ ਹੋ ਤਿਵੇਂ ਹੀ ਰੱਖੋਗੇ।

ਸਿਲਬ ਅਫਸਰ,
ਪੁੱਤਾ: ਮੁਹਾਲੀ।

ਅੰਕ 4.08
ਅਜੰਡਾ ਆਈਟਮ ਨੰ: -----

(ਗਮਾਡਾ ਅਥਾਰਟੀ ਕਮੇਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ)

**ਵਿਸ਼ਾ:- Existing Landuse Mapping of Greater Mohali Area-
Phase-II**

1. ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਦਾ Existing Landuse Mapping ਤਿਆਰ ਕਰਨ ਲਈ The Coordinator, Centre for Computational Engineering, Punjab Engineering College, Sector 12, Chandigarh ਨੂੰ ਦੇਣ ਵਾਸਤੇ ਮੰਜੂਰ ਕੀਤਾ ਗਿਆ ਸੀ। ਪਹਿਲਾਂ ਸਿਰਫ ਫੇਜ਼-1 ਦਾ ਕੰਮ ਹੀ ਵਰਕ ਆਰਡਰ ਰਾਹੀਂ ਅਲਾਟ ਕੀਤਾ ਗਿਆ ਸੀ। ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵਲੋਂ ਇਸ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 10.01.07 ਦੌਰਾਨ ਇਸ ਕੰਮ ਦੀ ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਜਾਰੀ ਕੀਤੀ ਗਈ ਸੀ।

2. ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਦੀ ਮਾਸਟਰ ਪਲਾਨਿੰਗ ਜਿਸ ਵਿੱਚ ਰਿਜਨਲ ਅਤੇ ਛੇ ਮਾਸਟਰ ਪਲਾਨਜ਼ ਮੈਸ: Jurong Consultants Pte. Ltd. ਵਲੋਂ ਤਿਆਰ ਕਰਨ ਦੀ ਲੋੜ ਕਰਕੇ ਇਹ ਜ਼ਰੂਰੀ ਹੋ ਗਿਆ ਸੀ ਕਿ Existing (Detailed) Landuse Mapping (Phase-II) ਦਾ ਕੰਮ ਜਲਦੀ ਕਰਵਾਇਆ ਜਾਵੇ ਕਿਉਂਕਿ ਇਹ ਦਸਤਾਵੇਜ਼ Master Planning ਲਈ ਇਕ Base Document ਸੀ। ਗਮਾਡਾ ਨੇ ਇਸ ਤਰਕ ਦਾ ਅਨਾਲਿਸਿਸ ਕਰ ਲਿਆ ਸੀ ਕਿ CCE/ PEC ਕੋਲੋਂ ਹੀ ਫੇਜ਼-2 ਦਾ ਕੰਮ ਕਰਵਾਉਣ ਵਿੱਚ ਸਿਆਣਪ ਹੈ ਕਿਉਂਕਿ ਉਹਨਾਂ ਕੋਲ ਫੇਜ਼-1 ਦਾ ਕੰਮ ਕਰਨ ਸਮੇਂ ਦੀ ਜਾਣਕਾਰੀ ਅਤੇ ਸਮਝ ਹੋਣ ਦੇ ਨਾਲ ਨਾਲ ਰਕਬੇ ਅਤੇ ਮੀਡੀਅਮ ਉੱਤੇ ਕਮਾਂਡ ਵੀ ਸੀ। ਅਸਲ ਵਿੱਚ CCE/ PEC ਵਲੋਂ ਫੇਜ਼-1 ਦੀ consultancy ਨਿਭਾਉਣ ਅਤੇ documents ਤਿਆਰ ਕਰਨ ਕਰਕੇ ਵੀ ਪ੍ਰਭਾਵ ਅੰਕਿਤ ਹੋਇਆ ਸੀ।

3. ਉਪਰੋਕਤ ਦਰਸਾਏ ਤੱਥਾਂ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ Centre for Computational Engineering, Punjab Engineering College, Chandigarh ਅਤੇ ਗਰੇਟਰ

ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ ਵਿਚਕਾਰ ਇੱਕ ਐਗਰੀਮੈਂਟ ਮਿਤੀ 8.5.08 ਨੂੰ ਸਹੀਬੰਦ ਕੀਤਾ ਗਿਆ ਸੀ ਜਿਸ ਅਨੁਸਾਰ 900 sqkm. ਮਾਸਟਰ ਪਲੈਨ ਗਮਾਡਾ ਏਰੀਆ ਦੀ Existing (Detailed) Landuse Mapping ਤਿਆਰ ਕਰਨਾ ਅਤੇ ਹਾਇਰ ਰੈਜੂਲੇਸ਼ਨ ਸੈਟੇਲਾਈਟ ਇਮੇਜਰੀ ਦੀ ਖਰੀਦ ਕਰਨਾ ਸ਼ਾਮਲ ਸੀ। ਇਹ ਐਗਰੀਮੈਂਟ ਅਨੁਲੱਗ-1 ਤੇ ਰੱਖਿਆ ਗਿਆ ਹੈ।

ਇਹ ਕੇਸ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿਚ ਜਾਣਕਾਰੀ, ਕਾਰਜਬਾਅਦ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਪੁਸ਼ਟੀ ਹਿੱਤ ਪੇਸ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜੀ।

Chhali Area Development

Bhawan, Sector 62, SAS Nagar,
India

Centre For Computational
Engineering,
Punjab engineering College

Sector 12, Chandigarh.

Existing Land Use Mapping (Detailed) Phase-II Agreement

S. R. Newman

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AGREEMENT

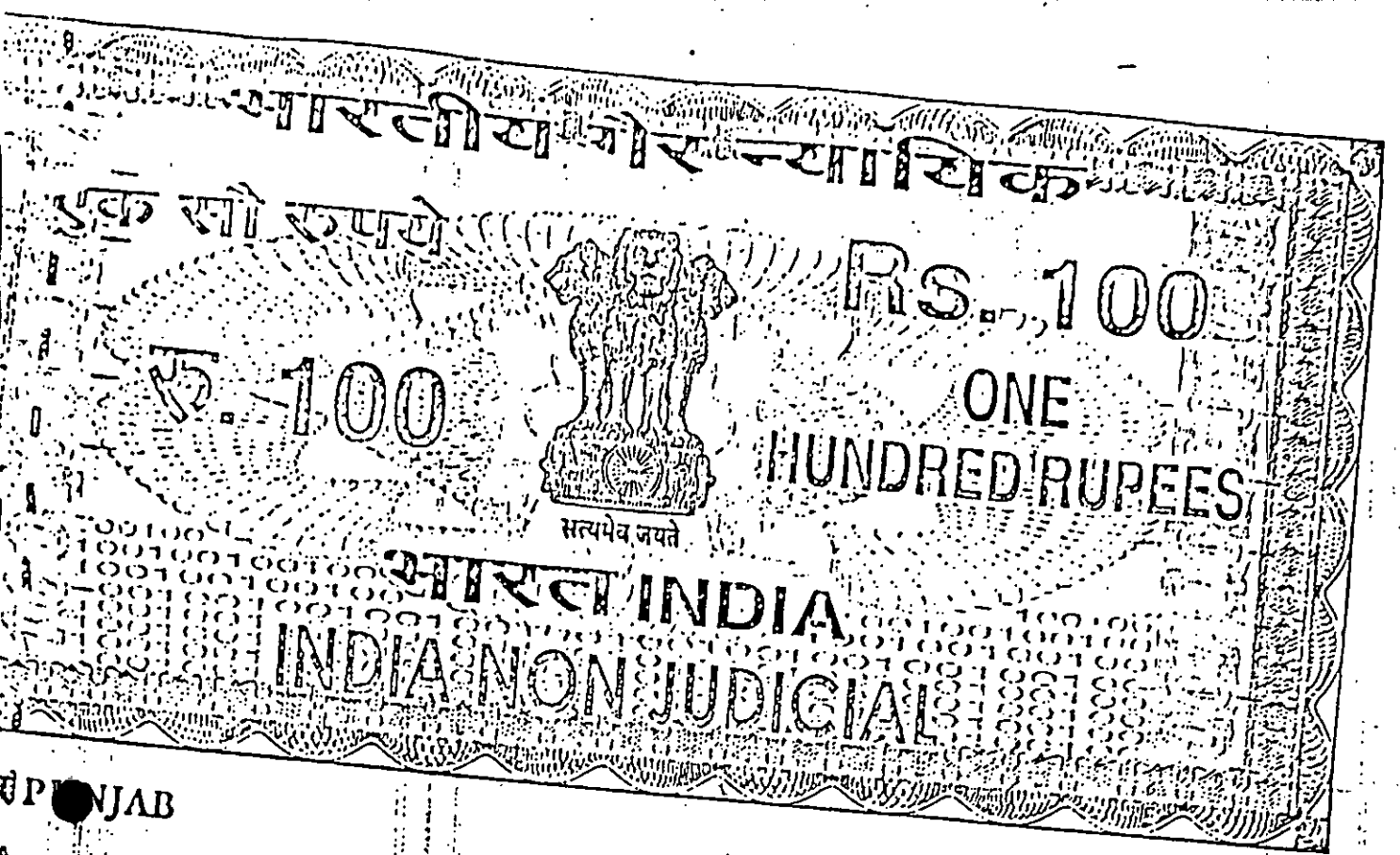
THIS AGREEMENT is made on the 8th May, 2008 at SAS Nagar Mohali by and between

A. GREATER MOHALI AREA DEVELOPMENT AUTHORITY, a body established by the Government of Punjab under the Punjab Regional and Town Planning and Development Act, 1995 having its offices at PUDA Bhawan, Sector 62, SAS Nagar, Punjab, acting through its Chief Administrator (hereinafter referred to as "Client", which expression shall unless repugnant to the context thereof, include its successors and assigns) of the first part;

And

B. CENTRE FOR COMPUTATIONAL ENGINEERING, PUNJAB ENGG. COLLEGE, SEC. 12, CHANDIGARH, through its Coordinator duly authorised vide minutes of the meeting of the Administrative Committee held on 23.8.2007 at 11.30.A.M. under the Chairmanship of Home Secretary-cum-Secretary, Technical Education Chandigarh Administration, Chandigarh (herein after referred to as "Consultant" which expression shall unless repugnant to the context thereof, include its successors and assigns) of the second part.

Signature

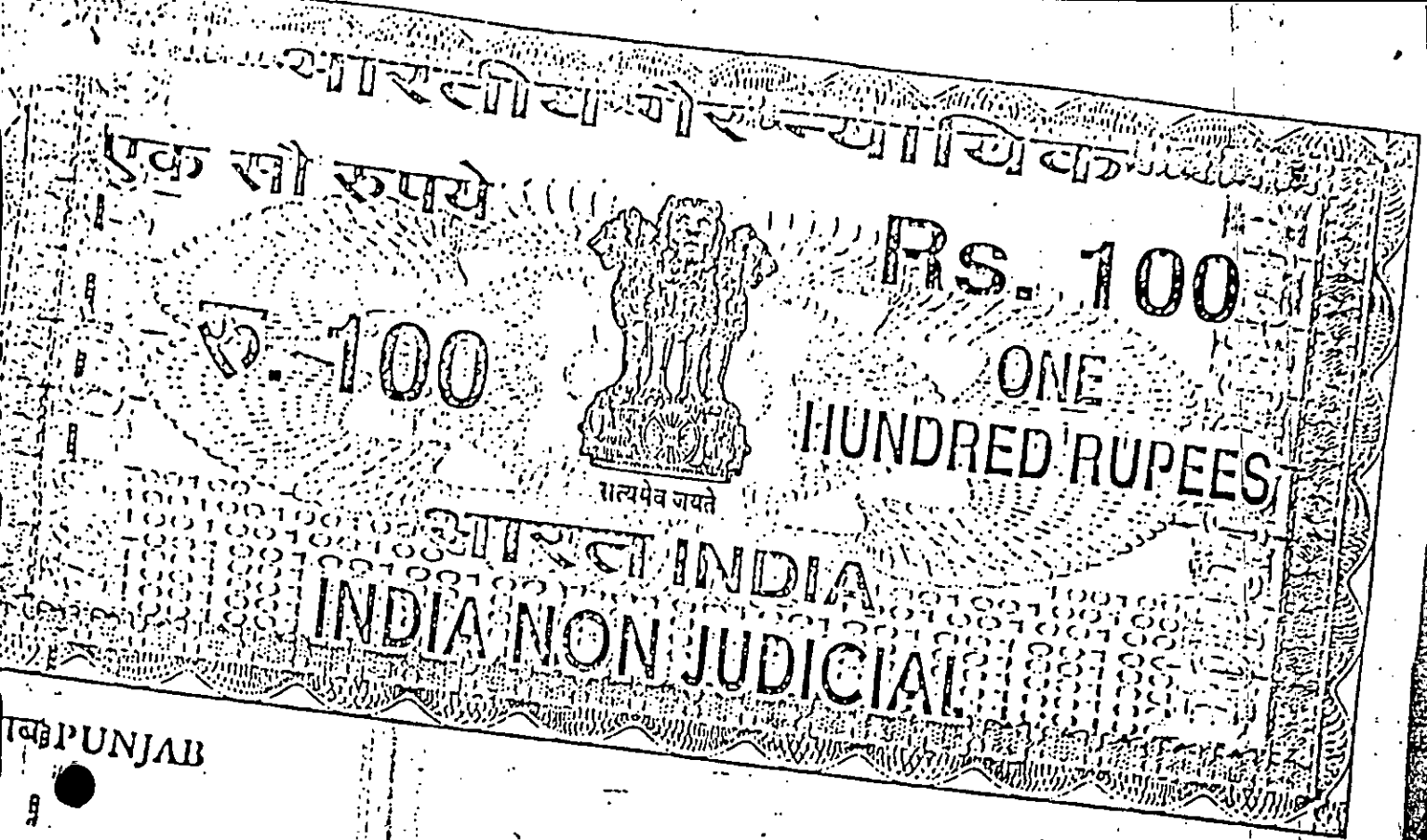


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WHEREAS, the Client is an Area Development Authority for the region in the vicinity of Chandigarh, India known as 'Greater Mohali Area Development Authority' and has requested the Consultant to provide existing land use mapping on GIS format consultancy services as defined in this contract (hereinafter called the "Services");

AND WHEREAS, the Consultant, having presented to the Client that it has the required professional skills, and personnel and technical resources to provide such consultancy service, has agreed to provide the Services on the terms and conditions set forth in this contract;

Signature



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NOW, THEREFORE, In consideration of the mutual promises herein, the Client and the Consultant agree as follows:

1. All documents attached hereto shall be deemed to form an integral part of this contract;
 - 1.1. The description of services are as agreed to between Client and Consultant as a result of negotiations that have taken place;
 - 1.2. The obligations and liabilities of the Client and Consultant are as listed out in the document appended to the contract.
2. The mutual rights and obligations of the Client and the Consultant shall be as set forth in the contract, in particular:
 - 2.1. The Consultant shall carry out services in accordance with the provisions of the contract; and

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2.2. The Client shall make payments to the Consultant in accordance with the provisions of the contract.

3. In this Agreement words and expressions shall have the same meaning as defined under the Punjab Regional and Town Planning and Development Act, 1995 Rules and Regulations framed thereunder from time to time, where such terms are not so defined, they shall carry the meaning assigned to them in the Conditions of Contract.

4. This Agreement between the Client and the Consultant (hereinafter referred to as the "Agreement") consists of this document, the General Conditions of Contract and Appendices, namely the following:

4.1. Appendix A (Scope of Services);

4.2. Appendix B (Rates and Fees);

4.3. Appendix C (Payment Schedule);

4.4. Appendix D (Time period and Delivery);

which Appendices are attached hereto and which are specifically made a part hereof by this reference, and any and all amendments thereto made in accordance with the terms hereof.

5. Any Services performed or caused to be performed by the Consultant prior to the execution of this Agreement shall be deemed to have been performed under this Agreement.

6. The Client will pay the Consultant such sum or sums as shall become payable under this Agreement and in accordance with this Agreement.



GENERAL CONDITIONS OF CONTRACT

CLAUSE 1 - DEFINITIONS

1.1 In this Agreement, including the recitals hereto, unless otherwise expressly defined, the following terms shall have the following meanings:

"Act" means the Punjab Regional and Town Planning and Development Act, 1995 and any amendment/modification/re-enactment thereto.

"Agreed Compensation" means such amount as specified in Appendix B, which is payable in accordance with Appendix C.

"Applicable Laws" means any statute, law, ordinance, rule, regulation, bye-law, judgement, order, decree, approval, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of, or determination by, of any interpretation or administration having the force of law of any of the foregoing, by any Government authority having jurisdiction over the matter in question, in effect as on Agreement Date.


"Approvals" means any and all permissions, clearances, authorizations, consents, sanctions and no objection letters for and in respect of the Project from any Government Authority, regulatory or departmental authority including but not limited to the approvals of the Department of Housing and Urban Development, Punjab Government and any authority, as may be applicable.

"Detailed Existing Land Use Mapping-Phase-II" shall have the meaning as ascribed in Appendix A.

"Client" shall refer to the person specified in the Preamble, its legal successors and permitted assignees.

"Completion Certificate" means such certificate as may be issued by the Client to the Consultant in accordance with the conditions hereof, confirming the completion of the Project by the Consultant consistently with the terms hereof.

"Conditions" mean this General Conditions of Contract which forms part of this Agreement.



"Consultant" shall refer to the person specified in the Preamble, its legal successors and permitted assignees.

"Consultancy Fee" means the total fee payable, from time to time, under Appendix B in respect of all or part of the Services, including, without limitation, such amounts payable for Normal Services, Additional Services, Exceptional Service and reimbursable expenses.

"Day" means the twenty four (24) hour period beginning and ending at 12:00 midnight Indian Standard Time.

"Existing Documentation" means the relevant documentation, plans, drawings and other documents available with the Client in relation to contents of Appendix B & D.

"Force Majeure" means any event or circumstance, or a combination of any events or circumstances that is beyond the reasonable control of the affected party and neither party will be liable for any loss or damage or be deemed to be in breach of this contract due to any event or circumstance beyond its reasonable control, which includes, war, invasion, electrical shortages, terrorist attacks, earthquakes, armed conflict or act of foreign enemy, revolution, riot, bombs, or civil commotion; sabotage, terrorism, or the threat of such acts, or acts of God; and any of the foregoing events that result in any of the affected party's contractors, subcontractors, or suppliers being unable to perform or being delayed in performing the obligation they owe to the affected party.

"Generally Accepted Professional Practice" means the exercise of that degree of skill, diligence and prudence and those practices, methods, specifications and standard, equipment, safety and performance, as may change from time to time and which would reasonably and ordinarily be expected to be used by a skilled, and experienced person engaged in urban planning of the type and size similar to the Project.

"Parties" means the Client and the Consultant.

"Project" means the project fully described in Appendix A as amended/modified by mutual agreement.

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"Services" means the services to be performed by the Consultant in accordance with this Agreement.

"Tax and Taxation" means, in relation to the Project, all forms of taxation whether direct or indirect and whether levied by reference to income, profits, gains, net wealth, assets values, turnover, added value or other reference and statutory, governmental, state, provincial, local governmental or municipal impositions, duties, contributions, rates and levies, whenever and wherever levied or imposed (whether imposed by way of a withholding or deduction for or on account of tax or otherwise) on the Consultant or its affiliates, contractors, servants or agents and all penalties, charges, costs and interest related thereto.

"Works" means the permanent works to be executed for the achievement of the Project.

1.2 In the interpretation of this Agreement, unless the context otherwise requires:

- (a) The singular includes the plural and *vice versa*, and any word or expression defined in the singular has the corresponding meaning used in the plural and *vice versa*;
- (b) the headings in, and content pages of, this Agreement are for convenience only and shall not affect the interpretation of this Agreement; and
- (c) the Appendices attached hereto shall, for the purposes of this Agreement, form an integral part of it.

CLAUSE 2 - CONSULTANT'S RESPONSIBILITIES

- 2.1 The Consultant shall perform the Services relating to the Project according to the Generally Accepted Professional Practice. The overall scope of services to be performed by the Consultant under this Agreement is more specifically set forth in Appendix A.
- 2.2 The Consultant shall exercise reasonable skill, care and diligence in the performance of its obligations under this Agreement. The Consultant shall always act, in respect of any matter relating to the Services, as faithful advisors to the Client and shall at all times support and safeguard the

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Client's legitimate interests.

- 2.3 In discharging obligations the Consultant shall pay due consideration to relevant laws applicable to urban development of the State of Punjab, Union of India, including those applicable to means of transport (roads, railways and airports), MRTS, Environmental, Defence, Postal Services, Electricity and Tele-communication.
- 2.4 The Agreement when executed is valid and would constitute binding obligations on the parties, enforceable against them in accordance with the terms therein. This Agreement is enforceable against them in accordance with its terms except as such enforceability may be limited by applicable bankruptcy, insolvency, reorganisation, moratorium or similar laws affecting creditors' rights generally. As of date, the parties, there is no applicable bankruptcy, insolvency, reorganisation, moratorium or similar laws as regards the parties, there is no applicable bankruptcy, insolvency, reorganisation, moratorium or similar laws affecting creditors' rights generally. However, the parties are under obligation to bring to each others notice any such event which may have bearing on this provision.
- 2.5 The Consultant shall hold the Client's Interests paramount, without any consideration for future work, and strictly avoid conflict with other assignments.
- 2.6 The execution and delivery by the Consultant of this Agreement and the performance by the Consultant of its obligations under this Agreement do not and will not:
- (a) Constitute a breach of or a default under any Charter Document of the Consultant;
 - (b) Result in a breach of, or constitute a default under, any contract to which the Consultant is a party or by which it is bound;
 - (c) Result in a violation or breach of or default under any applicable Laws or regulation or of any order, judgment or decree of any Governmental Authority to which the Consultant is a party or by which the Consultant is bound.

CLAUSE 3 - TERM OF AGREEMENT

- 3.1 The Agreement shall become effective as of the date hereof.



3.2 The Services shall commence on the date of receipt of the first tranche of payment within one week from the date of execution of agreement.

3.3 The Services shall be deemed to be completed as set out in the Appendix-D.

3.4 The Services shall be provided and completed according to work schedule stated in Appendix A.

CLAUSE 4 - PAYMENT

4 The Client shall promptly pay the Consultant all amounts due and owing according to the payment schedule set out in Appendix A subject to such payments that are to be released, only upon issuance of completion certificate.

4.1 Service Tax, as levied by the Govt. from time to time under the applicable law shall be charged extra .

4.2 The fees will be inclusive of Travel, Photo copies, Stationery, Print outs, Communication, Boarding and Lodging expenses etc. Incurred in connection with above assignment.

4.3 The fees will be released to the consultant on the submission of indent/bill for each activity as laid out in the Appendix B and C.

4.4 The consultant shall also send a transmittal receipt to GAMADA subsequent to remittance of payment.

CLAUSE 5 - CLIENT'S RESPONSIBILITY

5 The Client shall enable all information with respect to the Project to be made available to the Consultant.

5.1 The Client shall provide and/or ensure that the Consultant has free, complete and unfettered access to the site for the Project for the performance of the Services.

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CLAUSE 6 - INDEMINIFICATION AND LIABILITY

- 6.1 The Consultant hereby represents warrants and covenants to the Client for itself that the Consultant has been duly incorporated and organised, and validly exists and is good standing, under the applicable laws. The Consultant has the corporate power and authority to own and operate its assets and properties and to carry on its business as currently conducted and proposed to be conducted.
- 6.2 The Consultant has the legal right, power and authority to execute, deliver and perform this Agreement. All action on the part of Consultant and all corporate action on the part of Board of Directors of the Consultant necessary for the authorization, execution, delivery of and the performance of all obligations of the Consultant have been taken from concerned authority.
- 6.3 The Consultant shall be liable to pay compensation to the Client arising out of or in connection with this Agreement if a breach of Clause 2 is established.
- 6.4 The Client shall be liable to the Consultant if a breach of its duty to the Consultant is established against the Client.
- 6.5 If it is considered that either Party is liable to the other, compensation shall be payable only on the following terms:
- (a) Such compensation shall be limited to the amount of reasonably foreseeable loss and damage suffered directly as a result of such breach, but not otherwise;
 - (b) If either Party is considered to be liable jointly with third parties to the other, the proportion of compensation payable by it shall be limited to that proportion of liability which is attributable to its breach; and
 - (c) The Consultant's review and/or translation and conversion of design information and interface prepared by others shall in no way serve to transfer to Consultant responsibility for the correctness and/or accuracy of the work performed by others.
- 6.6 Except in respect of any payment due and owing to the Consultant under this Agreement for the Services provided and invoice duly raised, unless a claim is formally made c.n

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either Party before the expiry of the relevant period stated in Part II (Special Conditions of Contract), or such earlier date as may be prescribed by law, such Party shall not be liable for any loss or damage resulting from any occurrence.

- 6.7 Notwithstanding anything in this Agreement, the Client hereby agrees that the maximum amount of compensation payable by the Consultant in respect of its liability under this Agreement or otherwise shall be limited to the amount stated in Part II (Special Conditions of Contract) and the Client hereby unconditionally and irrevocably waives all claims which may exceed such maximum aggregate compensation, which may otherwise be payable.
- 6.8 Further, notwithstanding anything contained in this Agreement, in no circumstances shall the Consultant be liable to the Client or any third party, in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever, and whatever the cause thereof, for (a) any increased costs or expenses, (b) any loss of profit, business, contracts, revenues, or anticipated savings, or (c) any special, indirect or inconsequential loss or damage of any nature whatsoever.
- 6.9 The Consultant shall indemnify, defend and hold Client harmless against any and all proceedings, actions and Third Party claims arising out of a breach by the Consultant of any of its obligations under this Agreement except to the extent that any such claim has arisen due to Client's, its officer, servants and agents action.
- 6.10 The Consultant shall fully indemnify, save harmless and defend Client from and against any and all damages which the Client may hereafter suffer, or pay by reason of any demands, claims, suits or proceedings arising out of claims of infringement property of any domestic or foreign patent rights, copyrights or other intellectual property, proprietary of confidentiality rights with respect to any information, designs or process used by the Consultant in performing its obligations or in any way incorporated in or related to the Project.
- 6.11 The Consultant shall fully indemnify, save harmless and defend Client from and against any and all damages arising out of or with respect to (i) failure of the Consultant to comply with Applicable laws and applicable permits, (ii) payment of taxes relating to Consultant required to be paid

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by the Consultant, or (iii) non-payment of amounts due as a result of services provided by the Consultant or any of its sub-Consultant which are payable by the Consultant.

6.12 The provisions of Clause 7 shall survive the termination or expiration of this Agreement.

CLAUSE 7 - TERMINATION

7.1 Either Party may terminate this Agreement forthwith by notice in writing to the other in the following circumstances:

(a) commits a breach of this Agreement provided, however, that in the case of a breach capable of remedy when it is not remedied within thirty (30) Days of the receipt by the other of a notice from the aggrieved party identifying the breach and requiring its remedy; or

(b) is unable to pay its debts or enters into compulsory or voluntary liquidation (other than for the purpose of effecting a reconstruction or amalgamation in such manner that the company resulting from such reconstruction or amalgamation if a different legal entity shall agree to be bound by and assume the obligations of the relevant Party under this Agreement) or compounds with or convenes a meeting of its creditors or has a receiver or manager or an administrator appointed or ceases for any reason to carry on business or takes or suffers any similar action which in the opinion of the Party giving notice means that the other may be unable to pay its debts.

7.2 For the purpose of Clause 10.1, a breach shall be capable of remedy if the Party in breach can remedy such breach in all respects except for the time of its performance including such extension as may have been granted.

7.3 After giving at least fifteen (15) Days' notice to the Client, the Consultant may by a further notice of at least thirty (30) Days terminate this Agreement, or at its discretion without prejudice to the right to terminate, suspend or continue suspension of performance of the whole or part of the Services in the following events:

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- (a) when fifteen (15) Days after the due date for payment of an invoice, it has not received payment of that part which was not contested in writing, or
- (b) where the Services have been suspended under Clause 11 and Clause 16 and the period of suspension has exceeded one hundred and eighty two (182) Days.

7.4 The termination of this Agreement shall not prejudice or affect the accrued rights or claims and liabilities of the Parties.

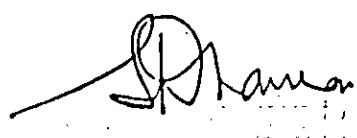
CLAUSE 8 - DISPUTES

- 8.1 All disputes for any differences arising between GAMADA and CCE/PEC in connection with the Contract or any matter connected therewith or any other reason shall be referred to the sole arbitration of the Secretary housing - & Urban Development or any other officer authorised by him whose decision shall be final and binding on both the parties.
- 8.2 The performance of this Agreement shall continue during arbitration proceedings unless the Client shall order suspension thereof or any part thereto.
- 8.3 The provisions of Clause 8 shall survive the expiration or termination of this Agreement.

CLAUSE 9 - OWNERSHIP OF WORK PRODUCT

- 9.1 Except as otherwise provided herein, all plans, engineering documents, reports, drawings, specifications and other documents paid for by the Client and prepared by the Consultant as part of the Services shall become the property of Client, and Consultant shall, not later than 7 days upon termination or expiration of this Agreement, deliver all such documents to the Client, together with a detailed inventory thereof.
- 9.2 The rights to intellectual property developed, utilized, or modified in the performance of the Services shall remain the sole and exclusive property of the Client.

also



- 9.3 All confidential information and documents (whether financial, technical or otherwise) provided by either party to the other shall not, unless compelled by law or the process of a Government authority, be disclosed to any person without the consent of the other Party. The covenant shall survive the contractual period.
- 9.4 The Consultant represents, warrants and covenants that there is no infringement of any patent, copyright or other intellectual property rights in the use of all or any all material used for the project and supplied or to be supplied to the Client.
- 9.5 All maps, drawings, specifications, reports, deliverable submitted by the consultant shall become and remain the sole property of GMADA. These deliverable will be duly signed and stamped and shall be the property of GMADA and the consultant shall have no right to use or distribute or share this information/documentation for any purpose.

CLAUSE 10 - CONFIDENTIALITY

- 10.1 The Parties agree that all knowledge and information (in written or other documentary form and all verbal and visual information obtained as a result of visits to the Project or otherwise) regarding the Project, including, without limitation, the terms and conditions specified herein or in the attachments hereto, shall be "Confidential Information" (except to the extent such information shall be in the public domain through no breach of the relevant Party) and shall (a) restrict the dissemination of the Confidential Information to those of its employees, officers, directors and Consultant who have a need to know of such information in the furtherance of their performance of the services, and (b) not use the Confidential Information for any purpose other than for the performance of the services; provided, that the foregoing shall not prohibit the disclosure by either Party of Confidential Information (i) as required by a governmental agency or court of law, and (ii) as necessary to enforce the provisions of this Agreement.
- 10.2 Except with the prior written consent of the Client, the Consultant and the personnel shall not communicate to any

S. D. Name

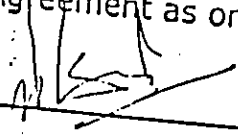
person or entity any confidential information acquired in the course of the Services, nor shall the Consultant and personnel make public the recommendations formulated in the course of, or as a result of, the Services.

IN WITNESS WHEREOF, the Client and the Consultant have executed this Agreement as on the date mentioned hereinabove.

By:

Name:

Title:

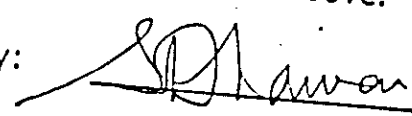

Sh. Vivek Partap Singh, IAS

Chief Administrator
GMADA

By:

Name:

Title:

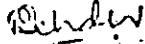

Dr. S. C. Dhawan,

Coordinator,
Centre for Computational
Engineering, Pb. Engg.
College, Chandigarh.

WITNESSES


We the under-mentioned witnesses have on the day mentioned hereinabove, witnessed the execution of the agreement and have signed as witness.

1.



RAJIV SEHNE
MANAGER (PROJECTS)
CENTRE FOR COMPUTATIONAL ENGG.
PUNJAB ENGG. COLLEGE, CHANDIGARH
ARCHITECT GMADA.

2.



Subject: GIS based Existing Landuse Mapping(Detailed) Phase -II - for area falling under the jurisdiction of Greater Mohali Area Development Authority & Area of Chandigarh Periphery in Punjab **Appendix-A**

Scope of Work:

The scope of work shall broadly follow the proposal submitted vide your above revised proposal for Phase-II vide PEC/CCE/08-10134 dated 28.3.08. In response of meeting held on 28.3.08 under the chairmanship of Chief Administrator GMADA to finalise the Phase -II Consultancy, for an approx. area of 900 sq km (Approx. Nine Hundred square Kilometer) to be supplemented with cost of arranging 0.6 m resolution Quickbird Satellite Image from NRSA, all inclusive of Service tax and other expenses etc. Since this consultancy intends to form a base drawings for Master planning, there should be scope for further expansion on all platforms.

a. Digitization of Satellite Image in different layers.

0.6 meter resolution Quickbird Image for Greater Mohali Area will be procured from National Remote Sensing Agency (NRSA), Hyderabad. Processing of this image will be done to refine the information in the image. After the Image Processing, digitization of the satellite image will be done in the layers as per Annexure-I of Appendix A.

The satellite image will be procured by CCE on behalf of GMADA as per the actual cost.

b. Digitization & Superimposition of Revenue Record & data Attachment

Each sheet will be scanned and digitized. These will then be overlaid on the satellite image and necessary edge matching & rubber sheeting will be done. Jamabandi data will be attached with the khasras.

c. Ground Truthing

Once a base existing detailed land use / land cover map is prepared, survey teams shall be sent to the field for ground truthing. Each feature marked on the map will be verified on the ground. Some of the general attributes like road surface type, road width, drainage type i.e open or underground, Identification and marking of important land



marks, name of important Land marks / roads/streets/ localities etc. will also be captured during the ground truthing as per the requirements of GMADA.

d. Geo coding (Data attachment), Query System Generation & GPS SURVEY

The data accumulated in the field will be attached with the map data. Each feature on the map will be labeled with a unique identification number and shall be geo-coded / attached with its relevant data as per the requirements of GMADA.

- (i) Geo coding i.e. attachment of data collected under item no. 2 with respective features, including data entry
- (ii) GIS database creation
- (iii) GIS Development / Query System Generation: After the data attachment a query system as per the requirements of GMADA shall be developed. This will help GMADA to query the system and to generate the reports as required.
- (IV) GPS Survey

e. Output:

Existing detailed landuse / landcover map (indicating present landuse of the Greater Mohali Area as indicated at I as per the requirements of GMADA) for area falling under the jurisdiction of Greater Mohali Area Development Authority & Area of Chandigarh Periphery in Punjab will be developed. A software will be developed to answer various queries of GMADA and to generate reports.

Kale

[Handwritten Signature]

S.N o.	Feature	Source	Ground Truthing	Source Department	Associated Data**	Verification to be done by
1	Administrative Boundary Overlay to show existing population & no of Census houses vis-à-vis Planning Boundary	Village revenue & departmental maps & CENSUS BOUNDARY 2001		Town & Country Planning		Town & Country Planning
2	Planning Boundary area	Village revenue & departmental maps		Town & Country Planning	Name of Planning area Population of existing villages within the planning boundary	Town & Country Planning
3	Boundary- Block, Tehsil, Sub tehsil, Thanas, Village, Tal dora boundary, Kanungo Circle, Vidhan Sabha & Lok Sabha Boundary.	Village revenue & departmental maps		Town & Country Planning	♦ Name of Block ♦ Demographic Profile	BDFO & Town & Country Planning
4	Municipal Boundary	Village revenue & departmental maps		Local Bodies	Demographic Profile of MC	Town & Country Planning
5	Roads	Satellite	♦ Metalled / Unmetalled ♦ Condition & Width, row & number of traffic lanes ♦ Category i.e. State / national Highway ♦ Revenue raasta		♦ Metalled / Unmetalled ♦ Condition & Width, row & number of traffic lanes ♦ Category i.e. State / national Highway	B & R, PIDB, Man di Board etc.
6	Railway	Satellite				Railway

Wali

SR name

						Department etc.
						<ul style="list-style-type: none"> ◆ Maximum (rainy season) and typical (dry weather) Flow Volume ◆ Maximum (rainy season) and typical (dry weather) Size (width, depth) ◆ Catchments areas Served ◆ Flow Direction ◆ Any mandatory or commonly practiced ◆ Buffer Distance Requirement of existing / proposed water bodies / rivers / canals ◆ Any planned/approved/construction-ongoing waterbodies projects e.g. new canals, diversions of rivers, new dams, new reservoirs etc (provide details e.g. proposed locations, layouts, sizes, volume, flow direction, sections etc)
8	Forest	Satellite / Help from SOI	Plantation type			Forest Department
9	Orchards	Satellite	Plantation type			
10	Power Transmission Lines	Department Map / Help from SOI	Plantation type			PSES
11	Agriculture Area	Satellite				

20/30

S. D. Dhanu

	<p>blocks</p> <ul style="list-style-type: none"> ♦ Commercial ♦ Industries, Industrial area and focal zones ♦ Educational institutes ♦ Medical institutes ♦ Religious buildings ♦ Recreational ♦ Business Parks <p>Above categories will be defined after ground reality</p> <p>* Boundaries of approved projects by competent authorities but not existing on ground (As data supplied by the competent authorities)</p>		<p>♦ Plans</p> <ul style="list-style-type: none"> ♦ Multiplexes ♦ Retail/Wholesale market ♦ Marriage Halls ♦ Cinemas ♦ Hotels ♦ Godowns ♦ Warehouse ♦ Banks ♦ ATMs ♦ Clinic ♦ Nursing Home ♦ Name of above <p><u>Industries</u></p> <ul style="list-style-type: none"> ♦ Name, Type etc. <p><u>Educational,</u></p> <p><u>Medical</u> and</p> <p><u>Religious</u></p> <ul style="list-style-type: none"> ♦ Name, Type etc. 		<p>♦ type</p> <ul style="list-style-type: none"> ♦ Pollution level in case of <p><u>Industrial</u></p> <p><u>Education</u></p> <ul style="list-style-type: none"> ♦ Name ♦ Type i.e. Primary / Secondary etc. <p><u>Religious</u></p> <ul style="list-style-type: none"> ♦ Name ♦ Type i.e. temple / Mosque etc. 	Planning
13	Municipal Land	Satellite	To be established during Ground truthing with the help of MC officials			Local Bodies
14	Erick Kilns/stone crushers	Satellite				Town & Country Planning
15	Cantonment area boundary	Satellite / Help from SOI	To be established during Ground truthing			Town & Country Planning
16	Heights / Spot levels	department Maps Survey of India			Levels available on SOI Topo sheets	

[Handwritten Signature]

<ul style="list-style-type: none"> ◆ Railway Station with names ◆ Bus Stand ◆ Bus terminal ◆ Public car park ◆ Truck park ◆ Flyover, Bridge etc. ◆ Major Road junctions ◆ Fish Ponds ◆ Poultry Farm ◆ Brick Kilns ◆ Rural Focal Point ◆ Mandies ◆ Historical Archeological monuments ◆ Stadiums ◆ Major parks ◆ Amusement Park ◆ Truck Stand ◆ Bus Depot ◆ Wayside Truck Parking ◆ Taxi / Tempo Stand ◆ Club ◆ Cremation and Burial grounds 					P. ing el
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S. D. Hans

Wali

			department.	Municipal Council	Water Supply source WATER SUPPLY & DISTRIBUTION SYSTEM: the existing water supply & distribution system and those under planning by authorities, if any 1. water facilities; including water source plant, dry tube wells, water treatment works, water storage works, water pumping stations, etc 2. water pipes: including all the water supply & distribution pipes 3. sewerage & sewage pumping stations, etc.	Irrigation & other related departments etc
					(1) facilities: source plant, treatment work, storage work, pumping station, etc (2) area: total area occupied by the facility (3) capacity: treatment capacity, storage capacity, pumping capacity, etc (4) sewerage & sewage pumping stations, etc.	

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Handwritten signature or name at the bottom center of the page.

						(4) serving catchment : with part of GMADA is served by facility? 2. sewer pipes properties for sewer pipes: (1) pipe material (2) pipe size	
19	Low Lying and Floodable area	Department Irrigation	Maps-			♦ Extent of the maximum Spread Area ♦ Highest Flood Level and Depth ♦ Frequency of flooding ♦ Time required for flood to subside	irrigation & other related departments etc
20	Slum Areas						
21	Public Buildings			♦ Police Stations ♦ Fire Stations ♦ Govt. Offices ♦ Post and Telegraph offices ♦ Community Centres ♦ Bhawans ♦ Telephone Exchange etc. ♦ Social and Cultural Buildings		♦ Name	Town & Country Planning
22	Heritage sites			♦ Name			
23	Transmission Towers (Mobile)					♦ Name ♦ Importance	Town & Country Planning Telecom agencies

Kalra

Sharma

				<ul style="list-style-type: none"> • rivers / canals • Name, width and depths of all existing water bodies / nala / irrigation canals • Invert Levels of all existing water bodies / nala / irrigation canals • Typical Cross-sections of existing water bodies / nala / irrigation canals / storm water drains • Existing storm water drainage networks layouts, direction of flow, sizes and depths of the drains, invert levels, drain type (pipe, box) and constructed material • Catchments areas served by these existing storm water drainage networks • Any planned / approved / construction-ongoing stormwater drainage projects (provide details e.g. proposed layout, size, flow volume, discharge outlets locations, proposed invert levels, sections, materials) 	and Sewer Board Irrigation & related departments etc
25	Landfill Site			<ul style="list-style-type: none"> • Location of existing landfill site showing current and future land area reservation; • Location of refuse transfer station(s), if any • Any proposed designated landfill site for future development 	PPCS / Town & Country Planning

Revised

[Signature]

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1. telecommunication facilities including exchange, etc.
 properties for telecommunication facilities:
 (1) function: exchanges, etc.
 (2) area taken: total area occupied by the facility;
 (3) capacity: —
 (4) serving catchment: what part of GMADA is served by this facility?
 2. telecommunication network: including all the telecommunication cables, ducts
 properties for telecommunication network:
 (1) cable material
 (2) cable size

Notes:

[Signature]

Rates & Fees

Appendix-B

Particulars	*Quantity	Rate	Amount
Digitization of layers as per Annexure-I of Appendix -A from the Satellite Image**	900 sq. Km. (app.)	Rs 2000/- per Sq. Km	Rs 18,00,000/-
Digitisation of Revenue Plans	200 - 34 = 156 (app.)	Rs. 1000/- per plan	Rs. 1,66,000/-
Superimposing Revenue Plans on satellite Imagery	200 - 34 = 166 (app.)	Rs. 1000/- per plan	Rs. 1,66,000/-
Edge matching / Rubber sheeting to adjust local errors	200 (app.)	Rs. 1500/- per plan	Rs. 3,00,000/-
Jamabandi data attachment	1,00,000 records (app.)	Rs. 3/- per record	Rs. 3,00,000/-
> Ground Truthing - correlation of ground physical features with the digitized Satellite Image data. • Attribute Data Collection like road surface type, road width, drainage type i.e open or underground, Identification and marking of Important land marks, name of important Land marks / roads/streets/ localities etc.	900 sq. Km. (app.)	Rs 3500/- per Sq. Km.	Rs. 31,50,000/-
i) Geocoding i.e. attachment of data collected under item no. 2 with respective features, including data entry.	-	-	Rs 3,50,000/-
ii) GIS database creation ii) GIS Development / Query System Generation	-	-	-
PS Survey	100 points approx	Rs. 1000/- per point	Rs. 1,00,000/-
Total			Rs. 63,32,000/-
Verhead Charges			10 % of Total Cost
			Rs 6,33,200/-
Grand Total			Rs 69,65,200/-

(Rupees Sixty Nine lacs sixty five thousand and two hundred only)

• The payment at the above quoted rates shall be payable for the actual work done and shall be covered under the assignment as per directions & prior sanction.

Katar

S. D. Sharma

GMADA
on a proportionate basis. The cost of arranging 0.6 m resolution QuickBird
from JRS/SA shall be borne by GMADA as per actual. Service tax
applicable will be paid extra on production of documentary proof.

- 34 villages have already been covered under the project completed for
District Administration. Hence, the cost of these villages is being excluded
from the current project.
- Service tax, as levied by the Govt. from time to time under the applicable law
shall be charged extra.

Rishi

S. Sharma

Payment Schedule

1. 30% advance on submission of proforma invoice
2. 25% payment on submission of digitization of satellite image of Mohall and Zirakpur LPs along with Ground Truthing
3. 25% payment on submission of digitization of satellite image of remaining LPAs along with Ground Truthing
4. 10% payment on completion and installation of GIS (scanning, digitization, geo referencing of SOI topo sheets & Revenue Record and overlaying of its features on Satellite Image indicating present landuse of the area i.e. residential, industrial, agricultural, open spaces, commercial, natural features etc.) and on delivery of all deliverables
5. Balance 10% on acceptance of work as a whole.

The payments shall be released in favour of Co-

as per actual.

I Time Period

- Data for SAS Nagar already available with CCE, will be supplied to GMADA immediately after the allotment of work on "as is where is" basis.
- CCE will complete the mapping for Zirakpur and SAS Nagar on a priority basis and submit the same before expiry of one month after the receipt of satellite images.
- The entire consultancy including remaining four planning areas shall be completed within two months from the receipt of satellite images.

II. Deliverables

- Soft copy of existing landuse/ landcover map of Greater Mohall Study Area, in the GIS format,
- 5 sets of hardcopy map duly signed, stamped & laminated,
- Customized query system developed by CCE,
- Satellite Image Quick bird of 0.6 meter resolution procured by CCE on behalf of GMADA.
- Scanned Images of SOI Sheets.
- Scanned images of Revenue Sheets.
- Any other documentation deemed fit to complete the set.
- Any software required to accomplish this consulting shall be procured by CCE on behalf of GMADA by following proper procedure after seeking due approvals from GMADA as to selection & choice. Cost for the same shall be paid by GMADA.

Kabe



ਗਰੇਟਰ ਮੁਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅਥਾਰਟੀ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਮੁਹਾਲੀ ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰਬਰ 4.09

(ਅਥਾਰਟੀ ਮੀਟਿੰਗ)

(ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ (ਆਈ. ਟੀ. ਐਂਡ ਸੀ.)

ਵਿਸ਼ਾ : ਗਮਾਡਾ ਦੇ ਅਧਿਕਾਰੀਆਂ ਨੂੰ ਮੋਬਾਇਲ ਸਹੂਲਤ ਦੇਣ ਬਾਰੇ ।

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ ਵਿੱਚ ਡੈਲੀਗੇਸ਼ਨ ਆਫ ਪਾਵਰਜ਼, 1997 ਦੇ ਲੜੀ ਨੰਬਰ 5 (ਬੀ) ਸੈਕਸ਼ਨ-1 ਬੀ (ਜਨਰਲ) ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਜੀ ਨੂੰ ਪੁੱਡਾ ਦੇ ਆਫਿਸਰਜ਼/ਆਫੀਸ਼ੀਅਲ ਦੀ ਜ਼ਰੂਰਤ ਮੁਤਾਬਕ ਉਨ੍ਹਾਂ ਦੇ ਕੰਮ, ਕੰਮ ਦੀ ਨੇਚਰ ਅਤੇ ਕੰਮ ਦੀ ਮਹੱਤਤਾ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਆਫਿਸਰਜ਼/ਆਫੀਸ਼ੀਅਲ ਦੇ ਘਰਾਂ ਵਿੱਚ ਟੈਲੀਫੋਨ ਦੀ ਸਹੂਲਤ ਦੇਣ ਦੇ ਅਧਿਕਾਰ ਦਿੱਤੇ ਹੋਏ ਹਨ । ਇਹ ਡੈਲੀਗੇਸ਼ਨਾਂ ਅਥਾਰਟੀ ਵੱਲੋਂ ਅਜੰਡਾ ਨੰਬਰ 34.13 ਰਾਹੀਂ ਪ੍ਰਵਾਨ ਕੀਤੀਆਂ ਹੋਈਆਂ ਹਨ । ਇਹ ਡੈਲੀਗੇਸ਼ਨਜ਼ ਗਮਾਡਾ ਵੱਲੋਂ ਅਡਾਪਟ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ ।

ਗਮਾਡਾ ਦੇ ਆਫਿਸਰਜ਼/ਆਫੀਸ਼ੀਅਲ ਨੂੰ ਉੱਚ ਅਧਿਕਾਰੀਆਂ / ਜਨਤਾ ਤੱਕ ਪਹੁੰਚ ਲਈ ਅਤੇ ਸੰਸਥਾ ਦੇ ਕੰਮ ਦੀ ਕਾਰਜ-ਕੁਸ਼ਲਤਾ ਵਿੱਚ ਵਾਧੇ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਗਮਾਡਾ ਦੀ ਐਗਜ਼ੀਕਿਊਟਿਵ ਕਮੇਟੀ ਦੇ ਅਜੰਡਾ ਨੰਬਰ 4.24 ਅਨੁਸਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ ਜੀ ਨੂੰ ਅਥਾਰਟੀ ਦੇ ਕਿਸੇ ਵੀ ਅਧਿਕਾਰੀ ਨੂੰ ਜ਼ਰੂਰਤ ਅਨੁਸਾਰ ਸੀਮਤ ਸਮੇਂ ਲਈ ਮੋਬਾਇਲ ਸਹੂਲਤ ਦੇਣ ਲਈ ਆਬੋਰਾਈਜ਼ਡ ਕੀਤਾ ਗਿਆ ਹੈ ।

ਇਸ ਲਈ ਇਹ ਤਜਵੀਜ਼ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਵਧੀਆਂ ਸੰਚਾਰ, ਕੰਟਰੋਲ ਅਤੇ ਸੰਚਾਲਣ ਲਈ ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ / ਮੁੱਖ ਇੰਜੀਨੀਅਰ/ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ/ ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ ਦੇ ਲੈਵਲ /ਸਕੇਲ ਅਤੇ ਇਨ੍ਹਾਂ ਤੋਂ ਉਪਰਲੇ ਅਫਸਰਾਂ ਨੂੰ 1000/- ਰੁਪਏ ਅਤੇ ਮੰਡਲ ਇੰਜੀਨੀਅਰ/ਡੀ.ਡੀ.(ਆਈ.ਟੀ.)/ਆਰਕੀਟੈਕਟ/ਮਿਲਖ ਅਫਸਰ ਦੇ ਲੈਵਲ /ਸਕੇਲ ਅਤੇ ਹੋਰ ਅਫਸਰਾਂ ਨੂੰ 750/- ਰੁਪਏ ਤੱਕ ਦੀ ਗਰੈਜ਼ੂਅਟ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਗਮਾਡਾ ਦੀ ਵਧੀਆ ਮੈਨੇਜਮੈਂਟ/ਕਾਰਗੁਜ਼ਾਰੀ ਲਈ ਜ਼ਰੂਰਤ ਅਨੁਸਾਰ ਗਮਾਡਾ ਵਿਖੇ

ਮੋਬਾਇਲ ਫੋਨ ਦੀ ਸਹੂਲਤ ਦੇਣ ਦਾ ਅਧਿਕਾਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ ਜੀ ਨੂੰ ਦਿੱਤਾ ਜਾਵੇ ।
ਮੋਬਾਇਲ ਸੈੱਟ/ਕੂਨੈਕਸ਼ਨ ਦਾ ਪ੍ਰਬੰਧ/ਖਰੀਦ ਅਧਿਕਾਰੀ ਵੱਲੋਂ ਆਪ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ
ਹਰ ਮਹੀਨੇ ਕੇਵਲ ਚਾਰਜਿਜ਼ ਅਨੁਸਾਰ ਉਸ ਦੀ ਰੀਬਰਸਮੈਂਟ ਕੀਤੀ ਜਾਵੇਗੀ । ਇਹ
ਚਾਰਜਿਜ਼ ਲੈਂਡਲਾਈਨ ਫੋਨ (ਰਿਹਾਇਸ਼) ਤੋਂ ਵੱਖਰੇ ਦਿੱਤੇ ਜਾਣਗੇ ਪਰ ਰਿਹਾਇਸ਼ੀ ਅਤੇ
ਮੋਬਾਇਲ ਫੋਨ ਦਾ ਬਿੱਲ (ਸਾਰੇ ਚਾਰਜਿਜ਼ ਨਿਰਧਾਰਤ ਵਿੱਤੀ ਸੀਮਾਵਾਂ ਦੇ ਆਧਾਰ ਤੇ ਹਰ
ਫੋਨ ਲਈ) ਇੱਕਠੇ ਕੁਆਰਟਰਲੀ ਆਧਾਰ ਤੇ ਪ੍ਰਵਾਨ ਕੀਤੇ ਜਾਣਗੇ ।

ਮਾਮਲਾ ਅਥਾਰਟੀ ਅੱਗੇ ਵਿਚਾਰਨ ਅਤੇ ਯੋਗ ਫੈਸਲੇ ਲਈ ਪੇਸ਼ ਹੈ ਜੀ ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 410

ਵਿਸ਼ਾ :- ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੀ ਗਰਿਡ ਰੋਡ ਸੈਕਟਰ-80-81 ਦੇ ਚੌਕ ਤੋਂ ਸੈਕਟਰ-98-105 ਅਤੇ 99/104 ਦੇ ਵੈਸਟ ਚੌਕ ਤੱਕ ਉਸਾਰੀ ਲਈ ਭੌ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ।

ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਨਵੇਂ ਸੈਕਟਰਾਂ ਵਿੱਚ ਵੱਖ-ਵੱਖ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਹੋਂਦ ਵਿੱਚ ਆ ਰਹੇ ਹਨ, ਜਿਸ ਕਰਕੇ ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦਾ ਬੁਨਿਆਦੀ ਢਾਂਚਾ ਸਥਾਪਤ ਕਰਨ ਦੇ ਨਾਲ-ਨਾਲ ਮੁਢਲੀਆਂ ਸਹੂਲਤਾਂ ਵੀ ਪ੍ਰਦਾਨ ਕਰਨੀਆਂ ਅਤਿਅੰਤ ਜ਼ਰੂਰੀ ਹਨ। ਸੈਕਟਰ-81, ਮੋਹਾਲੀ ਵਿਖੇ ਰਾਸ਼ਟਰੀ ਪੱਧਰ ਦੇ ਇੰਸਟੀਚਿਊਟਸ ਜਿਵੇਂ ਕਿ ਆਈ.ਆਈ.ਐਸ.ਈ.ਆਰ. ਬਾਇਓ ਪ੍ਰੋਸੈਸਿੰਗ, ਐਨ.ਏ.ਬੀ.ਆਈ. ਅਤੇ ਮੈਨੇਜਮੈਂਟ ਇੰਸਟੀਚਿਊਟ ਆਦਿ ਨੂੰ ਭੌ ਅਲਾਟ ਕਰ ਦਿੱਤੀ ਗਈ ਹੈ।

ਮੋਹਾਲੀ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਸੈਕਟਰ-85, 99, 100, 104 ਅਤੇ 105 ਵੱਖ-ਵੱਖ ਡਿਵੈਲਪਰਜ ਵੱਲੋਂ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਅਧੀਨ ਉਸਾਰੇ ਜਾਣੇ ਹਨ। ਸੈਕਟਰ-84 ਜਿਸ ਨੂੰ ਇੰਸਟੀਚਿਊਟ ਮੰਤਵ ਲਈ ਰਾਖਵਾਂ ਰੱਖਿਆ ਗਿਆ ਹੈ, ਨੂੰ ਚੰਡੀਗੜ੍ਹ ਸੈਕਟਰ-48/49 ਤੋਂ ਬਨੂੰੜ-ਖਰੜ ਤੱਕ ਮਿਲਾਉਣ ਲਈ ਅਤੇ ਉਪਰੋਕਤ ਦਰਸਾਏ ਸੈਕਟਰ ਵਿੱਚ ਜਨ-ਸਹੂਲਤਾਵਾਂ, ਪਹੁੰਚ ਅਤੇ ਕੁਨੈਕਟੀਵਿਟੀ ਪ੍ਰਦਾਨ ਕਰਨ ਵਾਸਤੇ ਇਸ ਸੜਕ ਦੀ ਅਲਾਈਨਮੈਂਟ ਵਿੱਚ ਪੈਂਦੇ ਖਸਰਾ ਨੰਬਰਾਨ ਜਿਨ੍ਹਾਂ ਦਾ ਲਗਭਗ ਰਕਬਾ 116 ਏਕੜ ਹੈ, ਨੂੰ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਣਾ ਲੋਕ ਹਿੱਤ ਵਿੱਚ ਲਾਹੇਵੰਦ ਹੋਵੇਗਾ। ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵੱਲੋਂ ਪ੍ਰਾਪਤ ਹੋਏ ਰੈਵੀਨਿਊ ਪਲੈਨ ਦੇ ਆਧਾਰ ਤੇ ਹੇਠਾਂ ਅਨੁਸਾਰ ਰੈਵੀਨਿਊ ਰਿਕਾਰਡ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਥੇ ਇਹ ਵੀ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਰਕਬੇ ਨੂੰ ਐਕਵਾਇਰ ਕਰਨ ਨਾਲ

ਉਪਰੋਕਤ ਦਰਸਾਏ ਸੈਕਟਰਾਂ ਨੂੰ ਖਰੜ-ਬਨੂੰੜ ਸੜਕ ਤੇ ਚੰਡੀਗੜ੍ਹ ਜਾਣ ਤੱਕ ਸਿੱਧੀ ਅਪਰੋਚ ਵੀ ਮਿਲ ਜਾਂਦੀ ਹੈ। ਇਸ ਅਲਾਈਨਮੈਂਟ ਨੂੰ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਤੇ ਦਰਸਾ ਦਿੱਤਾ ਗਿਆ ਹੈ।

ਲੜੀ ਨੰ:	ਪਿੰਡ ਦਾ ਨਾਂ	ਰਕਬਾ				ਰਕਬਾ (ਏਕੜਾਂ ਵਿੱਚ)
		ਕਨਾਲ	ਮਰਲਾ	ਬਿਘਾ	ਬਿਸਵਾ	
1	ਮੌਲੀਬੈਦਵਾਣ-4	93	3	-	-	11.6437
2	ਰਾਏਪੁਰ ਖੁਰਦ- 2	-	-	74	13	15.5520
3	ਪੱਤੀ ਸੋਹਾਣਾ-290	15	2	-	-	1.88
4	ਸੁੱਖਗੜ੍ਹ-289	626	3	-	-	78.2687
5	ਢੋਲ-293	64	8	-	-	8.0500
	ਕੁਲ ਜੋੜ	798	11	74	13	115.4019

ਉੱਕਤ ਦਸੇ ਅਨੁਸਾਰ ਭੌ ਪ੍ਰਾਪਤੀ ਐਕਟ 1894 ਅਧੀਨ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌ ਦਾ ਇਤਰਾਜ਼ਗੀਣਤਾ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਪਤ ਕਰਨ ਵਾਸਤੇ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਪੱਤਰ ਨੰ: 2801 ਮਿਤੀ 16-9-08 ਰਾਹੀਂ ਲਿਖਿਆ ਗਿਆ ਹੈ। ਜਿਹੜਾ ਕਿ ਨਿੱਜੀ ਉਪਰਾਲੇ ਕਰਦੇ ਹੋਏ ਜਲਦੀ ਹੀ ਪ੍ਰਾਪਤ ਕਰ ਲਿਆ ਜਾਵੇਗਾ।

ਕਿਉਂ ਜੋ ਉਪਰੋਕਤ ਦਰਸਾਈ ਸਥਿਤੀ ਅਨੁਸਾਰ ਇਹ ਭੌ ਜਨਤਕ ਹਿੱਤ ਅਤੇ ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਸਮੁੱਚੇ ਵਿਕਾਸ ਲਈ ਪ੍ਰਾਪਤ ਕਰਨੀ ਜ਼ਰੂਰੀ ਹੈ ਇਸ ਲਈ ਇਹ ਮੱਦ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰ-ਵਿਟਾਂਦਰੇ/ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

ਅਜੰਡਾ ਆਈਟਮ: ੫. 11
(ਗਮਾਡਾ ਅਥਾਰਟੀ)

ਵਿਸ਼ਾ :- ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੁਹਾਲੀ ਫੇਜ਼-3ਬੀ-1 ਵਿਖੇ ਅਣ-ਅਧਿਕਾਰਤ ਖੋਖਾ ਮਾਰਕੀਟ ਦੇ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਪੱਕੇ ਬੁਥਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ ਸਬੰਧੀ।

1.0 ਇਸ ਕੇਸ ਦਾ ਸਬੰਧ ਸ਼ਹਿਰੀ ਮਿਲਖ ਮੁਹਾਲੀ ਫੇਜ਼-3ਬੀ-1 ਦੀ ਅਣਅਧਿਕਾਰਤ ਖੋਖਾ ਮਾਰਕੀਟ ਦੇ ਖੋਖਾ ਮਾਲਕਾਂ ਨੂੰ ਪੱਕੇ ਬੁਥੇ ਅਲਾਟ ਕਰਨ ਲਈ ਮਿਤੀ 12-7-2008 ਨੂੰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ (ਕਾਪੀ ਅਨੈਕਚਰ-A) ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰਨ ਉਪਰੰਤ ਅਥਾਰਟੀ ਤੋਂ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਧਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਨਾਲ ਹੈ। ਇਸ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦਾ ਸਬੰਧਤ ਭਾਗ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

“..... All 378 persons should be treated at par. Husband-wife and minor Children should be considered for one family unit. Only one booth should be allotted to one family unit. Keeping in view the intermediate lapse of 10 years between the survey and the rehabilitation, it was decided that all the claims should be examined as per the above principle as on present date.

It was decided that the draw for allotment should be conducted as early as possible. Since the earlier decision in this matter was taken by the Authority, it was decided that this matter be taken to the Authority/Executive Committee for post-facto confirmation.....”

2.0 ਇਸ ਕੇਸ ਦੇ ਸਬੰਧ ਵਿਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਦੇ ਫੇਜ਼ 3 ਬੀ 1 ਵਿਖੇ ਲੱਗਭੱਗ 27-28 ਸਾਲਾਂ ਤੋਂ ਅਣ-ਅਧਿਕਾਰਤ ਖੋਖਾ ਮਾਰਕੀਟ ਚਲਦੀ ਆ ਰਹੀ ਜਿਸ ਦਾ ਸਰਵੇ ਸਾਲ 1998 ਦੌਰਾਨ ਕੀਤਾ ਗਿਆ ਸੀ। ਕੀਤੇ ਗਏ ਸਰਵੇ ਅਨੁਸਾਰ ਕੁਲ 322 ਦੁਕਾਨਾਂ ਦੀ ਸਨਾਖਤ ਕੀਤੀ ਗਈ। ਇਸ ਕੀਤੇ ਗਏ ਸਰਵੇ ਅਨੁਸਾਰ ਕਈ ਦੁਕਾਨਾਂ ਵਿੱਚ ਇੱਕ ਤੋਂ ਵੱਧ ਵਿਅਕਤੀ ਕੰਮ ਕਰ ਰਹੇ ਸਨ। ਪੁੱਡਾ ਹੁਣ ਗਮਾਡਾ ਵੱਲੋਂ ਪਿਛਲੇ ਸਮੇਂ ਦੌਰਾਨ ਲਏ ਗਏ ਫੈਸਲਾ ਅਨੁਸਾਰ 130 ਪੱਕੇ ਬੁਥਾਂ ਦੀ ਉਸਾਰੀ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਬਾਕੀ ਬੁਥਾਂ ਦੀ ਉਸਾਰੀ ਅਜੇ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਹ ਸਾਰਾ ਵਿਸਾ ਵਿਸਥਾਰ ਸਹਿਤ ਮਿਤੀ 11-1-08 ਨੂੰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਹੋਈ ਮੀਟਿੰਗ ਵਿਚ ਆਇਟਮ ਨੰਬਰ 4.20 ਤਹਿਤ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਵੱਲੋਂ ਇਸ ਵਿਸ਼ੇ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ:-

- (i) The Executive Committee noted that as per the survey report there were 322 illegal structures in khokha market. Though in some khokhas more than one person were working. Keeping in view the principle of parity and equity, the Executive Committee decided in principle that one booth should be allotted in lieu of one khokha. Wherever there were more than one person working in one khokha at the time of survey, all of them should be allotted the khokha jointly;
- (ii) The Executive Committee considered the report of Scrutiny Committee and their recommendations and decided that the applicants recommended by the Scrutiny Committee in their

- recommendations in sub para "ੳ-1" and "ੳ-2" should be allotted booths/booths sites subject to the decision in (i) above;
- (iii) Regarding recommendations of the Scrutiny Committee contained in sub para "ਅ" the Executive Committee noted that these applicants are not original khokha holders and their names do not find mention in the original survey list. The Executive committee decided that the applications of all these persons should be rejected;
- (iv) The Executive Committee accepted the recommendation of the Scrutiny Committee contained in para "ੲ" and "ਸ" (ਅਨੈਕਚਰ-B)

3.0 ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਉਕਤ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਅਜੇ ਕੇਸ ਵਿਚਾਰਿਆ ਜਾਣਾ ਹੀ ਸੀ ਕਿ ਇਸ ਮਾਰਕੀਟ ਦੇ ਦੁਕਾਨਦਾਰਾਂ ਵੱਲੋਂ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਨੂੰ ਅਰਜੀ ਦਿੱਤੀ ਗਈ। ਜਿਸ ਉਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਆਦੇਸ਼ ਦਿੱਤੇ:-

"Presented Today. The decision of the Executive Committee of GMADA, whereby large no. of applicants whose names appeared in the original survey, were neglected, needs re-consideration. Case be examined afresh and put up for orders early." (ਕਾਪੀ ਅਨੈਕਚਰ-C)

4.0 ਇਹ ਮਾਮਲਾ ਅਜੇ ਵਿਚਾਰ ਅਧੀਨ ਸੀ ਕਿ ਮਾਰਚ 2008 ਦੌਰਾਨ ਪੰਜਾਬ ਵਿਧਾਨ ਸਭਾ ਦੇ ਬਜਟ ਸੈਸਨ ਦੌਰਾਨ ਸ: ਬਲਬੀਰ ਸਿੰਘ ਸਿੱਧੂ, ਐਮ. ਐਲ. ਏ. ਹਲਕਾ ਖਰੜ ਵੱਲੋਂ ਸਟਾਰਡ ਪ੍ਰਸ਼ਨ ਨੰਬਰ 467 ਰਾਹੀਂ ਇਸ ਮਾਰਕੀਟ ਸਬੰਧੀ ਪੁੱਛ ਕੀਤੀ ਜਿਸ ਦਾ ਜਵਾਬ

ਦਫਤਰ ਵਲੋਂ ਤਿਆਰ ਕਰਕੇ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਤਿਆਰ ਕਰਕੇ ਵਿਧਾਨ ਸਭਾ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ :-

- ਏ) ਫੇਜ਼ 3ਬੀ1 ਖੋਖਾ ਮਾਰਕੀਟ ਦੇ ਜਿਹੜੇ ਦੁਕਾਨਦਾਰਾਂ ਦੀਆਂ ਦੁਕਾਨਾਂ ਪਿਛਲੇ ਸਾਲ ਅੱਗ ਨਾਲ ਸੜ ਗਈਆਂ ਸਨ, ਉਨ੍ਹਾਂ ਨੂੰ ਜਲਦ ਹੀ ਪੱਕੇ ਬੂਥ ਅਲਾਟ ਕੀਤੇ ਜਾ ਰਹੇ ਹਨ।
- ਬੀ) ਸਰਵੇ ਮੁਤਾਬਿਕ 322 ਖੋਖੇ ਮੌਕੇ ਤੇ ਮੌਜੂਦ ਪਾਏ ਗਏ ਸਨ। ਹੁਣ ਤੱਕ ਗਮਾਡਾ ਵਲੋਂ 130 ਬੂਥ ਮੌਕੇ ਤੇ ਉਸਾਰੇ ਜਾ ਚੁੱਕੇ ਹਨ ਅਤੇ ਜਲਦ ਹੀ ਬਾਕੀ ਰਹਿੰਦੇ ਬੂਥ ਵੀ ਉਸਾਰ ਕੇ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਅਲਾਟ ਕਰ ਦਿੱਤੇ ਜਾਣਗੇ।

5.0 ਵਿਧਾਨ ਸਭਾ ਪ੍ਰਸ਼ਨ ਦੇ ਦਿੱਤੇ ਗਏ ਜਵਾਬ ਦੇ ਅਧਾਰ ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਵਿਧਾਨ ਸਭਾ ਦੇ ਇਜਲਾਸ ਦੌਰਾਨ ਮਿਤੀ 10-3-08 ਦੇ ਪ੍ਰਸ਼ਨ ਕਾਲ ਦੀ ਕਾਰਵਾਈ ਦੌਰਾਨ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਆਸ਼ਵਾਸਨ ਦਿੱਤਾ ਗਿਆ:-

"All 322 Booths in Phase 3B1, Mohali shall be got constructed and allotted within one year." (ਕਾਪੀ ਅਨੈਕਚਰ-D)

6.0 ਵਿਸ਼ੇ ਨਾਲ ਸਬੰਧਤ ਮਿਸਲ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਨੂੰ ਪੁੱਟ-ਅਪ ਕੀਤੀ ਗਈ ਅਤੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਮਿਤੀ 18-3-08 ਨੂੰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਆਦੇਸ਼ ਦਿੱਤੇ ਗਏ:-

"Take action as per the reply given in Vidhan Sabha question."

7.0 ਜਿਵੇਂ ਕਿ ਉੱਪਰ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ ਇਸ ਵਿਸ਼ੇ ਸਬੰਧੀ ਗਠਿਤ ਕੀਤੀ ਗਈ ਵਿਭਾਗੀ ਅਧਿਕਾਰੀਆਂ ਦੀ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਦੀਆਂ ਸਿਫਾਰਸ਼ਾਂ ਨੂੰ ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ

ਕਮੇਟੀ ਦੀ ਮਿਤੀ 11-1-08 ਨੂੰ ਹੋਈ ਚੌਥੀ ਮੀਟਿੰਗ ਦੀ ਮੱਦ ਨੰਬਰ 4.20 ਵਿਚ ਵਿਚਾਰਦੇ ਸਮੇਂ ਅਸਲ ਸਰਵੇ ਸੂਚੀ ਅਨੁਸਾਰ ਸ਼ਨਾਖਤ ਕੀਤੇ ਗਏ 322 ਖੋਖਿਆਂ ਵਿਰੁੱਧ ਬੁਥ ਉਸਾਰ ਕੇ ਅਲਾਟ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ, ਪਰ ਇਨ੍ਹਾਂ ਵਿਚੋਂ ਜਿਹੜੇ 106 ਦਾਅਵੇਦਾਰਾਂ ਵੱਲੋਂ ਅਸਲ ਸਰਵੇ ਸੂਚੀ ਵਿੱਚ ਅੰਕਿਤ ਵਿਅਕਤੀਆਂ ਕੋਲੋਂ ਜੀ.ਪੀ.ਏ., ਹਲਫੀਆ ਬਿਆਨ, ਐਮ.ਸੀ. ਦੀ ਤਹਿਬਾਜ਼ਾਰੀ ਸਲਿੱਪ, ਇਕਰਾਰਨਾਮਾ ਇਤਆਦਿ ਰਾਹੀਂ ਖੋਖਿਆਂ ਸਬੰਧੀ ਕਲੇਮ ਖਰੀਦ ਕੀਤਾ ਸੀ, ਦੇ ਕਲੇਮ ਰਿਜੈਕਟ ਕੀਤੇ ਗਏ ਸਨ। ਇਸ ਸਥਿਤੀ ਵਿੱਚ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਉਕਤ ਅੰਕਿਤ ਲਏ ਗਏ ਨਿਰਣੇ, ਵਿਧਾਨ ਸਭਾ ਦੇ ਇਜਲਾਸ ਦੌਰਾਨ ਸਟਾਰਡ ਪ੍ਰਸ਼ਨ ਦੇ ਦਿੱਤੇ ਗਏ ਉੱਤਰ ਅਤੇ ਪੰਜਾਬ ਵਿਧਾਨ ਸਭਾ ਦੇ ਬਜਟ ਇਜਲਾਸ ਦੌਰਾਨ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਆਸ਼ਵਾਸਨ ਦੇ ਸਨਮੁੱਖ ਢੁਕਵਾਂ ਫੈਸਲਾ ਲੈਣ ਲਈ ਸਮੁਚਾ ਕੇਸ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿਚ ਪੇਸ ਕਰਨ ਲਈ ਹੁਕਮ ਪ੍ਰਾਪਤ ਹੋਏ ਸਨ ਅਤੇ ਹੁਕਮਾਂ ਅਨੁਸਾਰ ਇਹ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੀ ਦੂਜੀ ਮੀਟਿੰਗ ਦੀ ਮੱਦ ਨੰਬਰ 2.14 ਤੇ ਫੈਸਲਾ ਲੈਣ ਲਈ ਪੇਸ ਕੀਤਾ ਗਿਆ ਸੀ ਅਤੇ ਅਥਾਰਟੀ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ:-

The report of the Screening Committee was discussed in detail by the Authority and it was decided to accept the report in toto subject to the decision that the persons who appear at "ਉ" "ਅ" "ੲ" against the same Sr. No. in the survey list of 1998 shall be given only one booth jointly. In all 322 built up booths will be given against 322 illegal structures existing at the time of survey. (ਕਾਪੀ ਅਨੈਕਚਰ-E)

8.0 ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ ਕਾਰਵਾਈ ਕਰਨ ਲਈ ਮਾਮਲਾ ਅਜੇ ਵਿਚਾਰ ਅਧੀਨ ਸੀ ਕਿ ਮਾਰਕੀਟ ਦੇ ਨੁਮਾਇੰਦੇ ਦੁਬਾਰਾ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਨੂੰ ਮਿਲੇ ਸਨ ਅਤੇ ਇਸ ਵਿਸ਼ੇ ਸਬੰਧੀ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 12-7-2008 ਨੂੰ ਉਚ ਅਧਿਕਾਰੀਆਂ ਨਾਲ ਮੀਟਿੰਗ ਹੋਈ ਸੀ ਇਸ ਮੀਟਿੰਗ ਵਿਚ ਹੋਏ ਫੈਸਲੇ ਦਾ ਸਬੰਧਤ ਭਾਗ ਪੈਰਾ ਨੰਬਰ 1.0 ਵਿਚ ਦਰਜ ਹੈ।

9.0 ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਮਿਤੀ 12-7-08 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਦੇ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮਿਤੀ 23-9-08 ਨੂੰ ਡਰਾਅ ਕੱਢਿਆ ਜਾਣਾ ਸੀ ਪਰ ਇਸ ਸਬੰਧੀ ਇੱਕ ਕਲੇਮ ਕਰਤਾ ਵਲੋਂ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵਿਚ ਸਿਵਲ ਰਿਟ ਪਟੀਸਨ ਨੰਬਰ 16688 ਆਫ 2008 ਸ੍ਰੀ ਵਰਿਆਮ ਸਿੰਘ ਬਨਾਮ ਗਮਾਡਾ ਦਾਇਰ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਲੋਂ ਇਸ ਪਟੀਸਨ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਹੁਕਮ ਪਾਸ ਕੀਤੇ ਗਏ ਸਨ:-

“ Authorities shall not go ahead with the auction process till petitioner's representation is considered and disposed of.”(ਕਾਪੀ ਅਨੈਕਚਰ E-1)

10.0 ਪਟੀਸਨਰ ਦੀ ਅਰਜੀ ਦਾ ਨਿਪਟਾਰਾ ਮਿਤੀ 23-9-08 ਨੂੰ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ ਜਿਸ ਕਾਰਨ ਮਿਤੀ 24-9-08 ਨੂੰ ਡਰਾਅ ਕੱਢਿਆ ਗਿਆ ਸੀ। ਡਰਾਅ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਮਾਰਕੀਟ ਦਾ ਸਾਲ 1998 ਵਿਚ ਕਰਵਾਏ ਗਏ ਸਰਵੇ ਸੂਚੀ ਵਿਚ ਦਰਜ ਪਤੀ/ਪਤਨੀ/ਨਬਾਲਗ ਬੱਚੇ ਨੂੰ ਇੱਕ ਪਰਿਵਾਰਕ ਯੂਨਿਟ ਮੰਨਦੇ ਹੋਏ ਅਲਾਟਮੈਂਟ ਕਰਨ ਲਈ ਸਿਧਾਂਤ ਅਪਣਾਇਆ ਗਿਆ ਅਤੇ ਸਾਲ 1998 ਦੀ ਸਰਵੇ ਸੂਚੀ ਵਿਚ ਦਰਜ ਪਤੀ-

ਪਤਨੀਆਂ ਦੇ ਕਲੇਮਾਂ ਨੂੰ ਕਲੱਬ ਕਰਦੇ ਹੋਏ ਇਸ ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਫੈਸਲੇ ਲਏ ਗਏ:-

- ੳ) ਜੇਕਰ ਕਿਸੇ ਪਤੀ/ਪਤਨੀ ਵਲੋਂ ਆਪਣਾ ਹੱਕ ਵੇਚਿਆ ਜਾ ਚੁੱਕਾ ਹੈ ਤਾਂ ਇਸ ਸੂਰਤ ਵਿਚ ਖਰੀਦਦਾਰ ਦਾ ਨਾਮ ਦੂਸਰੇ ਲਾਭਪਾਤਰੀ ਨਾਲ ਕਲੱਬ ਕਰਦੇ ਹੋਏ ਇੱਕ ਸਾਝਾ ਬੁਥ ਅਲਾਟ/ਐਲੋਕੇਟ ਕਰਨ ਲਈ ਵਿਚਾਰਿਆ ਜਾਵੇ।
- ਅ) ਜੇਕਰ ਪਤੀ/ਪਤਨੀ ਦੋਵਾਂ ਵਲੋਂ ਹੀ ਆਪਣਾ ਕਲੇਮ ਵੇਚਿਆ ਗਿਆ ਹੈ ਤਾਂ ਇਸ ਸੂਰਤ ਵਿਚ ਦੋਵਾਂ ਖਰੀਦਦਾਰਾਂ ਨੂੰ ਕਲੱਬ ਕਰਦੇ ਹੋਏ ਇੱਕ ਸਾਝਾ ਬੁਥ ਅਲਾਟ/ਐਲੋਕੇਟ ਕਰਨ ਲਈ ਵਿਚਾਰਿਆ ਜਾਵੇ।
- ੲ) ਕਿਉਂਜੋ ਸਾਲ 1998 ਤੋਂ ਹੁਣ ਤੱਕ ਕਾਫੀ ਲੰਬਾ ਅਰਸਾ ਬੀਤ ਗਿਆ ਹੈ ਇਸ ਸਮੇਂ ਦੌਰਾਨ ਖਰੀਦੋ ਫਰੋਖਤ ਹੋਈ ਹੈ ਪਰ ਕਿਉਂਜੋ ਪਤੀ/ਪਤਨੀ/ਨਬਾਲਗ ਬੱਚੇ ਨੂੰ ਇੱਕ ਯੂਨਿਟ ਮੰਨਣ ਲਈ ਸਿਧਾਂਤ ਕੇਵਲ ਸਾਲ 1998 ਦੀ ਸੂਚੀ ਤੇ ਹੀ ਲਗਾਇਆ ਗਿਆ ਹੈ ਇਸ ਲਈ ਖਰੀਦੋ ਫਰੋਖਤ ਵਾਲੇ ਲਾਭਪਤਾਰੀਆਂ ਵਿਚ ਪਤੀ-ਪਤਨੀ ਸ਼ਾਮਲ ਹਨ।
- ਸ) ਉਕਤ ਸਿਧਾਂਤ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ 369 ਯੋਗ ਲਾਭਪਤਾਰੀਆਂ ਦੀ ਸੂਚੀ ਤਿਆਰ ਕੀਤੀ ਗਈ। ਇਸ ਸੂਚੀ ਵਿਚ ਸਪੱਸ਼ਟ ਕੀਤਾ ਗਿਆ ਕਿ ਇਹ ਸੂਚੀ ਟੈਟਿਵ ਹੈ ਅਤੇ ਡਰਾਅ ਉਪਰੰਤ ਅਲਾਟਮੈਂਟ ਉਸ ਲਾਭਪਾਤਰੀ ਨੂੰ ਹੀ ਕੀਤੀ ਜਾਵੇਗੀ ਜੋ ਗਮਾਡਾ ਦੀ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਸਰਤਾਂ ਪੂਰੀਆਂ ਕਰਦਾ ਹੋਵੇਗਾ। ਜੇਕਰ ਸਰਵੇ ਸੂਚੀ ਅਨੁਸਾਰ ਕਿਸੇ ਲਾਭਪਾਤਰੀ ਦੇ ਪਤੀ/ਪਤਨੀ/ਨਬਾਲਗ ਬੱਚੇ ਨੂੰ ਇੱਕ ਤੋਂ ਵੱਧ ਬੁਥ/ਬੁਥ ਸਾਇਟਾਂ ਡਰਾਅ ਵਿਚ

ਈਅਰਮਾਰਕ/ਅਲਾਟ ਹੋ ਜਾਂਦੀਆਂ ਹਨ ਤਾਂ ਬਾਕੀ ਈਅਰਮਾਰਕ/ਅਲਾਟ ਹੋਈਆਂ ਬੁਥ ਸਾਇਟਾਂ ਰੱਦ ਕਰ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ।

- ਹ) ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵਲੋਂ ਸਰਵੇ ਨੰਬਰ 231ਅ ਦੇ ਕਲੇਮਕਰਤਾ ਨੂੰ ਸਰਵੇ ਸਮੇਂ ਨਬਾਲਗ ਕਰਾਰ ਦਿੱਤਾ ਗਿਆ ਸੀ ਅਤੇ ਹੁਣ ਇਹ ਕਲੇਮ ਕਰਤਾ ਬਾਲਗ ਹੋਣ ਕਾਰਨ ਇਸ ਕਲੇਮ ਕਰਤਾ ਨੂੰ ਬੁਥ ਅਲਾਟ ਕਰਨ ਦੀ ਸਿਫਾਰਸ਼ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੀ ਦੂਸਰੀ ਮੀਟਿੰਗ ਦੀ ਮੱਦ ਨੰਬਰ 2.14 ਤੇ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਇਸ ਸਰਵੇ ਨੰਬਰ ਨੂੰ ਬਾਲਗ ਮੰਨਦੇ ਹੋਏ ਬੁਥ ਅਲਾਟ ਕਰਨ ਲਈ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ ਇਸ ਲਈ ਅਥਾਰਟੀ ਦੇ ਫੈਸਲੇ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਇਸ ਕਲੇਮ ਕਰਤਾ ਨੂੰ ਵੱਖਰੇ ਤੌਰ ਤੇ ਬੁਥ ਅਲਾਟ ਕਰਨ ਲਈ ਫੈਸਲਾ ਲਿਆ ਗਿਆ।

11.0 ਡਰਾਅ ਉਪਰੰਤ ਅਤੇ ਅਲਾਟਮੈਂਟ ਤੋਂ ਪਹਿਲਾਂ ਹਰ ਲਾਭਪਾਤਰੀ ਤੋਂ ਉਸ ਦੀ ਯੋਗਤਾ ਅਨੁਸਾਰ ਦਫਤਰ ਦੀ ਤਸੱਲੀ ਲਈ ਇੱਕ ਹਲਫੀਆ ਬਿਆਨ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਲਈ ਫੈਸਲਾ ਗਿਆ ਹੈ।

12.0 ਡਰਾਇੰਗ ਨੰਬਰ 05 ਮਿਤੀ 25-1-08 ਅਨੁਸਾਰ ਮੌਕੇ ਤੇ 353 ਬੁਥ ਹੀ ਬਣ ਸਕਦੇ ਹਨ ਅਤੇ ਮੌਕੇ ਤੇ 130 ਬੁਥ ਬਣ ਚੁੱਕੇ ਹਨ ਅਤੇ ਬਾਕੀ 223 ਬੁਥਾਂ ਦੀ ਉਸਾਰੀ ਕਰਨ ਲਈ ਇਹਨਾਂ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਫੇਜ਼ 3 ਏ ਵਿਚ ਪਟਰੋਲ ਪੰਪ ਨੇੜੇ ਕਮਰਸੀਅਲ ਪਾਕਿਟ ਵਿਚ ਆਰਜ਼ੀ ਤੌਰ ਤੇ ਸਿਫਟ ਕਰਨ ਲਈ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਅਤੇ ਜਗ੍ਹਾਂ ਖਾਲੀ ਹੋਣ ਉਪਰੰਤ ਮੌਕੇ ਤੇ ਬਾਕੀ ਬੁਥਾਂ ਦੀ ਤੁਰੰਤ ਉਸਾਰੀ ਸ਼ੁਰੂ ਕਰਨ ਲਈ ਮੁੱਖ ਇੰਜੀਨੀਅਰ ਗਮਾਡਾ ਨੂੰ ਹਦਾਇਤ ਕੀਤੀ ਗਈ।

13.0 ਕਿਉਂਜੋ ਮੌਕੇ ਤੇ 353 ਬੁਥ ਹੀ ਉਸਾਰੇ ਜਾ ਸਕਦੇ ਹਨ ਇਸ ਲਈ ਬਾਕੀ 16 ਬੁਥਾਂ ਸਬੰਧੀ 1-16 ਸਪੈਸਲ ਨੰਬਰ ਲਗਾ ਕੇ ਡਰਾਅ ਵਿਚ ਸ਼ਾਮਲ ਕੀਤਾ ਗਿਆ ਸੀ। ਕਿਉਂਜੋ 369 ਯੋਗ ਲਾਭਪਤਾਰੀਆਂ ਦੀ ਟੈਟਟਿਵ ਸੂਚੀ ਤਿਆਰ ਕੀਤੀ ਗਈ ਸੀ ਇਸ ਲਈ ਫਿਰ ਡਰਾਅ ਟੈਟਟਿਵ ਹੋਣ ਕਰਕੇ ਫਿਰ ਡਰਾਅ ਵਧਣ ਘਟਣ ਦੇ ਖਦਸੇ ਨੂੰ ਧਿਆਨ ਵਿਚ ਰੱਖਦੇ ਹੋਏ ਇਹ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਕਿ 378 ਬੁਥਾਂ ਦੀ ਉਸਾਰੀ ਕਰਵਾ ਲਈ ਜਾਵੇ ਅਤੇ ਜੇਕਰ 2-4 ਬੁਥ ਵਧ ਜਾਣਗੇ ਤਾਂ ਉਹਨਾਂ ਨੂੰ ਬੋਲੀ ਰਾਂਗੀ ਵੇਚ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਇਸ ਲਈ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ 25 ਬੁਥਾਂ ਦੀ ਹੋਰ ਜਗ੍ਹਾ ਤਜਵੀਜ਼ ਕਰਨ ਲਈ ਲਿਖਿਆ ਗਿਆ ਹੈ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਵਲੋਂ ਜਿਥੇ ਜਗ੍ਹਾ ਤਜਵੀਜ਼ ਕੀਤੀ ਜਾਵੇਗੀ ਉਥੇ ਇਹਨਾਂ ਬੁਥਾਂ ਦੀ ਉਸਾਰੀ ਕਰਕੇ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਵੇਗੀ।

14.0 ਸਕਰੂਟਨੀ ਕਮੇਟੀ ਵਲੋਂ ਰੱਦ ਕੀਤੇ ਗਏ ਕਲੇਮਾਂ ਦੇ ਦਾਅਵੇਦਾਰਾਂ ਵਲੋਂ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵਿਚ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰਬਰ 15691 ਆਫ 2008 ਸ਼੍ਰੀਮਤੀ ਗੁਲਸ਼ਨ ਦਿਵਾਨ ਅਤੇ ਹੋਰ ਬਨਾਮ ਗਮਾਡਾ ਦਾਇਰ ਕੀਤੀ ਹੋਈ ਹੈ ਡਰਾਅ ਤੋਂ ਪਹਿਲਾਂ ਮੌਕੇ ਤੇ ਅਨਾਉਸ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਇਹ ਡਰਾਅ ਇਸ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਤੇ ਨਿਰਭਰ ਹੈ ਅਤੇ ਇਸ ਰਿਟ ਸਬੰਧੀ ਜੋ ਅੰਤਿਮ ਫੈਸਲਾ ਹੋਵੇਗਾ ਅਲਾਟੀ ਉਸ ਫੈਸਲੇ ਨੂੰ ਮੰਨਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ।

15.0 ਡਰਾਅ ਸਬੰਧੀ ਅਖਬਾਰਾਂ ਵਿਚ ਵਿਗਿਆਪਨ ਦੇ ਕੇ ਸਬੰਧਤਾਂ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਗਿਆ ਅਤੇ ਪਹਿਲਾਂ ਯੋਗ ਲਾਭਪਤਾਰੀਆਂ ਦੀ ਤਿਆਰ ਕੀਤੀ ਗਈ ਟੈਟਟਿਵ ਸੂਚੀ ਨੂੰ ਨੋਟਿਸ ਬੋਰਡ ਤੋਂ ਲਗਾਇਆ ਗਿਆ।

16.0 ਡਰਾਅ ਮਿਤੀ 24-9-08 ਨੂੰ ਕੱਢਿਆ ਗਿਆ। ਡਰਾਅ ਵਿਚ ਸਫਲ ਹੋਏ ਬਿਨੈਕਾਰਾਂ ਦੀ ਸੂਚੀ ਅਨੈਕਚਰ-F ਤੇ ਦਰਜ ਹੈ।

17.0 ਉਸਾਰੇ ਹੋਏ 130 ਬੂਥਾਂ ਦੀ ਸਾਲ 2006 ਵਿਚ 3,42,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਧਾਰਨ ਬੂਥ ਅਤੇ ਕਾਰਨਰ ਬੂਥ ਦੀ 10% ਵੱਧ ਕੀਮਤ ਨਿਸਚਿਤ ਕੀਤੀ ਗਈ ਸੀ ਅਤੇ ਇਹ ਕੀਮਤ 28-2-2007 ਤੱਕ ਵੈਲਿਡ ਸੀ। ਹੁਣ ਗਮਾਡਾ ਦੀ ਮੌਜੂਦਾ ਪਾਲਿਸੀ (ਕਾਪੀ ਅਨੈਕਚਰ-G) ਰਾਂਗੀ ਦੁਬਾਰਾ ਕੀਮਤ 4,24,500/- ਰੁਪਏ ਪ੍ਰਤੀ ਸਧਾਰਨ ਬੂਥ ਅਤੇ ਕਾਰਨਰ ਬੂਥ ਦੀ 10% ਕੀਮਤ ਸਧਾਰਨ ਬੂਥ ਨਾਲੋਂ ਵੱਧ ਨਿਸਚਿਤ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਇਹ ਕੀਮਤ ਮਿਤੀ 30-11-2008 ਤੱਕ ਵੈਲਿਡ ਹੈ। ਕੀਮਤ ਨਿਸਚਿਤ ਕਰਨ ਸਮੇਂ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟਾਂ ਦੀ ਕੀਮਤ ਜੋ ਕਿ 10,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਵ.ਗ: ਹੈ ਦਾ ਤਿੰਨ ਗੁਣਾ ਜੋ ਕਿ 30,000/- ਰੁਪਏ ਬਣਦਾ ਹੈ, ਭੌ ਦੀ ਕੀਮਤ ਲਗਾਈ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹਨਾਂ ਬੂਥਾਂ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਮਾਰਚ 2003 ਨੂੰ ਮੁਕੰਮਲ ਹੋ ਗਿਆ ਸੀ ਉਸ ਸਮੇਂ ਤੋਂ ਮਿਤੀ 30-11-2008 ਤੱਕ ਉਸਾਰੀ ਦੇ ਖਰਚੇ ਤੇ ਹੁਡਕੋ ਦੀਆਂ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਜਾਰੀ ਹੋਈਆਂ ਪਾਲਿਸੀਆਂ ਮੁਤਾਬਿਕ ਮਿਸਰਤ ਵਿਆਜ ਸ਼ਾਮਲ ਕੀਤਾ ਗਿਆ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹਨਾਂ 130 ਬੂਥਾਂ ਦੀ ਮੁਰੰਮਤ ਤੇ ਜੋ ਖਰਚਾ ਆਵੇਗਾ ਉਹ ਇਨ੍ਹਾਂ 130 ਬੂਥਾਂ ਦੇ ਅਲਾਟੀਆਂ ਤੋਂ ਅਨੁਪਾਤਕ ਦਰ ਨਾਲ ਵਸੂਲਿਆ ਜਾਵੇਗਾ। ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਬੂਥਾਂ ਸਬੰਧੀ ਜੋ ਉਸ ਸਮੇਂ ਕੀਮਤ ਨਿਸਚਿਤ ਹੋਵੇਗੀ ਉਹ ਅਲਾਟੀਆਂ ਤੋਂ ਵਸੂਲ ਕੀਤੀ ਜਾਵੇਗੀ। ਬਣੇ ਹੋਏ ਬੂਥਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਡਰਾਅ ਲਿਸਟ ਅਨੁਸਾਰ ਜਲਦੀ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਅਤੇ ਬਾਕੀ ਉਸਾਰੇ ਜਾਣ ਵਾਲੇ ਬੂਥ ਵਿਰੁੱਧ ਐਲੋਕੇਸ਼ਨ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ ਅਤੇ ਇਹਨਾਂ ਅਲਾਟੀਆਂ ਤੋਂ 50,000/- ਰੁਪਏ ਬਿਆਨਾਂ ਕਰਮ ਮੰਗੀ ਜਾ ਰਹੀ ਹੈ। ਇਹਨਾਂ ਸਾਇਟਾ ਸਬੰਧੀ ਕਮਰਸੀਅਲ ਸਾਇਟਾਂ ਵਿਚ ਲਾਗੂ ਅਲਾਟਮੈਂਟ ਪੱਤਰ ਜਾਰੀ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ।

18.0 ਉਪਰੋਕਤ ਨੂੰ ਮੱਦੇ ਨਜਰ ਰੱਖਦੇ ਹੋਏ ਹੇਠ ਲਿਖੇ ਮੁੱਦਿਆਂ ਨੂੰ ਵਿਚਾਰਨ ਉਪਰੰਤ ਪ੍ਰਵਾਨਗੀ ਹਿਤ ਸਮੁੱਚਾ ਮਾਮਲਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਪੇਸ਼ ਹੈ ਜੀ:-

- 1) ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਮਿਤੀ 12-7-2008 ਨੂੰ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਪ੍ਰਵਾਨਗੀ।
- 2) ਉਪਰੋਕਤ ਮੀਟਿੰਗ ਵਿਚ ਲਏ ਗਏ ਫੈਸਲੇ ਨੂੰ ਲਾਗੂ ਕਰਨ ਲਈ ਪੈਰਾ ਨੰਬਰ 8 ਦੇ ਓ, ਅ, ਏ, ਸ ਅਤੇ ਹ ਅਨੁਸਾਰ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਦੀ ਕਾਰਜ ਬਾਅਦ ਪ੍ਰਵਾਨਗੀ।
- 3) ਉਪਰੋਕਤ ਫੈਸਲੇ ਅਨੁਸਾਰ ਮਿਤੀ 24-9-08 ਨੂੰ ਕੱਢੇ ਡਰਾਅ ਅਨੁਸਾਰ 369 ਬੂਥ/ਬੂਥ ਸਾਇਟਾਂ ਅਲਾਟ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ।
- 4) ਪੈਰਾ ਨੰਬਰ 11.0 ਦੇ ਮੱਦੇ ਨਜਰ ਕੁਲ 378 ਬੂਥ ਉਸਾਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਅਤੇ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਜਿਹੜੇ ਬੂਥ ਇਸ ਸਕੀਮ ਅਧੀਨ ਅਲਾਟ ਹੋ ਜਾਣਗੇ ਉਹਨਾਂ ਤੋਂ ਇਲਾਵਾ ਬਾਕੀ ਬਚਦੇ ਬੂਥਾਂ ਨੂੰ ਬੋਲੀ ਰਾਂਹੀ ਵੇਚਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।
- 5) ਪੈਰਾ ਨੰਬਰ 15.0 ਵਿਚ ਦੱਸੀ ਗਈ ਸਥਿਤੀ ਦੇ ਮੱਦੇ ਨਜਰ ਇਹਨਾਂ ਬੂਥਾਂ/ਬੂਥ ਸਾਇਟਾਂ ਦੀਆਂ ਕੀਮਤਾਂ ਸਬੰਧੀ ਯੋਗ ਫੈਸਲਾ ਲੈਣ ਬਾਰੇ।

Subject: - PROCEEDINGS OF THE JANTA MARKET, PHASE 3-B-1, MOHALI HELD UNDER THE CHAIRMANSHIP OF S. PARKASH SINGH BADAL, CHIEF MINISTER PUNJAB ON 12.7.2008 AT 5.00 PM AT HIS RESIDENCE.

Following were present: -

1. Capt. Kanwaljit Singh,
Cooperation, Defence Services Welfare, Removal of Grievances - Pensions & Welfare of Pensioners Minister, Punjab,
Chandigarh.
2. Sh. D.S. Guri, IAS,
Principal Secretary to Chief Minister, Punjab,
Chandigarh.
3. Sh. Arun Goel, IAS,
Secretary to Govt. Punjab,
Department of Housing and Urban Development,
Chandigarh.
4. Sh. K.J.S. Cheema, IAS,
Special Principal Secretary to Chief Minister, Punjab,
Chandigarh.
5. Sh. Vivek Pratap Singh, IAS,
Chief Administrator,
GMADA, Mohali.
6. Sh. Harman Preet Singh,
Municipal Councilor,
Chairman, Janta Market,
Mohali.
7. Sh. Devinder Singh,
President, Janta Market,
Mohali.
8. Sh. Surinder Singh,
General Secretary,
Janta Market, Mohali,
and other representatives of Association of Janta Market,
Mohali.

Hon'ble Cooperation Minister had sought time from Hon'ble Chief Minister to meet him alongwith the representatives of Janta Market.

Market Phase 3-B-1, Mohali to put their grievances before the Hon'ble Chief Minister. The concerned officers were also asked to attend this meeting.

At the outset the representatives of the Khokha Market Association gave the brief history of the case. They said that at the time of survey in 1998, 378 persons were found working in the Khokha Market. The PUDA had decided to rehabilitate them. They pointed out that initially, the Finance and Accounts Committee PUDA had in its 49th meeting held on 15.2.2006, decided to allot pucca booths to 322 persons. However, the decision was reviewed by the Finance and Accounts Committee, PUDA in its 51st meeting held on 15.7.2006 and it was decided to allot pucca booths to all the 377 persons in the survey list of 1998.

They said that the present decision of GMADA to allot only 322 booths, has gone against the above said decision of PUDA taken in Finance and Accounts Committee meeting under the Chairmanship of then Housing and Urban Development Minister. They further said that their whole market was gutted in the fire that broke out on 1.6.2007. The Government at that time also gave compensation to all 378 persons equally. They further brought to Hon'ble Chief Minister's attention that even when the application were invited GMADA had stated the number as 378.

Thereafter the Chief Administrator, GMADA was asked to respond. He brought to the notice of Hon'ble Chief Minister that as per the original survey (in 1998) 322 illegal structures were identified on the site. Though the number of persons working in these structures was shown to be 378. Wherever there were more than one person working the same khokha, they were enlisted as (1, 2), etc. under the same serial number. It was decided in the Authority's meeting on 24.4.2008 that one booth should be provided for one khokha at the time of survey. Wherever there were more than one person working together in one structure they

were to be given one booth jointly. This was decided in view of keeping parity amongst the beneficiaries. Doing otherwise may amount to discrimination amongst the beneficiaries.

The Chief Administrator further informed that there are 56 persons as per the survey list who get affected. These 56 persons are closely related to each other either as father-son, mother-son, father-daughter, mother daughter, brothers and in certain cases even husband-wife. It was further informed that there is atleast one case in which a minor person's name finds mentions in the survey list in the year 1998. As per the rehabilitation policy followed by GMADA a family is taken as a unit for rehabilitation. In this light these persons can not claim independent booths.

Thereafter the representatives of Khokha Market Association said that at the time of survey these khokhas were of unequal size and the khokhas in which more persons have been shown the working were actually bigger. Today when there is a proposal of allotting a booth of 7'x9', it will not be possible for two persons to work jointly in the same booth. They further pleaded that 10 years have passed since survey and that during this period the whole situation has undergone a complete change. Family sizes have grown and the joint families earlier have now become different independent families. As such sharing of booths at this stage will not benefit either of the families. They strongly demanded that all 378 persons should be given an independent booth in order to make the rehabilitation beneficial to everyone. Regarding the name of minor in the survey list they said that as on present date there is no minor person in the list. The Hon'ble Cooperation Minister strongly supported the claim of the Association and requested the Hon'ble Chief Minister to allot independent booths to all 378 persons.

Thereafter the matter was discussed in detail. After considering all these issues Hon'ble Chief Minister decided that the

following principle should be followed for allocation of booths. All 378 persons should be treated at par. Husband-wife and minor Children should be considered for one family unit. Only one booth should be allotted to one family unit. Keeping in view the intermediate lapse of 10 years between the survey and the rehabilitation, it was decided that all the claims should be examined as per the above principle as on present date.

It was decided that the draw for allotment should be conducted as early as possible. Since the earlier decision in this matter was taken by the Authority, it was decided that this matter be taken to the Authority/Executive Committee for post-facto confirmation.

Above proceedings of the meeting are submitted for kind confirmation and approval.

- (i) After approval, the draw will be held to allocate booth numbers to all the eligible beneficiaries.
- (ii) Since this is an important rehabilitation measure being undertaken by GMADA, which is likely to generate a lot of goodwill for the Government, Hon'ble Chief Minister may like to grace the occasion.

[Signature]
Chief Administrator
GMADA, Mohali.

SHUD-cum-VC

[Signature]
11.8.08

[Signature]

[Signature]
13.8.2008

SHUD-cum-VC
[Signature]

[Signature]
17.11.08

Ensure immediate follow up action & put up file as above
10/11/08
[Signature]

Chief Administrator
GMADA
D.No. 961
D. 11/8/08
D. 17/11/08
D. 10/11/08

ਸ਼ਿਕਾਇਤਾਂ ਦੀ ਵੇਰਵੇ 3 ਪੰਨੇ 1 ਵਿਖੇ ਅਤੇ-ਅਧਿਕਾਰਿਤ ਪੱਖ ਮਾਰਗਦੇਸ਼ ਦੇ
ਦੁਆਰਾ ਨਿਯੁਕਤ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰਾਂ 130 ਚੋਰਸੀ ਮਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਕਰਨ

Executive Committee considered the matter and discussed in
Following decisions were taken:-

(i) The Executive Committee noted that as per the survey
report there were 322 illegal structures in Khokha Market.
Though in some khokhas more than one person were
working. Keeping in view the principle of parity and
equity, the Executive Committee decided in principle that
one booth should be allotted in lieu of one khokha.
Wherever there were more than one person working in
one khokha at the time of survey, all of them should be
allotted the khokha jointly;

(ii) The Executive Committee considered the report of
Scrutiny Committee and their recommendations and
decided that the applicants recommended by the Scrutiny
Committee in their recommendations in sub para 'ਓ'-1
and 'ਓ'-2' should be allotted booths/booths sites subject
to the decision in (i) above;

(iii) Regarding recommendations of the Scrutiny Committee
contained in sub para 'ਅ' the Executive Committee noted
that these applicants are not original khokha holders and
their names do not find mention the original survey list.
The Executive Committee decided that the applications of
all these persons should be rejected;

(iv) The Executive Committee accepted the recommendation
of the Scrutiny Committee contained in para 'ਬ' and 'ਸ'.

The Executive Committee noted that this matter is
already quite delayed and decided that early action to allot the
booths/booth sites to the eligible beneficiaries be taken.

Janata Market

Phase 3B-1, Mohali - 160 059

147
17-

Dated 12-2-2008

77
12-2-08

ਸ. ਪ੍ਰਕਾਸ਼ ਸਿੰਘ ਬਾਦਲ ਜੀ,
ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ,
ਚੰਡੀਗੜ੍ਹ।

Presented today, the decision of
the executive committee of
GMAHA, whereby large no. of
applicants whose names appeared in
the original menu, were rejected.
Needs re-consideration. Consider
committee's report and P.O. in
order early.

ਰਾਹੀ ਕੇਪਟਨ ਕੰਵਲਜੀਤ ਸਿੰਘ ਜੀ,
ਸਹਿਕਾਰਤਾ ਮੰਤਰੀ ਪੰਜਾਬ,
ਚੰਡੀਗੜ੍ਹ।

SHOD
12/2/08

SA, Mohali
12/2/08

ਜਨਤਾ ਮਾਰਕੀਟ 3ਬੀ-1 ਮੋਹਾਲੀ ਦੇ ਸਮੂਹ 378 ਦੀ ਚਰਚੇ
ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ 378 ਦੁਕਾਨਾਂ ਅਲਾਟ ਕਰਨ ਬਾਰੇ।

CA, GMAHA (in leave)
12/2/08

ਨਿਗਰਤਾ ਸਹਿਤ ਚੋਣਤੀ ਦੇ ਖਿ ਸਾਲ 1998 ਵਿੱਚ ਆਕਾਲੀ

ਜਿਸੇ ਉਕਤ ਮਾਰਕੀਟ ਦਾ ਪੁੱਛਾ ਸਰਵੇ ਕਮੇਟੀ ਵਲੋਂ ਇਕ ਸਰਵੇ ਕਰਵਾਇਆ

EOC(m)

ਜਿਸ ਅਨੁਸਾਰ ਉਕਤ ਮਾਰਕੀਟ ਦੀਆਂ 378 ਦੁਕਾਨਾਂ ਵਿੱਚ 378 ਦੁਕਾਨਦਾਰਾਂ

ਦੀ ਚੋਣਤੀ ਪਾਇਆ ਗਿਆ ਸੀ। ਇਸ ਦੀ ਪੁਸ਼ਟੀ ਪੁੱਛਾ ਵਲੋਂ ਮਿਤੀ 20-7-

ਨੂੰ ਹੋਈ ਵਿੱਚ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੌਦ ਨੰਬਰ 51.21 ਰਾਹੀਂ ਦਿੱਤੀ

ਗਈ (ਅਨਲੱਗ-ਓ ਨਾਲ ਨੱਥੀ ਹੈ)।

ਇਸ ਮਾਰਕੀਟ ਦੀ ਇਕ ਪਾਕਟ ਵਿੱਚ 130 ਦੁਕਾਨਾਂ ਦੀ ਉਸਾਰੀ

ਗਈ ਜਿਸ ਨਾਲ ਲੱਗਦੀਆਂ ਕੋਠੀਆਂ ਦੇ ਮਾਲਕਾਂ ਵਲੋਂ ਪੁੱਛਾ ਵਿਰੁੱਧ ਸੀ.ਐਮ.

2006/2001 ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰ. 8788 ਆਫ 2000 ਰਾਹੀਂ ਕੋਠੀਆਂ ਵਾਲਿਆਂ

ਦੀ ਇਨਕਰਚਮੈਂਟ ਕਮੇਟੀ ਵਲੋਂ ਇਕ ਕੇਸ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਵਿੱਚ ਦਾਇਰ

ਕੀਤਾ ਗਿਆ। ਇਸ ਕੇਸ ਦੀ ਪੇਰਵਾਈ ਵਿੱਚ ਉਸ ਸਮੇਂ ਦੇ ਪੁੱਛਾ ਦੇ ਅਸਟੇਟ ਅਫਸਰ

ਪ੍ਰਸ਼ਨ

2

ਮਨੁੱਖੀ ਹਾਈਕੋਰਟ ਵਿੱਚ ਇਹ ਐਫੀਡੈਵਿਟ ਦਿੱਤਾ ਗਿਆ ਜਿਸਦੇ ਪੰਨਾ -10

ਇਸ ਰੋਹੜੀ ਮਾਰਕੀਟ ਵਿੱਚ 377 ਰੋਹੜੀ ਯੂਨਿਟ ਹਨ ਸਪੱਸ਼ਟ ਤੌਰ ਤੇ

ਸਬੰਧਤ ਐਫੀਡੈਵਿਟ ਦੀ ਕਾਪੀ ਨਾਲ (ਅਨੁਲੱਗ-ਅ ਨਾਲ ਨੱਥੀ ਹੈ)।

ਇਸ ਉਪਰੰਤ ਸਮੂਹ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਦੁਕਾਨਾਂ ਅਲਾਟ ਕਰਨ ਸਬੰਧੀ

ਵਲ ਮਿਤੀ 31-5-2007 ਨੂੰ ਅਖ਼ਬਾਰਾਂ ਵਿੱਚ ਪਬਲਿਕ ਨੋਟਿਸ ਜਾਰੀ ਕੀਤਾ

ਜਿਸ ਅਨੁਸਾਰ ਇਸ ਮਾਰਕੀਟ ਦੀਆਂ ਸਾਰੀਆਂ 378 ਦੁਕਾਨਾਂ ਦਾ ਡਰਾਅ ਇੱਕੋ

ਵੱਚ ਮਿਤੀ 15-7-2007 ਨੂੰ ਕੱਢਿਆ ਜਾਣਾ ਸੀ ਪਬਲਿਕ ਨੋਟਿਸ ਦੀ ਕਾਪੀ

ਨਾਲ ਨੱਥੀ ਹੈ)।।

ਬਦ-ਕਿਸਮਤੀ ਨਾਲ ਮਿਤੀ 1-6-2007 ਨੂੰ ਜਨਤਾ ਮਾਰਕੀਟ ਨੂੰ ਅੱਗ

ਲੱਗੀ ਜਿਸ ਵਿੱਚ ਮਾਰਕੀਟ ਦੀਆਂ ਸਾਰੀਆਂ 378 ਦੁਕਾਨਾਂ ਸੜ ਗਈਆਂ।

ਅੱਗ ਲੱਗਣ ਤੋਂ ਬਾਅਦ ਆਪ ਜੀ ਅਤੇ ਕੰਪਟਨ ਕੰਵਲਜੀਤ ਸਿੰਘ ਜੀ

ਮਾਰਕੀਟ ਦੇ ਦੁਕਾਨਦਾਰਾਂ ਨਾਲ ਦੁੱਖ ਸਾਂਝਾ ਕਰਦੇ ਹੋਏ 378 ਦੁਕਾਨਾਂ ਅਲਾਟ

ਦੇ ਆਸਵਾਸਨ ਦਿੱਤਾ ਗਿਆ ਅਤੇ ਨਾਲ ਹੀ ਵੱਡੀ ਮਾਲੀ ਸਹਾਇਤਾ ਦੇਣ ਦਾ

ਵਾਇਦਾ ਕੀਤਾ ਗਿਆ। ਆਪ ਜੀ ਵਲੋਂ ਕੀਤੇ ਗਏ ਇਸ ਵਾਇਦੇ ਅਨੁਸਾਰ 378

ਦੁਕਾਨਾਂ ਨੂੰ 25 ਹਜ਼ਾਰ ਰੁਪਏ ਪ੍ਰਤੀ ਦੁਕਾਨਦਾਰ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਮੋਹਾਲੀ ਵਲੋਂ

ਮੋਹਾਲੀ ਮੋਹਾਲੀ ਵਲੋਂ ਸੁਨਾਖਤ ਕਰਨ ਤੇ) ਦਿੱਤੇ ਗਏ ਜਿਸਦਾ ਰਿਕਾਰਡ

ਮੋਹਾਲੀ ਮੋਹਾਲੀ ਦੇ ਦਫਤਰ ਵਿੱਚ ਮੌਜੂਦ ਹੈ।

ਗਮਾਡਾ ਵਲੋਂ ਪਬਲਿਕ ਨੋਟਿਸ ਦੇ ਕੇ ਸਬੰਧਤ ਦੁਕਾਨਦਾਰਾਂ ਤੋਂ ਦੁਕਾਨਾਂ

ਅਲਾਟ ਕਰਨ ਲਈ ਕਲੇਮ ਫਾਰਮ ਮੰਗੇ ਗਏ। ਇਹ ਕਲੇਮ ਫਾਰਮ ਸਮੇਤ ਐਫੀਡੈਵਿਟ

ਮਿਤੀ 18-9-2007 ਤੱਕ ਸਮੂਹ ਕਲੇਮ ਕਰਨ ਵਾਲੇ ਦੁਕਾਨਦਾਰਾਂ ਵਲੋਂ ਗਮਾਡਾ ਦੇ

ਦਫਤਰ ਵਿੱਚ ਜਮਾਂ ਕਰਵਾ ਦਿੱਤੇ ਗਏ ਸਨ। ਦਿੱਤੇ ਗਏ ਕਲੇਮ ਫਾਰਮਾਂ ਦੀ ਪਾਰਹੂਟਨੀ

3

ਸੱਤ ਮੈਂਬਰੀ ਕਮੇਟੀ ਖਤਮ ਹੋ ਗਈ। ਇਸ ਕਮੇਟੀ ਵਲੋਂ ਪਿਛਲੇ ਸਾਲ
 ਸਿਫਾਰਸ਼ ਦੀ ਕਾਪੀ (ਅਨਲੌਗ-ਸ ਤੇ ਨੱਥੀ ਹੋ) ਜੀ। ਇਸ ਕਮੇਟੀ
 ਵਲੋਂ ਮਾਨਯੋਗ ਮੁੱਖ ਸਕੱਤਰ, ਆਰ.ਆਈ.ਸਿੰਘ, ਆਈ.ਏ.ਐਸ. ਦੀ
 ਮਿਤੀ 11-1-2008 ਨੂੰ ਹੋਈ ਗਾਮਾਡਾ ਦੀ ਐਗਜ਼ੈਕਟਿਵ ਕਮੇਟੀ ਦੀ
 ਪੋਸਟ ਕੀਤੀਆਂ ਗਈਆਂ। ਪਰ, ਪ੍ਰਾਪਤ ਜਾਣਕਾਰੀ ਅਨੁਸਾਰ ਆਪ ਜੀ
 ਵਲੋਂ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਦਿੱਤੇ ਗਏ ਵਾਇਦਿਆਂ ਦੇ ਐਲਾਨ ਦੀ ਖਿਲਾਫ
 ਹੁਣੇ ਹੁਣੇ ਗਾਮਾਡਾ ਦੀ ਐਗਜ਼ੈਕਟਿਵ ਕਮੇਟੀ ਵਲੋਂ ਇਸ ਮਾਰਕੀਟ ਦੀਆਂ 162
 ਦੁਕਾਨਾਂ ਦਿੱਤੀਆਂ ਗਈਆਂ। ਜਿਹਨਾਂ ਦਾ ਵੇਰਵਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਦਿੱਤਾ
 ਗਿਆ ਹੈ (22 ਨੰਬਰ, ਇਸ਼ਤਿਹਾਰ ਅਤੇ ਟਿੱਪਣੀ 2 ਨੰਬਰ ਤੇ 21)

ਉਪਰੋਕਤ ਵਾਲੀਆਂ 56 ਦੁਕਾਨਾਂ ਜਿਹਨਾਂ ਦੇ ਦੁਕਾਨਦਾਰ ਵੱਖ-ਵੱਖ ਹਨ
 ਅਤੇ ਤਹਿ ਬਜ਼ਾਰੀ ਵੀ ਵੱਖ-ਵੱਖ ਦਿੱਤੇ ਹਨ। ਇਹਨਾਂ ਦੁਕਾਨਾਂ ਦਾ ਕੇਸ

ਕਈ ਵਾਰੀ ਵਿਚਾਰ ਕੇ ਪੱਕਾ ਫੈਸਲਾ ਲਿਆ ਜਾ ਚੁੱਕਾ ਹੈ ਕਿ 322 ਦੀ
 ਸਾਂ 378 ਦੁਕਾਨਾਂ ਦੀ ਅਲਾਟ ਹੋਣਗੀਆਂ। 378 ਦੀ ਇਸ ਗਿਣਤੀ ਨੂੰ
 ਮੁੜ ਕੇ ਵਿਚਾਰਨ ਦਾ ਨਾਂ ਤਾਂ ਕੋਈ ਅਧਾਰ ਅਤੇ ਨਾਂ ਹੀ ਕੋਈ ਲੋੜ
 ਸੀ। ਇਹ ਦੁਕਾਨਾਂ ਘਟਾਉਣ ਦਾ ਫੈਸਲਾ ਜਨ. ਮਾਰੂ ਅਤੇ ਹਰੀਬ ਮਾਰੂ
 ਹੋ।

ਹਲਫੀਆ ਬਿਆਨ / ਮੁਖਤਿਆਰਨਾਮੇ ਵਾਲੀਆਂ 106 ਦੁਕਾਨਾਂ ਜਿਹਨਾਂ ਨੂੰ
 ਮਿਊਸਪਲ ਕੌਂਸਲ, ਮੋਹਾਲੀ ਨੇ 20,000/- ਰੁਪਏ ਪ੍ਰਤੀ ਦੁਕਾਨ ਲੈ ਕੇ
 ਟਰਾਂਸਫਰ ਕੀਤਾ ਹੈ ਅਤੇ ਕੌਂਸਲ ਹਰ ਮਹੀਨੇ ਤਹਿ ਬਜ਼ਾਰੀ ਵਸੂਲ ਕਰ
 ਰਹੀ ਹੈ। ਹਲਫੀਆ ਬਿਆਨ / ਮੁਖਤਿਆਰਨਾਮਾ ਜੋ ਕਿ ਅੱਜ ਕੱਲ ਆਮ

ਤੌਰ ਤੇ ਅੰਗਰੇਜ਼ੀ ਮੈਜਿਸਟਰੇਟ ਦੇ ਸਾਹਮਣੇ ਹੋਣ ਵਾਲੇ ਦਲੇ ਪੇਸ਼ ਹੋ ਕੇ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ ਵੀ ਪੂਰੀ ਤਰ੍ਹਾਂ ਕਾਨੂੰਨ ਦੇ ਦਾਇਰੇ ਵਿੱਚ ਹੈ। ਇਹਨਾਂ 106 ਕੇਸਾਂ ਦੇ ਬਿਨਕਾਰਾਂ ਵਲੋਂ ਜੋ ਵੀ ਕਾਗਜ਼ਾਤ ਪੁੱਛਾ ਨੂੰ ਦਿੱਤੇ ਗਏ ਸਨ, ਸਭ ਕਾਨੂੰਨ ਦੇ ਦਾਇਰੇ ਤਹਿਤ ਹਨ। ਉਪਰ ਲਿਖੇ 1+2 ਦੀਆਂ ਕੁਲ 162 ਦੁਕਾਨਾਂ ਕੱਟਣ ਦਾ ਫੈਸਲਾ ਜਨਹਿੱਤ ਨਹੀਂ ਹੈ ਅਤੇ ਪੂਰੀ ਤਰ੍ਹਾਂ ਦੁੱਖਦਾਈ ਅਤੇ ਗਰੀਬ ਮਾਰੂ ਹੈ।

ਉਕਤ ਭੇੜੀ ਜਾਣਕਾਰੀ ਉਪਰੰਤ ਇਸ ਮਾਰਕੀਟ ਦੇ ਸਮੱਗ ਦੁਕਾਨਦਾਰ ਅਤੇ ਇਹਨਾਂ ਦੇ ਪੀਵਾਰ ਭਾਰੀ ਰੋਸ ਵਿੱਚ ਹਨ, ਇਹਨਾਂ ਗਰੀਬ ਦੁਕਾਨਦਾਰਾਂ ਦਾ ਰੋਜ਼ੀ ਰੋਟੀ ਦਾ ਇਕੋ ਇਕ ਸਹਾਰਾ ਖੋਹ ਲਿਆ ਗਿਆ ਹੈ। ਇਸ ਸਮੇਂ ਸਮੱਗ ਦੁਕਾਨਦਾਰ ਖੁੱਸੇ ਹੋਏ ਹਨ ਅਤੇ ਬਹੁਤ ਪਰੇਸ਼ਾਨ ਹਨ ਅਤੇ ਸੰਤਾਪ ਭੋਗ ਰਹੇ ਹਨ।

ਉਕਤ ਲਿਖਤ ਦੀ ਲੋਏ ਵਿੱਚ ਆਪ ਜੀ ਅੱਗੇ ਸਨਿਮਰ ਬੇਨਤੀ ਹੈ ਕਿ

ਮਿਤੀ 11-1-2008 ਨੂੰ ਹੋਈ ਗਮਾਡਾ ਦੀ ਅੰਗਰੇਜ਼ੀ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ

ਨੰ 420 ਤੋਂ ਲਏ ਗਏ ਉਕਤ ਨਿਰਨੇ ਨੂੰ ਰੱਦ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਜਨਤਾ ਮਾਰਕੀਟ

ਬੰਦੀ ਮੋਹਾਲੀ ਦੇ ਸਮੱਗ 378 ਕੰਮ ਕਰਦੇ ਦੁਕਾਨਦਾਰਾਂ ਦਾ ਸੰਤਾਪ ਦਰ ਕਰਦੇ ਹੋਏ

378 ਦੁਕਾਨਾਂ ਜਲਦੀ ਤੋਂ ਜਲਦੀ ਅਲਾਟ ਕਰਨ ਦੀ ਕ੍ਰਿਪਾਲਤਾ ਕੀਤੀ ਜਾਵੇ ਜੀ।

ਆਪ ਜੀ ਦੀ ਬੜੀ ਮਿਹਰਬਾਨੀ ਹੋਵੇਗੀ।

(Signature)
12/1/08
(ਮੰਗਤ ਰਾਮ)
ਮੀਤ ਪ੍ਰਧਾਨ

ਆਪ ਜੀ ਦਾ ਸੁਭਚਿੰਤਕ,
(Signature)
Daryel Singh
(ਦਵਿੰਦਰ ਸਿੰਘ)
ਪ੍ਰਧਾਨ

Namak Singh
(ਨਾਮਕ ਸਿੰਘ)
(ਖਜ਼ਾਨਚੀ)

Handwritten notes at the top of the page, including "D-18/11" and "21-22".

Hon'ble CM, during the proceedings of Punjab Vidhan Sabha on 10.3.2008, during Question Hour, gave an assurance that all 322 booths in Phase 3B1, Mohali, shall be got constructed and allotted within one year. Please take necessary action accordingly to ensure compliance by 28.2.2009.

S.H.U.D.
11.3.2008

CTP

ASHUD

Enst. No. 3362 CTP(PB)/SC-57 Date: 11/3/08

Copy of above is forwarded to Chief Administrator, GMADA for information and necessary action.

Chief Town Planner,
Punjab, Chandigarh.

Pl. info. not for action.

13 III. 08

Pl. info. not for action.
13/3

50(19)

Sumit to be...
13/3/08

(17)7

Item No. 2.14

ਮਿਲਪ ਮੋਰਾਲੀ, ਫੇਜ਼ 3 ਸੀ 1 ਵਿਖੇ ਅੰਨ੍ਹ-ਅਧਿਕਾਰਤ ਪਿਰ ਮਾਰਕੀਟ ਦੇ ਦੁਕਾਨਦਾਰਾਂ ਨੂੰ ਪਿਛੇ ਸ਼ੁਪ
ਦੀ ਮਾਲਟੀਟ ਧਰਨ ਮਸ਼ੀਨ ।

The report of the Screening Committee was discussed in detail by the Authority and
it was decided to accept the report in toto subject to the decision that the persons
who appear at 'ਉ' or 'ੲ' against the same Sr. No. in the survey list of 1998 shall
be given only one booth jointly. In all 322 built up booths will be given against 322
illegal structures existing at the time of survey.



IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH.

CWP No. 16688 of 2008
Date of decision: 19.9.2008

Waryam Singh

... Petitioner

Versus

The Greater Mohali Area Development Authority and others.

... Respondents

CORAM: Hon'ble Mr. Justice Uma Nath Singh.
Hon'ble Mrs. Justice Daya Chaudhary.

Present: Mr. T.P.S. Tung, Advocate, with
Mr. Onkar Singh, Advocate,
for petitioner.

UMA NATH SINGH, J.

Learned counsel submitted that in a fire incident, petitioner's kiosk (khokha) was burnt. He was paid a compensation of Rs.25,000/- against that No.205, however, now his case is being processed for allotment of booth against kiosk No.182. Learned counsel submitted that the petitioner apprehends that consideration of his application against a different kiosk may create complication and even defeat his claim. His case can be considered only against khokha No.205, in draw of lots going to be held on 23.9.2008.

We have also perused Annexure P-1, letter of Estate Officer, GMADA, Mohali, wherein he has advised the petitioner to get his claim settled from a Civil Court. If there is an apparent mistake on the part of authorities, the petitioner need not go to a Civil Court for that and rather it should have been corrected by the authorities concerned. However, we take a serious note of such an indifferent attitude of Estate Officer, GMADA, Mohali, and caution him against such conducts for future. As a

PUNJAB & HARYANA HIGH COURT

result, we dispose of this writ petition with liberty to the petitioner to make a fresh representation to competent authority, which shall be considered on merits at the earliest in the light of submissions noted herein above.

Authorities shall not go ahead with the auction process till petitioner's representation is considered and disposed of.

With the aforesaid directions, this writ petition is disposed.

Order be issued under the signature of Court Secretary

(Uma Nishan Singh)
Judge

(Darya Chaudhary)
Judge

19.9.2008
pk

Atlas Patel

Special Secretary
Punjab & Haryana High Court
Chandigarh

PUNJAB & HARYANA HIGH COURT

ਮਾਨੇਕਰ - F

- ੨੮ -

- 25 -

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਖੂਬ ਨੰਬਰ/ ਖੂਬ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
1	60	553	Booth
2	55	303	Booth Site
3	319	525	Booth
4	209	SPL15	SPL Booth Site
5	86ਅ	SPL6	SPL Booth Site
6	110	434	Booth
7	120	234	Booth Site
8	39ਅ	512	Booth
9	261	336	Booth Site
10	42ੳ	503	Booth
11	238	SPL12	SPL Booth Site
12	105	444	Booth
13	83	406	Booth Site
14	271	448	Booth
15	19(ਅ)	538	Booth
16	151ੳ	385	Booth Site
17	74ਅ	278	Booth Site
18	127	254	Booth Site
19	16	320	Booth Site
20	24ੳ	511	Booth
21	79	527	Booth
22	254	421	Booth Site
23	269	549	Booth
24	36	245	Booth Site
25	44ੳ 44ਅ	461	Booth
26	7	256	Booth Site
27	165	530	Booth

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਈਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
28	183	541	Booth
29	112ਉ	251	Booth Site
30	93	416	Booth Site
31	232	236	Booth Site
32	56ਉ	395	Booth Site
33	20	SPL10	SPL Booth Site
34	195	323	Booth Site
35	123	315	Booth Site
36	255	505	Booth
37	303	531	Booth
38	272	250	Booth Site
39	146	529	Booth
40	228	321	Booth Site
41	196	280	Booth Site
42	182	536	Booth
43	245	347	Booth Site
44	247	SPL1	SPL Booth Site
45	39ਉ	229	Booth Site
46	199	SPL16	SPL Booth Site
47	302	SPL3	SPL Booth Site
48	45ਅ	373	Booth Site
49	234	295	Booth Site
50	23	SPL5	SPL Booth Site
51	231ਉ	316	Booth Site
52	154	486	Booth
53	318	497	Booth
54	48	519	Booth

ਤਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਦੀ ਨੰਬਰ	ਪੋਲੀਕੋਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
55	132	277	Booth Site
56	275	218	Booth Site
57	50	310	Booth Site
58	278	324	Booth Site
59	244	537	Booth
60	135ਅ	243	Booth Site
61	77	299	Booth Site
62	201	376	Booth Site
63	158	SPL4	SPL Booth Site
64	69ਅ	469	Booth
65	151ਅ	203	Booth Site
66	81	446	Booth
67	218ਅ	384	Booth Site
68	320	269	Booth Site
69	237	418	Booth Site
70	211	550	Booth
71	241	509	Booth
72	47ੳ 47ਅ	266	Booth Site
73	59ੳ	356	Booth Site
74	210	485	Booth
75	24ਅ	387	Booth Site
76	168	306	Booth Site
77	208	257	Booth Site
78	14	207	Booth Site
79	118ੳ	309	Booth Site
80	115	518	Booth
81	223	493	Booth
82	82	400	Booth Site
83	89	328	Booth Site
84	277	214	Booth Site

ਭਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਮਰਦੇ ਨੰਬਰ	ਐਲੀਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
85	309	SPL8	SPL Booth Site
86	43ੳ	208	Booth Site
87	187	246	Booth Site
88	283	450	Booth
89	10 11ੳ	535	Booth
90	18	429	Booth
91	185	332	Booth Site
92	164	206	Booth Site
93	125	372	Booth Site
94	236	412	Booth Site
95	307	272	Booth Site
96	21ੳ	329	Booth Site
97	229	411	Booth Site
98	138	305	Booth Site
99	310	392	Booth Site
100	268	496	Booth
101	190	546	Booth
102	157	428	Booth
103	78	201	Booth Site
104	253	472	Booth
105	3ਅ	414	Booth Site
106	85ੳ	341	Booth Site
107	230	481	Booth
108	126	476	Booth
109	315	515	Booth
110	218ੳ	398	Booth Site
111	200	204	Booth Site
112	84ਅ	314	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਸੂਚ ਨੰਬਰ/ ਸੂਚ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
113	84ਉ	217	Booth Site
114	98	483	Booth
115	264	233	Booth Site
116	214	333	Booth Site
117	85ਅ	487	Booth
118	34	413	Booth Site
119	42ਅ	544	Booth
120	145	482	Booth
121	250	453	Booth
122	129ਅ	383	Booth Site
123	122ਅ	362	Booth Site
124	56ਅ	438	Booth
125	21ਅ	337	Booth Site
126	106ਉ	339	Booth Site
127	149	492	Booth
128	282	351	Booth Site
129	220	SPL7	SPL Booth Site
130	301	344	Booth Site
131	8	417	Booth Site
132	312	240	Booth Site
133	68	300	Booth Site
134	159	367	Booth Site
	160		
135	53ਅ	468	Booth
136	177	522	Booth
137	152	430	Booth
138	213 ਅ	381	Booth Site
139	155	242	Booth Site
140	321	225	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਈਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
141	317	221	Booth Site
142	314	281	Booth Site
143	322	520	Booth
144	49	501	Booth
145	116ਅ	248	Booth Site
146	169	456	Booth
147	222	408	Booth Site
148	29	542	Booth
149	259ੳ	507	Booth
150	114	465	Booth
151	37	437	Booth
152	131	279	Booth Site
153	205	275	Booth Site
154	113ੳ	431	Booth
155	143	237	Booth Site
156	62	396	Booth Site
157	4	403	Booth Site
158	292	382	Booth Site
159	64	394	Booth Site
160	19ੳ	325	Booth Site
161	104	455	Booth
162	51	261	Booth Site
163	90ਅ	407	Booth Site
164	227	348	Booth Site
165	5ੳ	284	Booth Site
166	28ਅ	291	Booth Site
167	257	349	Booth Site
168	17ੳ	369	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਧੁਪ ਨੰਬਰ/ ਧੁਪ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
169	28ੳ	547	Booth
170	167	495	Booth
171	306	513	Booth
172	276	500	Booth
173	163	477	Booth
174	133	410	Booth Site
175	284	405	Booth Site
176	293	SPL2	SPL Booth Site
177	122ੳ	219	Booth Site
178	193	350	Booth Site
179	6	452	Booth
180	180	290	Booth Site
181	141	355	Booth Site
182	161	268	Booth Site
183	266	SPL11	SPL Booth Site
184	15	285	Booth Site
185	61	292	Booth Site
186	311	436	Booth
187	40	460	Booth
188	2ੳ	552	Booth
189	188	253	Booth Site
190	57	255	Booth Site
191	270	293	Booth Site
192	235	484	Booth
193	142	389	Booth Site
194	249	488	Booth
195	148ੳ 148ਅ	359	Booth Site
196	252	252	Booth Site
197	287	307	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
198	139	271	Booth Site
199	53ੳ	335	Booth Site
200	35	402	Booth Site
201	107	SPL9	SPL Booth Site
202	294	216	Booth Site
203	246	548	Booth
204	3ੳ	330	Booth Site
205	265ਅ	422	Booth Site
206	239	358	Booth Site
207	240	425	Booth
208	305	260	Booth Site
209	112ਅ	524	Booth
210	153 173	223	Booth Site
211	316	274	Booth Site
212	63	545	Booth
213	267	365	Booth Site
214	109	258	Booth Site
215	103	467	Booth
216	206	435	Booth
217	285	334	Booth Site
218	12ਅ	220	Booth Site
219	100	287	Booth Site
220	213ੳ	510	Booth
221	203	475	Booth
222	54	447	Booth
223	243	439	Booth
224	260	508	Booth
225	128	388	Booth Site
226	265 ੳ	308	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
227	101	514	Booth
228	95	454	Booth
229	67	445	Booth
230	74 ਓ	489	Booth
231	119ਅ	451	Booth
232	280	442	Booth
233	296	499	Booth
234	30	304	Booth Site
235	219	343	Booth Site
236	41ਅ	517	Booth
237	176	331	Booth Site
238	258	313	Booth Site
239	299	215	Booth Site
240	226	490	Booth
241	58ਓ ਅਤੇ 58ਅ	470	Booth
242	225	409	Booth Site
243	46 ਓ	427	Booth
244	25	360	Booth Site
245	273	462	Booth
246	111	457	Booth
247	171	249	Booth Site
248	97ਅ	212	Booth Site
249	216	276	Booth Site
250	192	302	Booth Site
251	274	474	Booth
252	33	222	Booth Site
253	17ਅ	317	Booth Site
254	140	379	Booth Site
255	13	516	Booth
256	26 ਅਤੇ 27	521	Booth
257	242	441	Booth

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਈਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
258	174	241	Booth Site
259	150	353	Booth Site
260	65ੳ	230	Booth Site
261	263	491	Booth
262	144ੳ	368	Booth Site
263	298	377	Booth Site
264	135ੳ	345	Booth Site
265	217	210	Booth Site
266	87	224	Booth Site
267	92	471	Booth
268	291	342	Booth Site
269	186	391	Booth Site
270	256	318	Booth Site
271	137	209	Booth Site
272	231ਅ	205	Booth Site
273	116ੳ	361	Booth Site
274	90ੳ	327	Booth Site
275	181	459	Booth
276	233	404	Booth Site
277	91ੳ	506	Booth
278	117ੲ	262	Booth Site
279	308	364	Booth Site
280	2ਅ	426	Booth
281	91ਅ	466	Booth
282	130	539	Booth
283	59ਅ	340	Booth Site
284	52	296	Booth Site
285	144ਅ	357	Booth Site
286	281	526	Booth
287	197	264	Booth Site
288	179	238	Booth Site
289	1	533	Booth

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
290	286	SPL13	SPL Booth Site
291	175	440	Booth
292	207	551	Booth
293	108	267	Booth Site
294	12ੳ	415	Booth Site
295	121	534	Booth
296	69ੳ	494	Booth
297	297	393	Booth Site
298	304	449	Booth
299	124	423	Booth Site
300	66	479	Booth
301	94ਅ	235	Booth Site
302	11ਅ ਅਤੇ 11ੲ	370	Booth Site
303	136ੳ	463	Booth
304	300	523	Booth
305	71	311	Booth Site
306	156	397	Booth Site
307	288	374	Booth Site
308	215	338	Booth Site
309	189	259	Booth Site
310	259ਅ	288	Booth Site
311	129ੳ	283	Booth Site
312	218ੲ	213	Booth Site
313	290	401	Booth Site
314	113ਅ	380	Booth Site
315	162	319	Booth Site
316	76	532	Booth
317	31	502	Booth
318	45ੳ	247	Booth Site
319	251	SPL14	SPL Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
320	80	273	Booth Site
321	72	282	Booth Site
322	134	352	Booth Site
323	198	424	Booth
324	22	346	Booth Site
325	38	420	Booth Site
326	73	363	Booth Site
327	5ਅ	458	Booth
328	41ੳ	498	Booth
329	202	227	Booth Site
330	117ੳ	540	Booth
331	65ਅ	366	Booth Site
332	86ੳ	478	Booth
333	279	371	Booth Site
334	102	270	Booth Site
335	43ਅ	211	Booth Site
336	248	543	Booth
337	99	326	Booth Site
338	88	375	Booth Site
339	170	301	Booth Site
340	313	312	Booth Site
341	184	239	Booth Site
342	32	232	Booth Site
343	46ਅ	297	Booth Site
344	119ੳ	298	Booth Site
345	212	294	Booth Site
346	191ਅ	286	Booth Site
347	172	322	Booth Site
348	178ਅ	464	Booth
349	204	263	Booth Site
350	295	528	Booth
351	70	231	Booth Site

ਡਰਾਅ ਦਾ ਲੜੀ ਨੰ:	ਸਰਵੇ ਨੰਬਰ	ਐਲੋਕੇਟ ਹੋਇਆ ਬੁਥ ਨੰਬਰ/ ਬੁਥ ਸਾਇਟ ਨੰਬਰ	ਸਾਈਟ ਦਾ ਵੇਰਵਾ
352	289	289	Booth Site
353	96	433	Booth
354	97ਉ	354	Booth Site
355	166	226	Booth Site
356	106ਅ	480	Booth
357	147	443	Booth
358	94ਉ	265	Booth Site
359	178ਉ	473	Booth
360	136ਅ	386	Booth Site
361	191ਉ	390	Booth Site
362	9	202	Booth Site
363	117ਅ	399	Booth Site
364	194	228	Booth Site
365	224	378	Booth Site
366	75	244	Booth Site
367	221	504	Booth
368	262	432	Booth
369	118ਅ	419	Booth Site

ਨਿਗਰਾਨ ਇੰਜੀਨੀਅਰ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।

ਅਸਟੇਟ ਅਫਸਰ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਡਾ, ਮੋਹਾਲੀ।



ANNEXURE 'D'

POLICY REGARDING FIXATION OF RESERVE PRICE OF COMMERCIAL PROPERTY VIZ. SCO/SCF/BOOTHIS/S.S.S./BUILT-UP BOOTHS

(A) The following is the policy regarding fixation of reserve price of commercial sites viz. SCO/SCF/Booths/S.S.Shops:-

Reference of the Finance & Accounts Committee's Meeting	Decision
Agenda Item No. 14.09 (30.6.97)	<u>IN THE NEW URBAN ESTATE WHERE NO AUCTION HAS BEEN HELD EARLIER</u> 2 Times of the highest residential price fixed in UE. (See Annexure 'B')
Agenda Item No. 22.05 (2.2.2000)	<u>IN AN AREA/PHASE/SECTOR WHERE AUCTION HAS BEEN HELD EARLIER</u> 90% of the average rate of last auction held in the area/sector/phase of the UE. <u>IN AN AREA/PHASE/SECTOR WHERE AUCTION HAS NOT BEEN HELD EARLIER BUT AUCTION HAS BEEN HELD IN ANY OTHER AREA OF URBAN ESTATE</u> 80% of average price of last auction held in the area/any pocket of urban estate.

B) The following is the policy regarding fixation of reserve price of Built-up Booths:- (Rehvi Navrat)

Reference of the Finance & Accounts Committee's Meeting	Decision
Agenda Item No. 24.06 (8.8.2000)	Following factors are to be taken into account while fixing the reserve price: 1. Land rate equal to three times of highest residential rate fixed for UE by F&A Committee from time to time 2. Actual cost of construction including pending liabilities 3. 10% Admn. Charges 4. Interest at prevailing rate of Hudeco on cost of construction & Admn. Charges from the date of commencement to the date of allotment 5. Profit @20% on total cost excluding land cost

- Note:-1. If no bid is received during two consecutive auctions, C.A. is competent to reduce reserve price up to 20%. Where the reserve price is required to be reduced more than 20%, the approval of chairperson shall be obtained (agenda item no.22.05 dt.2.2.2000)
2. 10% extra price for corner sites should be a part of the reserve price, so 10% extra should not be charged on actual auction price. (Agenda item no.17.01 dt.27.1.98)
3. The reserve price fixed for commercial sites at a point of time should remain valid at least for a period of 6 months from the date of fixation to avoid delay and to ensure speedy disposal of sites. However, the ACA Incharge of the auction will ensure that in case bids at a subsequent auction within a six months period are lower than the lowest bid of the earlier auction, he will not

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ

Fixation of Reserve price of 130/355 Nos Booths built up for Rehu Market Sector 60 Ph 3B, Mohali on the basis of prevalent price

No of Booth/Rehu Sites	130
Plotable Area per unit	11.13 Sqrd
Month of Commencement of Construction	2-3-02
Month of Completion of Construction	3-3-03
Land Cost (3x7950x11.13)	(A) 265450/-

Cost of Construction including pending liability.

Cur	51.93	
File	3.50	
Wast	0.80	
PH	-	
	<u>56.23</u>	562300/-

10% Adm. Charge

Cost of Construction per Booth	(B) 47579.00
--------------------------------	--------------

Interest on Cost of Construction As per Article 26 of Act further 5% of Commitment to 5% of allotment.

3/2002 to 8/2002 @ 12.25%	= (1.031) ²	
9/2002 to 5/03 @ 10%	(1.05) ³	
6/03 to 11/03 @ 9.5%	(1.029) ²	
12/03 to 11/03 @ 8.5%	(1.021) ⁸ x (1.017) ⁰	(C) 28499.5
11/06 to 04/06 @ 9%	(1.0075) ²	
3/06 to 3/07 @ 10%	(1.025) ³	
	(1.063) x (1.077) x (1.049) x (1.118) x	
	(1.0070) x (1.015) x (1.103)	76078-
	= 1.598988629 x 47579 =	475795
	<u>28499-</u>	

CP-16)

CP-367

CP-376

CP-16

CP-16

Profit As per policy 25% to be added

Nil %
As per decision of
P&A Committee
of PuOA

Total Cost (A+B+C)
(265450 + 47579 + 28499)

= 341528-4

9/10/11

A.O. HO,

130/353 N.m Bath Built up
 for Rehu Market Katar-60 Model

11.13 2/70

Restorable Area per unit

22-03-02

Month of Commencement of Construction

31-03-03

Month of Completion

(A)

333900000

Low Cost (3x100000 11.13)

Cost of Construction including penalty

Drainability Cure	51.93
Elec	3.50
Work	0.80
P.H	-
	<hr/>
	56.230

AD & Admin charges

5.623

61.853

Cost of Construction per Booth

(B) 47579000

Sub to cost of Construction in per
 terms rate of 2.4 from the 27
 of unit to 27 of 22.4 unit.

28499=00

(C)

2.4 from 3/02 to 2/07

(Already worked out)

2.4 from 3/07 to 11/08 $(\frac{410}{400})^7$

$$(47579 + 28499) = 76078 \times 1.1886 = 90432000 \approx 47579 \dots (D) 42853000$$

No Profit @ 20% to be added

As per policy As per discussion of P&A Committee

Total Cost of Booth

424332=00

424332/m

[Signature]

4.12
ਅਜੰਡਾ ਮੱਦ ਨੰ: -----

(ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ: ਨਾਲੇਜ ਸਿਟੀ ਦਾ ਸਟੇਟਸ

ਸਰਕਾਰ ਨੇ ਸੈਕਟਰ 81 ਮੋਹਾਲੀ ਵਿਖੇ ਨਾਲੇਜ ਸਿਟੀ ਸਥਾਪਿਤ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਬਣਾਈ ਸੀ ਜਿਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮੰਤਰੀ ਮੰਡਲ ਵਲੋਂ ਮਿਤੀ 26.2.07 ਅਤੇ 16.8.07 ਨੂੰ ਦਿੱਤੀ ਗਈ ਸੀ। ਪ੍ਰੀਮੀਅਰ ਸੰਸਥਾਵਾਂ ਨੂੰ ਮਕਾਨ ਉਸਾਰੀ ਅਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ ਵਲੋਂ ਭੇਂ ਤਬਦੀਲ ਕਰਨ ਵਾਸਤੇ ਕੈਬਿਨੈਟ ਮੈਮੋਰੈਂਡਮ ਅਤੇ ਫੈਸਲੇ ਇਸ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-1 ਅਤੇ 2 ਤੇ ਵਾਚੇ ਜਾ ਸਕਦੇ ਹਨ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ਪੰਜਾਬ ਜੀ ਦੀ ਡਰਾਇੰਗ No. DTP(SAS Nagar) 620/07 dated 12.11.07 (ਅਨੁਲੱਗ-3 ਤੇ ਵਾਚੇ ਜਾ ਸਕਦੇ ਹਨ) ਤੇ ਦਰਸਾਏ ਰਕਬੇ ਜੋ ਕਿ ਭਾਰੀਦਾਰ ਸੰਸਥਾਵਾਂ ਦੇ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਨਾਲ ਉਹਨਾਂ ਵਲੋਂ ਤਿਆਰ ਕੀਤੇ ਸਨ, ਨੂੰ ਗਮਾਡਾ ਨੇ ਆਧਾਰ ਮੰਨਦੇ ਹੋਏ ਜਮੀਨ ਤਬਦੀਲ ਕਰਨ ਦੀ ਮੰਜੂਰੀ ਕੁਝ ਸਰਤਾਂ ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਵਲੋਂ ਮਿਤੀ 25.4.08 ਨੂੰ ਦਿੱਤੀ ਗਈ। ਭੇਂ ਦੀ ਟਰਾਂਸਫਰ ਦੀਆਂ ਸਰਤਾਂ ਹੇਠ ਲਿਖਤ ਹਨ:-

(ੳ) ਇਹਨਾਂ ਸੰਸਥਾਵਾਂ ਦੇ ਜੋਨਿੰਗ ਪਲੈਨ/ ਬਿਲਡਿੰਗ ਪਲੈਨਜ਼ ਪੂਡਾ ਦੇ ਬਿਲਡਿੰਗ ਬਾਈ-ਲਾਜ ਅਨੁਸਾਰ Govern ਕੀਤੇ ਜਾਣਗੇ ਅਤੇ ਗਮਾਡਾ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਏ ਜਾਣਗੇ।

(ਅ) ਭੂਮੀ ਉਸ ਮੰਤਵ ਲਈ ਹੀ ਵਰਤੀ ਜਾਵੇਗੀ ਜਿਸ ਲਈ ਉਸਨੂੰ ਤਬਦੀਲ ਕੀਤਾ ਜਾਵੇਗਾ। ਭੇਂ ਮੰਤਵ ਵਿੱਚ ਕੋਈ ਵੀ ਤਬਦੀਲੀ ਪੰਜਾਬ ਸਰਕਾਰ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣੀ ਯਕੀਨੀ ਹੋਵੇਗੀ।

(ੲ) ਤਬਦੀਲਕਾਰ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਨੋਟੀਫੀਕੇਸ਼ਨ ਨੰ: 17/ 17/ 01/ 5 ਮਓ-2/ 327 ਮਿਤੀ 11.1.2008 ਅਨੁਸਾਰ ਫਿਕਸ ਕੀਤੇ EDC Charges ਜਮਾਂ ਕਰਵਾਉਣੇ ਹੋਣਗੇ।

(ਸ) ਇਹ ਤਬਦੀਲੀ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਉਸ ਫੈਸਲੇ ਦੇ outcome ਦੀ ਸਰਤ ਤੇ ਹੋਵੇਗੀ ਜਿਸ ਵਿੱਚ ਲੈਂਡ ਐਕੂਜੀਸ਼ਨ ਦੇ ਕੇਸ ਦਾ ਫੈਸਲਾ ਲਿਖਤ ਹੈ। ਕਿਸੇ

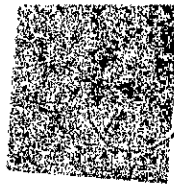
ਵੀ ਸਮਰੱਥ ਅਦਾਲਤ ਦੀ ਸਟੇਅ ਅੰਦਰ ਰਕਬਾ ਤਬਦੀਲ ਨਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਜਗਾਂ ਦਾ ਕਬਜਾ ਅਦਾਲਤ ਵਲੋਂ ਸਟੇਅ ਖਤਮ ਹੋਣ ਉਪਰੰਤ ਹੀ ਦਿੱਤਾ ਜਾਵੇਗਾ।

(ਹ) ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਦੇ ਹੁਕਮਾਂ ਉਪਰੰਤ ਨਿਮਨ ਸੰਸਥਾਵਾਂ ਨੂੰ ਸਾਹਮਣੇ ਦਰਸਾਏ ਮਿਲਖ ਅਫਸਰ ਗਮਾਡਾ ਦੇ ਦਫਤਰੀ ਪੱਤਰ ਨਾਲ, ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਮੀਨ ਤਬਦੀਲ ਕੀਤੀ ਗਈ ਜਿਹਨਾਂ ਦਾ ਵੇਰਵਾ ਅਨੁਲੱਗ-4 ਤੇ ਵੀ ਵਾਚਿਆ ਜਾ ਸਕਦਾ ਹੈ:-

ਲੜੀ ਨੰ:	ਸੰਸਥਾ ਦਾ ਨਾਂ	ਅਨੁਮਾਣਿਤ ਖੇਤਰ (ਏਕੜਾਂ ਵਿੱਚ) in the ਡਰਾਇੰਗ ਨੰ: DTP(SAS Nagar) 620/07 dated 12.11.07	Government Departments to whom land Transferred	ਮਿਲਖ ਅਫਸਰ ਗਮਾਡਾ ਦੇ ਪੱਤਰ ਦੁਆਰਾ ਤਬਦੀਲੀ
1.	ਇੰਡੀਅਨ ਇੰਸਟੀਚਿਊਟ ਆਫ ਸਾਇੰਸ ਐਜੂਕੇਸ਼ਨ ਅਤੇ ਰਿਸਰਚ	125.00	Secretary , Government of India, Ministry of Human Resources and Development, Shashtri Bhawan, New Delhi, 110001.	16650 ਮਿਤੀ 3/4.6.08
2.	ਇੰਡੀਅਨ ਨੈਨੋ ਸਾਇੰਸ ਅਤੇ ਤਕਨਾਲੋਜੀ	35.00	Secretary , Government of India, Ministry of Science and Technology, Department of Science and Technology, Bhawan, New Mehrauli Road New Delhi 110016.	16643 ਮਿਤੀ 3/4.6.08
3.	ਨੈਸ਼ਨਲ ਇੰਸਟੀਚਿਊਟ ਆਫ ਐਗਰੀ	35.00	Secretary , Government of India, Ministry of Science and Technology,	16654 ਮਿਤੀ 3/4.6.08

			Lodhi Road New Delhi 110003.	
4	ਬਾਇਓ ਪ੍ਰੋਸੈਸਿੰਗ ਯੂਨਿਟ	15.00	Secretary , Government of India, Ministry of Science and Technology, Department of Science and Technology, Department of Bio Technology, Block-2 (7 th Floor C.G.O. Complex Lodhi Road New Delhi 110003.	16647 ਮਿਤੀ 3/4.6.08
5	ਪ੍ਰੀਮੀਅਰ ਮੈਨੇਜਮੈਂਟ ਇੰਸਟੀਚਿਊਟ	80	The Secretary to Govt. of Punjab, Department of Higher Education, Punjab	13068 ਮਿਤੀ 30.4.08.

ਉਪਰੋਕਤ ਕਾਰਵਾਈ ਅਥਾਰਟੀ ਦੀ ਜਾਣਕਾਰੀ ਅਤੇ ਕਾਰਜਬਾਅਦ ਪੁਸ਼ਟੀ
ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।



ਮੁਕੱਦਮਾ ਨੰ

ਵਿਸ਼ਾ:-

"ਨਾਨੋਚ ਸਿਟੀ" ਲਈ ਐਸ.ਏ.ਐਸ. ਨਕਸ਼ਾ ਸੈਕਟਰ 81 ਵਿੱਚ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਉਪਰੋਕਤ ਸਰਕਾਰ ਨੂੰ ਇਤਕਾਲ (ਟਰਾਂਸਫਰ)।

Date 29/2

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਬਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਉਪਰੋਕਤ ਵਿਧੇ ਤੇ ਆਪਣੇ ਐ.ਵਿ.ਪੰ.ਨੰ 10/29/2006-4ਮਉ1/1576, ਮਿਤੀ 23.2.2007 ਵੱਲ ਧਿਆਨ ਦੇਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕਰਨ।

2. ਮੇਤਰੀ ਪ੍ਰੀਸ਼ਦ ਦੀ ਮਿਤੀ 26.2.2007 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ਾ ਅੰਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਚਾਰ-ਵਟਾਂਦਰਾ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਸਬੰਧੀ ਲਿਆ ਗਿਆ ਫੈਸਲਾ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

"ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਬਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਯਾਦ-ਪੱਰਗ ਮਿਤੀ 21 ਫਰਵਰੀ, 2007 ਤੇ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ ਉਪਰੰਤ ਇਸ ਦੇ ਪੈਰਾ 9 ਵਿੱਚ ਦਰਜ ਰਜ਼ਾਵੀਬ ਦੀ ਪਰਵਾਨਗੀ ਦੇ ਦਿੱਤੀ ਗਈ"।

3. ਮੇਤਰੀ ਪ੍ਰੀਸ਼ਦ ਵਲੋਂ ਲਏ ਗਏ ਉਪਰੋਕਤ ਫੈਸਲੇ ਨੂੰ ਲਾਗੂ ਕਰਨ ਹਿੱਤ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਵਲੋਂ ਕੀਤੀ ਗਈ ਕਾਰਵਾਈ ਬਾਰੇ ਇਸ ਸ਼ਾਖਾ ਨੂੰ ਦੋ ਹਫ਼ਤੇ ਦੇ ਅੰਦਰ-2 ਜਾਣੂੰ ਕਰਵਾਉਣ ਦੀ ਬੇਚਲ ਕੀਤੀ ਜਾਵੇ।

ਅਧਿਕਾਰਤ, ਤਾਲਮੇਲ

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਬਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ (ਮਕਾਨ ਉਸਾਰੀ-1 ਸ਼ਾਖਾ)।

ਐ.ਵਿ.ਪੰ.ਨੰ: 1/7/2007-1ਕੈਬਨਿਟ/585
ਨੰ: 1/7/2007-1ਕੈਬਨਿਟ/

ਮਿਤੀ: 26/2/07
ਮਿਤੀ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ/ਪ੍ਰਮੁੱਖ ਮੇਤਰੀ, ਪੰਜਾਬ ਨੂੰ ਪ੍ਰਮੁੱਖ ਮੇਤਰੀ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਨੰ: 1/7/2007-1ਕੈਬਨਿਟ/

ਮਿਤੀ:

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਵਿੱਤ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

ਨੰ: 1/7/2007-1ਕੈਬਨਿਟ/

ਮਿਤੀ:

ਇਸ ਦਾ ਇਕ ਉਤਾਰਾ ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਰਾਜਪਾਲ, ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਰਾਜਪਾਲ ਪੰਜਾਬ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸੁਪਰਡੈਂਟ

Special Secy. H.U.D. P.B.
File No. 924
Dated 28-2-07

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-1ਬਾਖਾ)

ਵਿਸ਼ਾ :- "ਨਾਲੇਜ ਸਿਟੀ" ਲਈ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਸੈਕਟਰ 81 ਵਿੱਚ ਜ਼ਮੀਨ ਦਾ, ਡਾਰਟ ਸਰਕਾਰ ਨੂੰ ਇਤਕਾਲ (ਟਰਾਂਸਫਰ)।

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ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ।

2. ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਵਿਭਾਗ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੇਮੇਰਡਮ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਅਤੇ ਮਨਜ਼ੂਰੀ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੌੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

2/2 ਸੁਪਰਡੈਂਟ

ਸੇਵਾ ਵਿਖੇ

- 1) ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ ਮਾਲ, ਪੰਜਾਬ।
- 2) ਮੁੱਖ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ, ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ।
- 3) ਮੁੱਖ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ, ਮਿਡੀਕਲ ਸਿੱਖਿਆ ਵਿਭਾਗ।
- 4) ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ, ਉਚੇਰੀ ਸਿੱਖਿਆ ਵਿਭਾਗ।
- 5) ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ, ਟਕਨੀਕੀ ਸਿੱਖਿਆ ਵਿਭਾਗ।

1/22
7/3/07

ਐ: ਵਿ: ਪੰ: ਨੰ: 10/29/2006-4ਮਉ1/ 1841-45

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 7/3/07

ਪਿਠ ਐ: ਨੰ: 10/29/2006-4ਮਉ1/ 1846-47

ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 7/3/07

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਤੇ ਅਗਲੇਰੀ ਲੌੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਸਮੇਤ ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਵਿਭਾਗ ਦੀ ਮਨਜ਼ੂਰੀ ਅਤੇ ਸੇਮੇਰਡਮ ਦੀ ਕਾਪੀ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

- 1) ਮੁੱਖ ਪ੍ਰਬਾਸਕ, ਗਮਾਡਾ, ਮੋਹਾਲੀ।
- 2) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

2/2 ਸੁਪਰਡੈਂਟ

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ)

ITEM NO.
(Yearly)

SECRET
(Copy No)

Agenda Item for CMM
Date of CMM Meeting 26/2/2007.

**GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

MEMORANDUM FOR COUNCIL OF MINISTERS

Minister-in-Charge : Housing & Urban Development
Minister, Punjab
Secretary-in-Charge : Principal Secretary, Housing & Urban
Development, Punjab

**Subject: Transfer of land in sector 81, SAS Nagar to
Government of India for "Knowledge City".**

The Government of Punjab has acquired about 400 acres of land (391.53 acres) in sector 81, SAS Nagar, Punjab for the establishment of "Knowledge City". The matter for the establishment of National level institutes such as Indian Institute of Science Education and Research, National Institute of Nanotechnology, National Agri-Food Biotechnology Institute & Biotechnology Park was taken up with the concerned Ministries of the Government of India by the Department of Higher Education and the Department of Science Technology and Environment of the Government of Punjab. A number of meetings were held with the officers of the concerned Ministries in Government of India and the Planning Commission of India at the level of Chief Secretary and other officers of the State Government.

2. During these meetings, it transpired that the concerned Ministries of the Government of India and the Planning Commission are agreeable to consider the request of the

Government of Punjab for the establishment of these institutes and a Biotechnology Park in the Knowledge City at SAS Nagar, Punjab. It has, however, been required by the concerned Ministries of Government of India that land for these institutes is to be provided free of cost by the State Government. For the Biotechnology Park, a business model, wherein the State Government can recover its investment on land by offering the same to entrepreneurs for setting up of Biotechnology units, could be evolved.

3. It is also proposed to establish a premier Management Institute in the proposed Knowledge City, the matter for which has been taken up by the Department of Technical Education, Punjab, with the Ministry of Human Resources and Development, Government of India.

4. Keeping in view the inputs received from the Department of Higher Education, the Department of Science, technology and Environment, the Department of Technical Education and the Chief Secretary, Punjab, It is proposed to earmark and allot free of cost about 250 acres of land as indicated below to the Government of India through its departments or such of its organizations as may be nominated by it and 80 acres of land to the Department of Science, Technology and Environment, Punjab or its nominee organization:

Sr. No.	Institutions	Earmarked Area (in acres)
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i)	Indian Institute of Science Education & Research (IISER)	125
ii)	National Institute of Nanotechnology	35
iii)	National Institute of Agri-Food Biotechnology: a) For the Institute 35 b) For the Bioprocessing Unit 15 c) For the Biotechnology Park 80 (to be transferred to the Deptt. of Science, Technology & Environment, Punjab)	50
iv)	Premier Management Institute	40
	TOTAL	250

5. It is proposed to reserve additional 15 acres of land for commercial use by the Government of Punjab/ Greater Mohali Area Development Authority.

6. It may be stated that entire cost of acquisition i.e. about Rs. 276 crores (subject to enhancement) has been/is being paid by the Government of Punjab from its exchequer for the acquisition of this land. The Government of Punjab will also have to pay the external developmental charges for this land to the Greater Mohali Area Development Authority. The comments of the Department of Finance have been obtained and are as under:

Finance Department concurs with the proposal of Administrative subject to the following conditions:-

- (1) The current cost of acquisition is approximate Rs. 273.00 Crore. This is likely to increase if Courts enhance the compensation.
- (2) External Development Charges (EDC) will be paid in addition to the acquisition cost.
- (3) The likely cost to the Government may therefore, be to the tune of Rs. 450.00 Crore. Therefore, at least 30 acres of Commercial Land may be earmarked and set aside out of the total area acquired (which is approximately 400 acres) to enable Govt. to recover part of the cost of making available land free of cost to Govt. Of India. (vide ID No. 15/11/07-4FE6/534 dated 23-02-07.

7.

In view of the above, it is proposed that 250 acres of land in sector 81, SAS Nagar acquired by the State Government for the establishment of Knowledge City may be transferred from Greater Mohali Area Development Authority to the Government of Punjab in the Department of Housing & Urban Development for onward transfer to the Government of India or any organization/organizations nominated by it for the setting up of various national level institutes free of cost as under:

Sr. No.	Institutions	Earmarked Area (In acres)
i)	Indian Institute of Science Education & Research (IISER)	125
ii)	National Institute of Nanotechnology	35
iii)	National Institute of Agri-Food Biotechnology:	
	a) For the Institute	35
	b) For the Bioprocessing Unit	15
	c) For the Biotechnology Park (to be transferred to the Deptt. of Science, Technology & Environment, Punjab)	80
iv)	Premier Management Institute	40
	TOTAL	250

8. It is further proposed to earmark 80 acres of land for the Biotechnology Park as above and transfer the same to the Department of Science Technology and Environment, Punjab or an organization nominated by it, which will work out a Revenue Model so as to ensure the recovery of investment made by the State Government and also to ensure the establishment of individual Bio-technology units and common facilities in the Park. The

External Development Charges worked out by the Competent Authority for this land will be paid by the Government of Punjab to the Greater Mohali Area Development Authority for providing external services such as sewerage and water supply and road connectivity etc. to the Knowledge City. Since the funds for the acquisition of land have been provided by the State Government, it will not pay any money on this account to the Greater Mohali Area Development Authority. The acquisition cost of the land retained by the Greater Mohali Area Development Authority is proposed to be adjusted out of the EDC charges payable by the State Government to the Greater Mohali Area Development Authority. It is also proposed that any escalation in the cost of the land acquisition will also be paid by the Government of Punjab in the Department of Housing and Urban Development.

9. The approval of the Council of Ministers is sought to the proposal contained in the para 8 of this Memorandum.

10. Hon'ble Chief Minister has seen and approved the Memorandum as Minister-in-Charge.

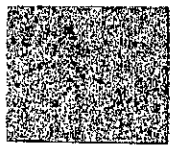
11. Permission of the Hon'ble Chief Minister, Punjab has been obtained for placing this Memorandum before the Council of Ministers.

(A.R.TALWAR)

Place: Chandigarh
Date:

Principal Secretary to Government of Punjab
Department of Housing & Urban Development

ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-1 ਸ਼ਾਖਾ)



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ਮਤਲਬੀ

ਵਿਸ਼ਾ :- "ਨਾਲੇਜ ਸਿਟੀ" ਲਈ ਐਸ.ਏ.ਐਸ ਨਗਰ ਸੈਕਟਰ 81 ਵਿੱਚ ਜ਼ਮੀਨ ਦਾ ਭਾਰਤ ਸਰਕਾਰ ਨੂੰ
ਇਤਕਾਲ (ਟਰਾਂਸਫਰ) ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆ: ਵਿ: ਪੰ: ਨੰ: 10/29/2006-4ਮਉ1/1841-45

ਮਿਤੀ 07-03-2007 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।।

2. ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਵਿਭਾਗ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਸੰਮੇਰਡਮ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਅਤੇ ਮਨਜ਼ੂਰੀ ਦੀ ਕਾਪੀ ਆਪ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

2/2 ਸੁਪਰਡੈਂਟ

ਸੇਵਾ ਵਿਖੇ

- 1) ਵਿੱਤੀ ਕਮਿਸ਼ਨਰ ਮਾਲ, ਪੰਜਾਬ।
- 2) ਮੁੱਖ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਸਾਇੰਸ ਅਤੇ ਟੈਕਨਾਲੋਜੀ ਵਿਭਾਗ।
- 3) ਮੁੱਖ ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਪੇਜ ਤੇ ਮੈਕੈਨੀਕਲ ਸਿੱਖਿਆ ਵਿਭਾਗ।
- 4) ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਉਚੇਰੀ ਸਿੱਖਿਆ ਵਿਭਾਗ।
- 5) ਸਕੱਤਰ ਪੰਜਾਬ ਸਰਕਾਰ,
ਤਕਨੀਕੀ ਸਿੱਖਿਆ ਵਿਭਾਗ।

ਆ: ਵਿ: ਪ: ਨੰ: 10/29/2006-4ਮਉ1/ 7142-47 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 31/8/07

ਪਿੱਠ ਆ: ਨੰ: 10/29/2006-4ਮਉ1/ 147-48 ਮਿਤੀ, ਚੰਡੀਗੜ੍ਹ: 31/8/07

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਇੱਕ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਸਮੇਤ ਮੰਤਰੀ ਮੰਡਲ ਮਾਮਲੇ ਵਿਭਾਗ ਦੀ ਮਨਜ਼ੂਰੀ ਅਤੇ ਸੰਮੇਰਡਮ ਦੀ ਕਾਪੀ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

- 1) ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਮੋਹਾਲੀ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ-2007/1330 ਮਿਤੀ 22-05-2007 ਦੇ ਹਵਾਲੇ ਵਿੱਚ।
- 2) ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।

2/2 ਸੁਪਰਡੈਂਟ

17/9/07

Sup

17/9

31/8/07

ਨਿਰਦੇਸ਼- ਮੈਟਿੰਗ-81 ਦੀ ਸਾਹਿਬਦਾਦ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਦੀ ਚੀਠੀ ਨੂੰ ਭਾਰਤ ਸਰਕਾਰ ਨੂੰ "ਨਾਇਜ ਮਿਤੀ" (ਗਿਆਨ ਮਹਿਰ) ਵਾਸਤੇ ਤਪਦੀਲ ਕਰਨਾ।

....

ਸਰਕਾਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਪਹਿਲੀ ਵਿਕਾਸ ਵਿਭਾਗ ਉਪਰਿਕਤ ਵਿਸ਼ੇ ਤੇ ਆਪਣੇ ਸੰਦੇਸ਼ ਨੰ 10/29/2006-401/178815, ਮਿਤੀ 23.7.2007 ਵਲੋਂ ਧਿਆਨ ਦੇਣ ਦੀ ਕਿਰਪਾਲਤਾ ਕਰਨ।

2. ਮਿਤੀ ਪ੍ਰਸ਼ਦ ਦੀ ਮਿਤੀ 16.8.2007 ਨੂੰ ਹੋਈ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਸ਼ਾ ਐਕਿਤ ਮਾਮਲੇ ਸਬੰਧੀ ਵਿਵਾਦ-ਵਾਦਗ ਕੀਤਾ ਗਿਆ ਅਤੇ ਇਸ ਸਬੰਧੀ ਲਿਆ ਗਿਆ ਫੈਸਲਾ ਜੋ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਪਹਿਲੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੇ ਥਾਂ-ਪੱਤਰ ਮਿਤੀ 2 ਜੁਲਾਈ 2007 ਦੇ ਵਿਵਾਦ-ਵਾਦਗ ਸਮੇਂ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਪਹਿਲੀ ਵਿਕਾਸ ਨੇ ਮੀਡੀਆ ਪ੍ਰੀਸ਼ਦ ਦੇ ਧਿਆਨ ਵਿੱਚ ਲਿਆ ਦਿੱਤਾ ਕਿ ਥਾਂ-ਪੱਤਰ ਇਸ ਚੀਠੀ ਸਬੰਧੀ ਕੋਰਟ ਦੇਸ਼ ਚੱਲ ਰਿਹਾ ਹੈ, ਪਰੰਤੂ ਇਸ ਸਮੇਂ ਇਸ ਦੀ ਮੁਲਕੀਅਤ ਪੰਜਾਬ ਸਰਕਾਰ ਕੋਲ ਹੈ, ਕਿਉਂਕਿ ਪੰਜਾਬ ਸਰਕਾਰ ਇਸ ਸਬੰਧੀ ਯਾਚੀਕੋਰਟ ਵਿੱਚ ਪੁਰਦਾ ਜਿੱਤ ਚੁੱਕੀ ਹੈ ਅਤੇ ਮਾਨਯੋਗ ਪ੍ਰਧੀਮ ਕੋਰਟ ਨੇ ਸਰਕਾਰ ਵਿਰੁੱਧ ਅਪੀਲ ਵਿੱਚ ਮਟੇਟਸ ਕੇ ਰੱਖਿਆ ਹੈ। ਇਸ ਲਈ ਥਾਂ-ਪੱਤਰ ਦੇ ਪੈਰਾ 2 ਵਿੱਚ ਦੱਸੇ ਮਾਮਲੇ ਦੀ ਸਰਕਾਰੀ ਮਾਨਯੋਗ ਪ੍ਰਧੀਮ ਕੋਰਟ ਦੇ ਅੰਤਮ ਫੈਸਲੇ ਦੀ ਸਰਕਾਰ ਨਾਲ ਦੇ ਹਿੱਸੇ ਵਿੱਚ ਹੈ।

3. ਮਿਤੀ ਪ੍ਰੀਸ਼ਦ ਵਲੋਂ ਲਏ ਗਏ ਉਪਰਿਕਤ ਫੈਸਲੇ ਨੂੰ ਲਾਗੂ ਕਰਨ ਹਿੱਤ ਪ੍ਰੀਸ਼ਦੀ ਵਿਭਾਗ ਵਲੋਂ ਕੀਤੇ ਕਾਰਵਾਈ ਥਾਂ ਇਸ ਸਾਖਾ ਨੂੰ ਦੋ ਹਦਰ ਦੇ ਅੰਦਰ-2 ਜਾਣੂੰ ਕਰਵਾਉਣ ਦੀ ਖੋਜਲ ਮਿਤੀ ਜਾਵੇ।

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ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ

ਸਰਕਾਰ, ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਪਹਿਲੀ ਵਿਕਾਸ ਵਿਭਾਗ ਮਕਾਨ ਉਸਾਰੀ-1 ਸਾਖਾ
ਸੰਦੇਸ਼ ਨੰ 177/2007-1 ਡਿਪਟਿਮੈਂਟ/2651
ਨੰ 17/2007-1 ਡਿਪਟਿਮੈਂਟ/2652

ਮਿਤੀ: 22/8/07
ਮਿਤੀ: 22/8/07

ਇਸ ਦਾ ਵਿਕ ਉਤਾਰਾ ਪ੍ਰਮੁਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਨੂੰ ਮੁੱਖ ਮੰਤਰੀ ਜੀ ਦੀ ਸੂਚਨਾ ਹਿੱਤ ਕੀਤਾ ਜਾਵੇਗਾ।

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ਮੁੱਖ ਮੰਤਰੀ

ਨੰ 17/2007-1 ਡਿਪਟਿਮੈਂਟ/2653

ਮਿਤੀ: 22/8/07

ਇਸ ਦਾ ਵਿਕ ਉਤਾਰਾ ਪ੍ਰਮੁਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਵਿੱਤ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਵੇਗਾ।

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ਮੁੱਖ ਮੰਤਰੀ

ਨੰ 17/2007-1 ਡਿਪਟਿਮੈਂਟ/2654

ਮਿਤੀ: 22/8/07

ਇਸ ਦਾ ਵਿਕ ਉਤਾਰਾ ਪ੍ਰਮੁਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ, ਪੰਜਾਬ ਨੂੰ ਮਾਨਯੋਗ ਰਾਜਪਾਲ ਪੰਜਾਬ ਜੀ

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ਮੁੱਖ ਮੰਤਰੀ

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ਮਿਤੀ 22/8/07

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ਮਿਤੀ 22/8/07

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Item No.....
(yearly)

Agenda Item No. of the CMM meeting...
Dated of the CMM meeting.....

SECRET
COPY NO:

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING -1 BRANCH)

MEMORANDUM FOR THE COUNCIL OF MINISTERS

Minister-in-charge Housing and Urban
Development Minister, Punjab.
Secretary-in-charge Secretary, Housing and Urban
Development.

Subject:- Transfer of land in sector 81, SAS Nagar to
Government of India for "Knowledge City".

1. The Government of Punjab has acquired about 400 acres of land (391.53 acres) in sector-81, SAS Nagar Punjab for the establishment of "Knowledge City". In this regard a number of meetings were held with the officers of the concerned Ministries in Government of India and the Planning Commission of India at the level of Chief Secretary and other officers of the State Government. During these meetings, it transpired that the concerned Ministries of the Government of India and the Planning Commission are agreeable to consider the request of the Government of Punjab for the establishment of these institutes and a Biotechnology Park in the Knowledge City

Contd. P...2..

at SAS Nagar, Punjab; It has, however, been required by the concerned Ministries of Government of India that land for these Institutes is to be provided free of cost by the State Government. For the Biotechnology Park, a business model, wherein the State Government can recover its investment on land by offering the same to entrepreneurs for setting up of Biotechnology units, could be evolved. It is also proposed to establish a premier Management Institute in the proposed Knowledge City, the matter for which was taken up by the Department of Technical Education, Punjab with the Ministry of Human Resources and Development, Government of India. After taking the approval/ advice of the Department of Finance a memorandum (Annexure -1) was placed before the Council of Ministers for the approval of following proposals:-

- A) That 250 Acres land in sector-81, SAS Nagar acquired by the State Government for the establishment of Knowledge City may be transferred from Greater Mohali Area Development Authority to the Government of Punjab in the Department of Housing & Urban Development for onward transfer to the Government of India for any organization/ organizations nominated by it.

Contd..P...3..

B) To earmark 80 acres of land for the Biotechnology Park and transfer the same to the Department of Science Technology and Environment, Punjab or an organization nominated by it.

2. The memorandum was discussed in the meeting of the Council of Ministers held on 26-02-2000 and the proposal to earmark 80 acres of land for the Biotechnology Park and transfer the same to the Department of Science, Technology and Environment, Punjab or an organization nominated by it, as detailed in para 8 of the memorandum (annexure-1) was approved but approval has not been received with regard to proposals detailed in para 50.7 of the memorandum regarding transfer of land to the Government of India. It is submitted that in the meeting of the co-ordination Committee at Delhi for Knowledge City, Mohali which was attended by Mr. R. R. Shah, Member Secretary, Planning Commission and Chief Secretary Punjab, it was decided that Premier Management Institute shall be set up by the State Government and not by the Government of India. According to this decision 40 acres land earmarked for Premier Management Institute, therefore, needs no transfer at this stage. In

Contd. P...A...

view of the position explained above, the approval of the Council of Ministers is required on the proposal given as under:-

It is proposed that 210 acres of land in sector 81, SAS Nagar, Mohali acquired by the State Government for the establishment of Knowledge City may be transferred from Greater Mohali Area Development Authority to the Government of Punjab in the Department of Housing & Urban Development for onward transfer to the Government of India or an organization /organizations nominated by it free of cost for setting up of various national level institute as under:-

Sr. No.	Institutions	Earmarked Area (in acres)
i)	Indian Institute of Science Education & Research (IISER)	125
ii)	National Institute of Nanotechnology	35
iii)	National Institute of Agri-Food Biotechnology:	
	a) For the Institute	50
	35	
	b) For the Bio-processing unit <u>15</u>	
	Total	210

80
40

330

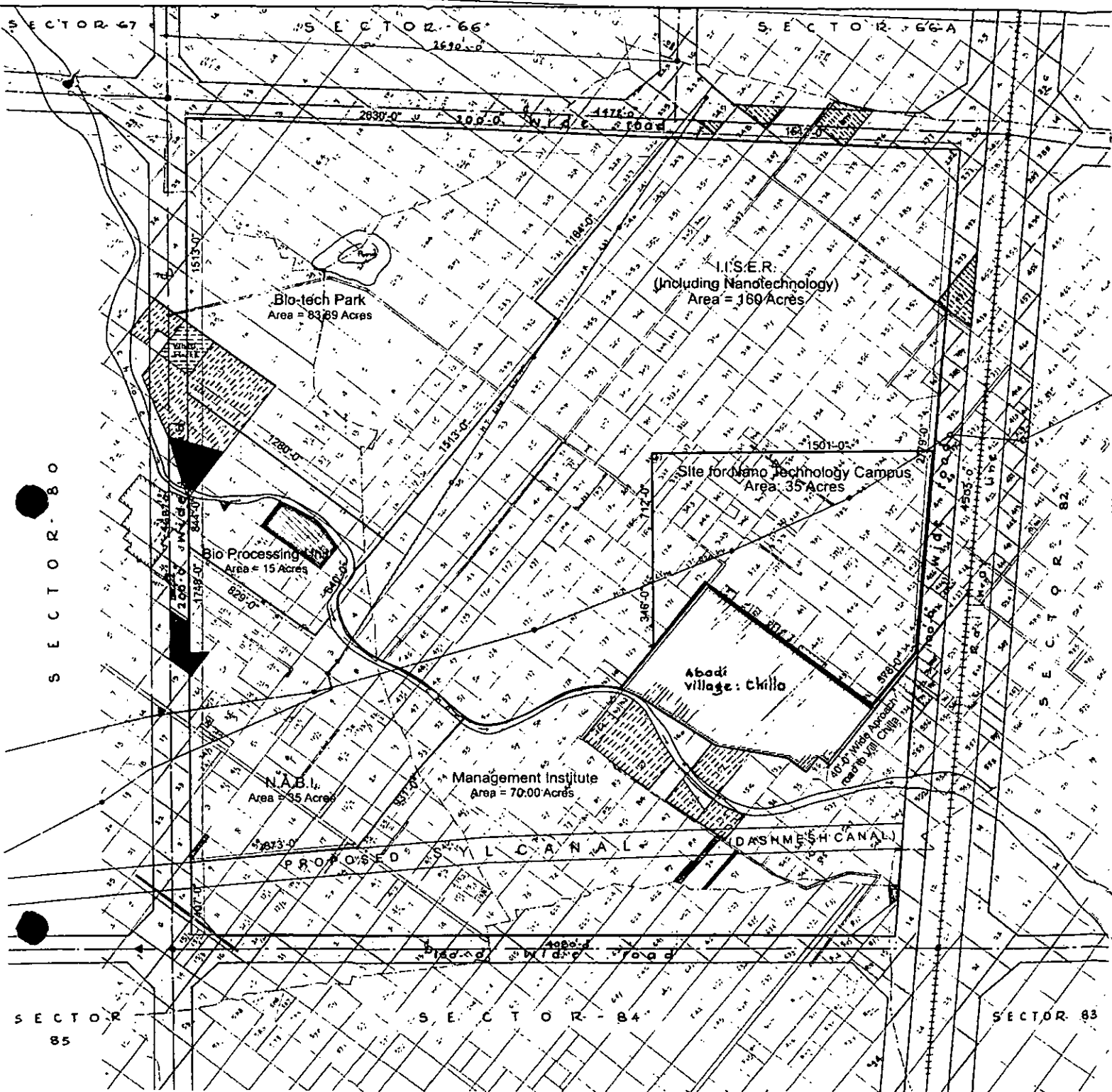
400

- 3) Approval of the Council Ministers is solicited to the proposal contained in para 2 of this memorandum.
- 4) The proposal contained in this memorandum has been seen and approved by Chief Minister as Minister in charge of the department of Housing and Urban Development.
- 5) Permission of the Chief Minister has been obtained for placing this memorandum before the Council of Ministers.

Arun Goel, IAS
Secretary to Government of Punjab
Department of Housing & Urban Development

Dated, Chandigarh.

2/7/07.



S.A.S. NAGAR

Legend

	Roads
	Railway Line
	Village Abadi
	H.T. Line
	Choe
	Area under Stay
	Existing structures
	Area yet to be Acquired
	Area under Acquisition process
	Area under Industry
	Area under Baras

A. Total area of Sector (As reported by LAC letter no. 2571) Dated 18.7.07	: 450.46 Approx.
B. Area not available for planning	
a) Area under village abadi	: 10.42 Ac.
b) Area under Baras (Not acquired Vill. Mauli Baldwan)	: 05.83 Ac.
c) Area yet to be acquired	: 6.13 Ac.
d) Area under industry	: 2.31 Ac.
e) Area under Peripheral roads/ Railway Line (Including area under stay)	: 0.31 Ac.
f) Area under S.Y.L. Canal	: 50.53 Ac.
Total	: 10.36 Ac.
C. Net area available for planning (Including area under stay) (450.46 Ac. - 85.89 Ac.)	: 364.57 Ac.
D. Area proposed for different Institutions/uses	
1) Area under IISER (Including nanotechnology Institute)	: 160.00 Ac. (approx.)
2) Area under N.A.B.I.	: 35.00 Ac. (approx.)
3) Area under Bio processing unit	: 15.00 Ac. (approx.)
4) Area under Bio-technology Park	: 83.89 Ac. (approx.)
5) Area under Management Institute	: 70.00 Ac. (approx.)
6) Area under proposed approach road to vill. Chilla	: 0.68 Ac. (approx.)
Total	: 364.57 Ac.

Concept Plan, Knowledge City, (Sector 81)

Note:

- This drawing is based on survey plan/revenue plan, received from Engineering Wing/ L.A.C. wing, GMADA.
- Area proposed for different Institutes is as per information received from Pb. State Council for science & technology and decision taken in a meeting held on 10.10.07 under the chairmanship of Chief Secretary, Govt. of Punjab.
- As reported by L.A.C. vide letter No. MA/LAC/07/4384 dt. 18.10.07 about 29.18 Ac land is under litigation.

Scale:

OFFICE OF THE DISTRICT TOWN PLANNER, S.A.S. NAGAR

Sketch No. : D.T.P. (S.A.S. Nagar) 620/07	DATE : 12-11-2007
Drawn by :	Checked by :
Asstt. Town Planner	Distt. Town Planner
	Senior Town Planner
	Chief Town Planner (Pb.)

11

M3/2008-4
108

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

To

The Secretary to Govt. of Punjab,
Department of Higher Education,
Chandigarh.

Memo No. GMADA/Project Branch/2008/ 13068

Dated :-

30/4/08

Subject :- Transfer of land measuring 70 acres in Sector-81, Mohali for setting up of Premier Management Institute.

The land measuring 70 acres in Sector 81, Mohali (Knowledge City) is hereby transferred to Department of Higher Education, Govt. of Punjab as per drawing no. DTP (SAS Nagar) 620/07 dated 12.11.2007 on as is where is basis for the prepare of setting up of Premier Management Institute subject to the following conditions:-

- i) Zoning Plan/Building plans of all these institutes would be governed by PUDA Building rules and would be got approved from GMADA.
- ii) Land allotted would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from GMADA.
- iii) The transferees will have to pay EDC charges as fixed vide Housing & Urban Development notification No. 17/17/01/5HG2/327 dated 11.1.2008.
- iv) The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending decision.

2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of land.

3. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/ Copy of Drawing attached

GS
Estate Officer,
GMADA, Mohali

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**Greater Mohali Area Development Authority
(GMADA)
(PUDA Bhawan, Sector 62, SAS Nagar)**

Memo No. 16642
To

Dated:- 3/4-6-2008

The, Secretary, Government of India,
Ministry of Science and Technology
Department of Science and Technology, Technology Bhawan,
New Mehrauli Road, New Delhi- 110016.

**Subject:- Setting up of Institute of Nano-Science and Technology (INST)
in Knowledge City, Sector 81, SAS Nagar**

1. On behalf of Government of Punjab, Department of Housing and Urban Development, the land measuring 35 acres (approx.) In Sector 81, Mohali (Knowledge City) is hereby transferred to Government of India, Ministry of Science and Technology, Department of Science and Technology, New Delhi as detailed in drawing No. DTP (SAS Nagar) 620/07 dated 12.11.2007, on as is where is basis, for the purpose of setting up of Institute of Nano-Science and Technology. The transfer shall be subject to the following conditions:-

- i). Zoning Plan/ Building plans of all these institutes would be governed by PUDA Building rules and would be got approved from GMADA.
- ii). The land would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from Government of Punjab.
- iii). The transferee will have to pay EDC charges as fixed vide Government of Punjab, Department of Housing & Urban Development notification No. 17/ 17/ 01/ 5HG2/ 327 dated 11.1.2008.
- iv). The transfer of this land will be subject to the outcome of decision of Supreme Court where the acquisition case is pending decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.

2. You are requested to depute your representative to liaison with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of the land.

3. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/ Drawing No. DTP (SAS Nagar)
620/07 dated 12.11.2007

Endst. No. 16643-46

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

- 1. The Secretary, Government of Punjab, Department of Housing and Urban Development, Chandigarh
- 2. The Secretary, Government of Punjab, Department of Science & Technology, Chandigarh.
- 3. The Director, Indian Institute of Science Education and Research, MGSIPA Building, Sector 26, Chandigarh.

[Signature]
Estate Officer
GMADA, Mohali
Dated:- 3-6-2008

[Signature]
Estate Officer
GMADA, Mohali

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Greater Mohali Area Development Authority
(GMADA)
(PUDA Bhawan, Sector 62, SAS Nagar)

Memo No. 16647
To

Dated:- 3/4/08

The, Secretary, Government of India,
Ministry of Science and Technology
Department of Biotechnology, Block 2
7th floor, CGO Complex, Lodhi Road
New Delhi- 110003.

Subject:- Setting up of Bio-Processing Unit in Knowledge City, Sector 81, SAS Nagar

1. On behalf of Government of Punjab, Department of Housing and Urban Development, the land measuring 15 acres (approx.) in Sector 81, Mohali (Knowledge City) is hereby transferred to the Ministry of Science and Technology, Department of Biotechnology as detailed in drawing No. DTP (SAS Nagar) 620/07 dated 12.11.2007 on as is where is basis for the purpose of setting up of Bio-Processing Unit. The transfer shall be subject to the following conditions:-

- i). Zoning Plan/ Building plans of all these institutes would be governed by PUDA Building rules and would be got approved from GMADA.
- ii). The land would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from Government of Punjab.
- iii). The transferee will have to pay EDC charges as fixed vide Government of Punjab, Department of Housing & Urban Development notification No. 17/ 17/ 01/ 5HG2/ 327 dated 11.1.2008.
- iv). The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.

2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of the land.

3. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/ Drawing No. DTP (SAS Nagar)
620/07 dated 12.11.2007

Endst. No. 16647-49

Estate Officer
GMADA, Mohali

Dated:- 3-6-08

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

- 1. The Secretary, Government of Punjab, Department of Housing and Urban Development, Chandigarh
- 2. The Secretary, Government of Punjab, Department of Science & Technology, Chandigarh.

Estate Officer
GMADA, Mohali

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**Greater Mohali Area Development Authority
(GMADA)
(PUDA Bhawan, Sector 62, SAS Nagar)**

Memo No. 16650
To

Dated:- 3/4-6-08

The, Secretary, Government of India,
Ministry of Human Resource Development,
Shashtri Bhawan, New Delhi, 110001.

Subject:- Setting up of Indian Institute of Science Education and Research Mohali(IISER) in Knowledge City, Sector 81, SAS Nagar

1. On behalf of Government of Punjab, Department of Housing and Urban Development, the land measuring 125 acres (approx.) in Sector 81, Mohali (Knowledge City) is hereby transferred to Government of India, Ministry of Human Resource Development, New Delhi as detailed in drawing No. DTP (SAS Nagar) 620/07 dated 12.11.20 07, on as is where is basis, for the purpose of setting up of Indian Institute of Science Education and Research, (IISER). The transfer shall be subject to the following conditions:-

- i). Zoning Plan/ Building plans of all these Institutes would be governed by PUDA Building rules and would be got approved from GMADA.
- ii). The land would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from Government of Punjab.
- iii). The transferee will have to pay EDC charges as fixed vide Government of Punjab, Department of Housing & Urban Development notification No. 17/ 01/ 5HG2/ 327 dated 11.1.2008.
- iv). The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.

2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of land.

3. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/ Drawing No. DTP (SAS Nagar)
620/07 dated 12.11.2007

A
Estate Officer
GMADA, Mohali
3-1

Endst. No. 16650-53

Dated:-

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

1. The Secretary, Government of Punjab, Department of Housing and Urban Development, Chandigarh.
2. The Secretary, Government of Punjab, Department of Science & Technology, Chandigarh.
3. The Director, Indian Institute of Science Education and Research, MGSIPA Building, Sector 26, Chandigarh.

A
Estate Officer
GMADA, Mohali

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Greater Mohali Area Development Authority
(GMADA
(PUDA Bhawan, Sector 62, SAS Nagar)

Memo No. 16654

Dated: 3/6/2008
4/6/2008

To
The, Secretary, Government of India,
Ministry of Science and Technology
Department of Biotechnology Block 2
7th floor, CGO Complex, Lodhi Road
New Delhi-110003.

Subject:- Setting up of National Agri Food Biotechnology Institute (NABI) in Knowledge City, Sector 81, SAS Nagar

1. On behalf of Government of Punjab, Department of Housing and Urban Development, the land measuring 35 acres (approx.) in Sector 81, Mohali (Knowledge City) is hereby transferred to Government of India, Ministry of Science and Technology, Department of Biotechnology, as detailed in drawing No. DTP (SAS Nagar) 620/07 dated 12.11.2007, on as is where is basis, for the purpose of setting up of National Agri Food Biotechnology Institute (NABI). The transfer shall be subject to the following conditions:-

- i). Zoning Plan/ Building plans of all these institutes would be governed by PUDA Building rules and would be got approved from GMADA.
- ii). The land would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from Government of Punjab.
- iii). The transferee will have to pay EDC charges as fixed vide Government of Punjab, Department of Housing & Urban Development notification No. 17/17/01/5HG2/327 dated 11.1.2008.
- iv). The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.

2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of the land.

3. This issues with the approval of the Hon'ble Chief Minister, Punjab

DA/ Drawing No. DTP (SAS Nagar)
620/07 dated 12.11.2007

[Signature]
Estate Officer
GMADA, Mohali

Dated:- 3-6-08

Endst. No. 16654-56

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

1. The Secretary, Government of Punjab, Department of Housing and Urban Development, Chandigarh.
2. The Secretary, Government of Punjab, Department of Science & Technology, Chandigarh.

[Signature]
Estate Officer
GMADA, Mohali

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GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN SECTOR 62, SAS NAGAR (MOHALI)

To be substituted bearing same letter no. & Date

To

The Secretary to Govt. of Punjab,
Department of Higher Education,
Chandigarh.

Memo No. GMADA/2008/ 13068
Dated:- 30-4-08

**Subject:- Transfer of land measuring 70 acres in Sector-81, Mohali
for setting up of Premier Management Institute.**

The land measuring 70 acres (approx.) in Sector 81, Mohali (Knowledge City) is hereby transferred to Department of Higher Education, Govt. of Punjab as detailed in drawing no. DTP (SAS Nagar) 620/07 dated 12-11-2007 on as is where is basis for the setting up of a Premier Management Institute subject to the following conditions:-

1. Zoning Plan/Building plans would be governed by PUDA Building rules and would be got approved from GMADA.
 2. Land allotted would be utilized for the purpose for which it has been transferred.
 3. The transferees will have to pay EDC charges as fixed vide Housing & Urban Development notification No. 17/17/01/5HG2/327 dated 11-1-2008.
 4. The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.
2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of land.
3. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/Drawing No.DTP (SAS Nagar)
620/07/ dated 12.11.2007


Estate Officer,
GMADA, Mohali.

SECRETARY
GOVT. OF PUNJAB,
DEPARTMENT OF HIGHER EDUCATION,
CHANDIGARH.

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

(PUDA Bhawan, Sector 62, SAS Nagar)

Memo No. 16647

Dated: 3/4-6-08

TO BE SUBSTITUTED BEARING SAME LETTER NO. & DATE.

To,

The Secretary, Government of India,
Ministry of Science and Technology,
Department of Biotechnology Block 2,
7th Floor, CGO Complex, Lodhi Road,
New Delhi.

Sub:- Setting up of Bio-Processing Unit in Knowledge City, Sector 81, SAS Nagar.

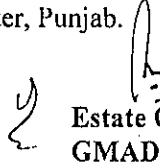
On behalf of Government of Punjab, Department of Housing and Urban Development, the land measuring 15 acres (approx). in Sector 81, Mohali (Knowledge City) is hereby transferred to the Government of India, Ministry of Science and Technology, Department of Biotechnology as detailed in drawing No. DTP (SAS Nagar) 620/07 dated 12-11-2007 on as is where is basis for the purpose of setting up of Bio-Processing Unit. The transfer shall be subject to the following conditions:-

- i) Zoning Plan/Building plans would be governed by PUDA Building rules and would be got approved from GMADA.
- ii) The land would be utilized for the purpose for which it has been transferred. Any change of use or purpose will be got approved from Government of Punjab.
- iii) The transferee will have to pay EDC charges as fixed vide Government of Punjab, Department of Housing & Urban Development notification No. 17/17/01/5HG2/327 dated 11-1-2008.
- iv) The transfer of this land will be subject to the out come of decision of Supreme Court where the acquisition case is pending for decision. The area under stay by any competent court will not be transferred. The possession of the same would be given after the stay is vacated by the court.

2. You are requested to depute your representative to liaise with the Estate Office, GMADA, Mohali for demarcation and taking the physical possession of the land.

4. This issues with the approval of the Hon'ble Chief Minister, Punjab.

DA/Drawing No. DTP (SAS Nagar)
620/07 dated 12-11-2007

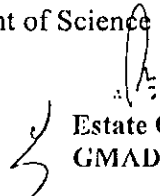

Estate Officer
GMADA, Mohali.

Endst. No. 16647-49

Dated: 3/4-6-08

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

1. The Secretary, Government of Punjab, Department of Housing and Urban Development, Chandigarh.
2. The Secretary, Government of Punjab, Department of Science & Technology, Chandigarh.


Estate Officer
GMADA, Mohali.

ਮੱਦ ਨੰ: 4.13

(ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ:- ਸਿਟੀ ਸੈਂਟਰ ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ ਨਗਰ

ਸਿਟੀ ਸੈਂਟਰ ਸੈਕਟਰ 62, ਮੋਹਾਲੀ ਦੇ ਕੇਂਦਰੀ ਵਪਾਰਕ ਸੈਂਟਰ ਦੇ ਤੌਰ ਤੇ ਬਣ ਰਿਹਾ ਹੈ ਜਿਸ ਵਿਚ ਕਮਰਸੀਅਲ, ਰਿਟੇਲ ਅਤੇ ਵਪਾਰਕ ਮੁੱਢਲੀਆ ਸਹੂਲਤਾਂ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ।

1. ਗਮਾਡਾ ਦੇ ਮਾਸਟਰ ਪਲੈਨਿੰਗ ਲਈ ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ, ਸਿੰਘਾਪੁਰ:-

ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ ਸਿੰਘਾਪੁਰ ਨੂੰ ਗਮਾਡਾ ਖੇਤਰ ਦਾ ਮਾਸਟਰ ਪਲੈਨਿੰਗ ਬਨਾਉਣ ਵਾਸਤੇ ਨਿਯੁਕਤ ਕੀਤਾ ਸੀ ਅਤੇ ਉਹਨਾਂ ਨੇ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਪਰੋਟੋਟਾਈਪ ਕੰਸੈਪਟ ਡਿਜ਼ਾਇਨ ਮੁਫਤ ਵਿਚ ਬਨਾਉਣ ਲਈ ਆਪਣੀ ਸਹਿਮਤੀ ਦੇ ਦਿੱਤੀ ਸੀ। ਇਸ ਵਾਸਤੇ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਡਿਜ਼ਾਇਨ ਬਨਾਉਣ ਵਾਸਤੇ ਮੈਸ: ਜੁਰੋਂਗ ਨੂੰ ਦੋ ਦਿੱਤਾ ਗਿਆ, ਜਿਸ ਨਾਲ ਐਗਰੀਮੈਂਟ ਮੁਤਾਬਕ ਗਮਾਡਾ ਤੇ ਕੋਈ ਵਿੱਤੀ ਬੋਝ ਨਹੀਂ ਸੀ ਪੈਣਾ। ਐਗਰੀਮੈਂਟ ਦਾ ਰੈਲੈਵੈਂਟ ਹਿੱਸਾ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-1 ਤੇ ਪਿਆ ਹੈ।

2. ਸਭ ਤੋਂ ਪਹਿਲਾਂ ਉਹਨਾਂ ਨੇ Urban Catalyst ਅਤੇ Activity Corridor ਦਾ ਪਰਪੋਜ਼ ਕੀਤਾ, ਜਿਸਦਾ ਕਿ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਕੰਸਲਟੈਂਟ ਵਲੋਂ ਵਿਕਾਸ ਕੀਤਾ ਗਿਆ ਅਤੇ ਜੁਰੋਂਗ ਵਲੋਂ ਵੱਖ ਵੱਖ ਗੋਸਟੀਆਂ ਵਿੱਚ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ। ਕੰਸਲਟੈਂਟ ਵਲੋਂ ਤਿਆਰ ਕੀਤਾ ਗਿਆ Design development/ evolution ਅਤੇ

deliverables ਨਾਲ ਹੀ ਇਤਿਹਾਸ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-2 ਤੇ ਪਈ ਹੈ। ਹੁਣ ਕੰਸਲਟੈਂਟ ਨੇ ਰਿਪੋਰਟ ਦੇ ਤੌਰ ਤੇ ਫਾਈਨਲ ਕੰਸਲਟ ਡਿਜ਼ਾਇਨ ਪੇਸ਼ ਕੀਤਾ ਹੈ ਜਿਹੜਾ ਕਿ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-3 ਤੇ ਦੇਖਿਆ ਜਾ ਸਕਦਾ ਹੈ।

3. ਮੈਂਸ: ਜੁਰੋਗ ਕੰਸਲਟੈਂਟ ਵਲੋਂ ਪ੍ਰੋਜੈਕਟ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਡਿਜ਼ਾਇਨ ਵੱਖ ਵੱਖ ਅਦਾਰਿਆਂ ਨੂੰ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਜਿਹੜਾ ਕਿ ਵੇਖਣ ਨੂੰ ਬਹੁਤ ਖੁਬਸੂਰਤ ਹੈ ਅਤੇ ਪਸੰਦ ਵੀ ਕੀਤਾ ਗਿਆ ਪਰ ਮਾਰਕੀਟ ਦੀ ਵਿੱਤੀ ਸਥਿਤੀ ਵਾਚਦੇ ਹੋਏ ਅਤੇ ਸੀ ਵਿਦਿਆਥਕ ਕੇ. ਫਾਟਕ, ਸਲਾਹਕਾਰ ਟਾਊਨ ਪਲਾਨਿੰਗ, ਗਮਾਡਾ ਦੇ ਵਿਚਾਰ ਜਿਹੜੇ ਕਿ ਅਨੁਲੱਗ-4 ਤੇ ਪਏ ਹਨ, ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਕਿ ਇਕੱਲਾ ਪ੍ਰੋਟੋਟਾਈਪ ਪਲੇਨ ਨਾਲ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਉਸਾਰਨਾ ਮੁਮਕਿਨ ਨਹੀਂ ਹੈ ਅਤੇ ਟਾਊਨ ਪਲਾਨਿੰਗ ਅਤੇ ਸੁੰਦਰਤਾ ਤੋਂ ਇਲਾਵਾ ਵੀ ਮਾਰਕੀਟਿੰਗ ਅਤੇ ਕਮਰਸੀਅਲ ਪੋਟੈਂਸੀਅਲ ਵਾਚਣਾ ਵੀ ਜ਼ਰੂਰੀ ਹੈ ਜਿਸ ਦੇ ਫਲਸਵਰੂਪ ਬੇਹਤਰ ਇਹ ਹੋਵੇਗਾ ਕਿ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਡਿਟੇਲ ਡਿਜ਼ਾਇਨ ਜਿਸ ਵਿੱਚ ਮੁਕੰਮਲ ਦਸਤਾਵੇਜ਼, ਪਾਣੀ, ਜਨ ਸੁਵਿਧਾਵਾਂ, ਬਿਜਲੀ, ਸਪਲੀਫੀਕੇਸ਼ਨ utilities, ਪਾਰਕਿੰਗ ਸਾਈਟ ਦੀਆਂ ਜੋਨਿੰਗ ਸੀਟਾਂ dimensions ਆਦਿ ਵੀ ਦਰਸਾਈਆਂ ਗਈਆਂ ਹੋਣ ਕਿਸੇ ਢੁਕਵੇਂ ਆਰਕੀਟੈਕਟ ਵਲੋਂ ਕਰਵਾ ਲਈਆਂ ਜਾਣ। ਇਥੇ ਇਹ ਦਸੱਣਾ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਐਗਰੀਮੈਂਟ ਦੀਆਂ ਸਰਤਾਂ ਮੁਤਾਬਿਕ ਜੁਰੋਗ ਨੇ ਪਹਿਲਾਂ ਹੀ ਆਖਿਆ ਹੈ ਕਿ ਉਹਨਾਂ ਦੇ ਕੰਮ ਦਾ ਸਕੋਪ

ਪਰੋਟੋਟਾਪ ਪਲਾਨਿੰਗ ਤੱਕ ਹੀ ਸੀਮਿਤ ਹੈ ਅਤੇ ਡਿਟੇਲ ਕਮ (ਮੌਜੂਦਾ ਐਗਰੀਮੈਂਟ ਅਧੀਨ), ਬਾਰੇ ਪਹਿਲਾਂ ਹੀ ਖੇਦ ਪ੍ਰਗਟ ਕਰ ਚੁੱਕੇ ਸਨ।

6. ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ ਵਲੋਂ ਡਿਜ਼ਾਇਨ ਕੀਤਾ ਗਿਆ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਨਕਸ਼ਾ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੀ ਸੂਚਨਾ ਅਤੇ ਨਿਮਨਲਿਖਤ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

(ੳ) ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ ਪ੍ਰਾਈਵੇਟ ਲਿਮਿ: ਸਿੰਘਾਪੁਰ ਵਲੋਂ ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਪਰੋਟੋਟਾਈਪ/ ਕਨਸੈਪਟ ਲੇ-ਆਊਟ ਪਲੈਨ ਅਤੇ ਅਰਬਨ ਡਿਜ਼ਾਇਨ ਦੀ ਸਿਧਾਂਤਕ ਤੌਰ ਤੇ ਪ੍ਰਵਾਨਗੀ।

(ਅ) ਕੰਸੈਪਟ ਲੇਆਊਟ ਪਲੈਨ ਦੇ ਆਧਾਰ ਤੇ ਸਮੇਂ ਸਮੇਂ ਸਿਰ ਸਿਟੀ ਸੈਂਟਰ ਸੈਕਟਰ 62, ਮੋਹਾਲੀ ਦੀਆਂ ਸਾਈਟਾਂ ਜ਼ਰੂਰਤ ਮੁਤਾਬਿਕ ਰਕਬੇ ਅਤੇ ਏਰੀਏ ਦੀ ਡਿਸਪੋਜ਼ਲ ਕਰਨਾ ਅਤੇ ਉਸ ਦੀ ਮਾਰਕੀਟਿੰਗ ਕਰਨ ਦੀ ਪ੍ਰਵਾਨਗੀ।

(ੲ) ਸਿਟੀ ਸੈਂਟਰ ਦਾ ਡਿਟੇਲ ਡਿਜ਼ਾਇਨ ਜਿਸ ਵਿੱਚ ਮੁਕੰਮਲ ਦਸਤਾਵੇਜ਼ ਹੋਣ ਜਿਵੇਂ ਕਿ ਪਾਣੀ, ਜਨ ਸੁਵਿਧਾਵਾਂ, ਬਿਜਲੀ, specification utilities, ਬਾਗਵਾਨੀ ਸਾਈਟਸ ਦੀ ਜੋਨਿੰਗ ਇਤਿਆਦਿ ਵੀ ਦਰਸਾਈਆਂ ਗਈਆਂ ਹੋਣ, ਕਿਸੇ ਢੁਕਵੇਂ ਆਰਕੀਟੈਕਟ ਵਲੋਂ ਕਰਵਾ ਲੈਣ ਦੀ ਪ੍ਰਵਾਨਗੀ।

ਇਥੇ ਇਹ ਵੀ ਦਸੱਣਾ ਯੋਗ ਹੋਵੇਗਾ ਕਿ ਸਿਟੀ ਸੈਂਟਰ ਸੈਕਟਰ 62 ਦੇ ਵਿਕਾਸ ਦੇ ਕੰਮ ਜਿਹੜੇ ਕਿ ਮੁੱਢਲੇ ਢਾਂਚੇ, ਪਹੁੰਚ ਸੜਕਾਂ, ਬਾਗਬਾਨੀ, ਸੁੰਦਰਤਾ ਅਤੇ ਸੰਭਾਵਿਤ ਵੱਧ ਰਹੀ ਆਵਾਜਾਈ ਵਾਸਤੇ ਉਪਰਾਲੇ ਕਰਨ ਵਗੈਰਾ ਨਾਲ ਸਬੰਧ ਰੱਖਦਾ ਹੈ, ਡਿਟੇਲ ਡਿਜ਼ਾਇਨ ਬਾਅਦ ਹੀ ਸੰਭਵ ਹਨ।

ਉਪਰੋਕਤ ਅਜੰਡਾ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਅੱਗੇ ਜਾਣਕਾਰੀ, ਪੁਸ਼ਟੀ ਅਤੇ ਪ੍ਰਵਾਨਗੀ

ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

ANNEX-1 63

- b. indicate, define and provide for:
 - i. control of architectural features, elevation and frontage of buildings and structures; and
 - ii. a five year development programme; and
- c. preparation of policy framework, guidelines and regulations etc., Assisting the Client in examination of policy framework, guidelines, by-laws, zonal regulations and development controls and regulations including ground coverage & FAR etc., acquisition & land pooling policy etc. taking into account policy inputs in Singapore and other similar placed areas in various countries shall be submitted as per time schedule in Appendix C.

3.4 Development of Prototype Sectoral Development Plans for mixed use residential areas and City/ Commercial centers of varying sizes with appropriate urban design inputs on a scale not less than 1:1000 or appropriate scale, whichever is better, as per time schedule in Appendix C.

- i. Preparation of prototype Sectoral Development Plans (Not defined under the Act, or otherwise) with detailed schematic layout and urban design inputs for 100 ha sector with standard plotted residential/ commercial/ institutional/ EWS areas/cultural and religious; mixed residential with plotted and group housing along with relevant commercial/ institutional areas; standard group housing sector with relevant commercial/ Institutional areas.
- ii. Similarly, Consultant shall prepare prototype of 100 ha City Centre schematic layout with urban design and broad perspectives; smaller 40 ha City Centre with similar inputs and Neighbourhood Commercial Centre of around 10 to 15 ha as an Additional Service for which the Client shall not pay.

**3.5 Review the Development of Spatial data bank:
The entire exercise of carrying out the master**

46/58

12

|| first or earlier form from which other forms are developed or copied

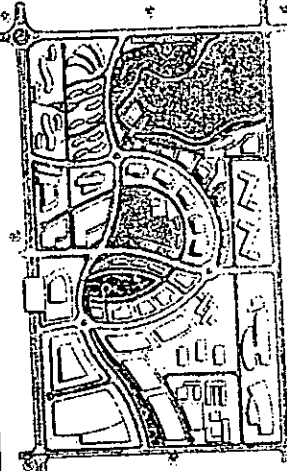
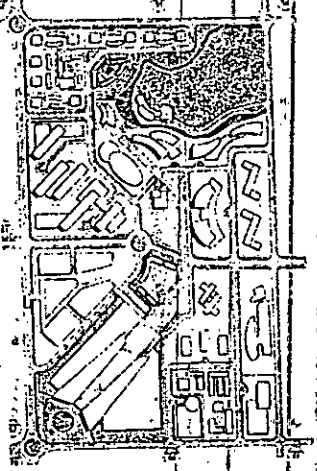
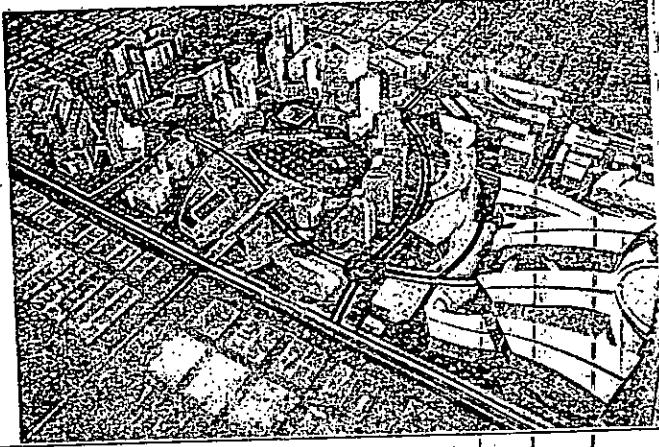
**REPORT ON
PROTOTYPE SECTORAL
DEVELOPMENT PLAN AT SECTOR
62, SAS NAGAR**

**For
GREATER MOHALI AREA
DEVELOPMENT AUTHORITY
(GMADA)**



KIRONGS

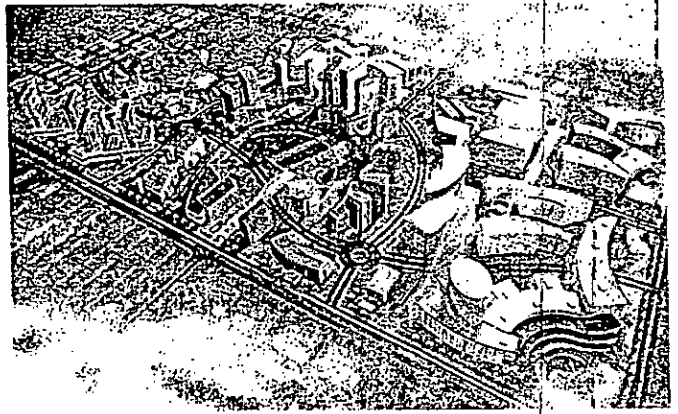
25 August 2008

<p>October 2007</p>	<p>Jurong offered 2 options for the conceptual design of Sector 62 CBD.</p> <p>GMADA responded that they prefer Option 1 as it has a stronger imageability. However, they would like Jurong to integrate the Activity Corridor concept from Option 2 so as to have a strong pedestrian connectivity through the whole site.</p>	<p>Option 1: Urban Catalyst</p> 	<p>Option 2: Activity Corridor</p> 
<p>10th December 2007</p>	<p>Jurong presented the integrated design.</p> <p>GMADA was pleased with the overall design. However, he commented that the shopping malls fronting the site were not impressive and also suggested the introduce Theme Park development into the site.</p>		

4th January 2008

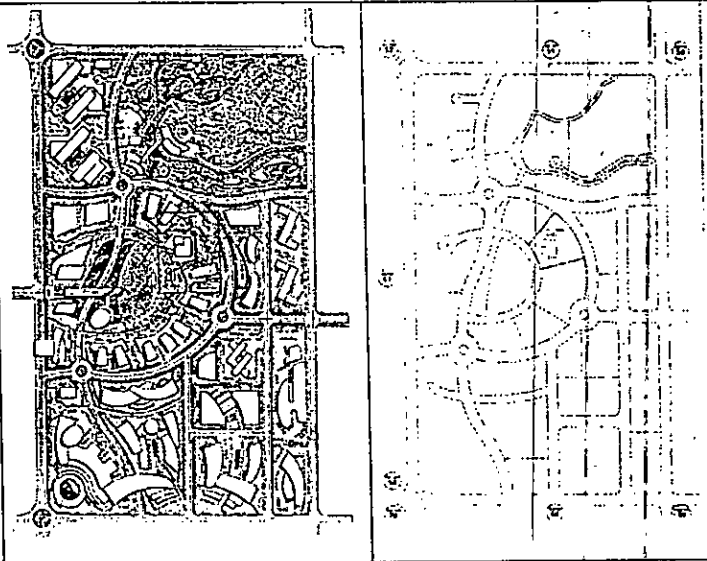
Jurong revised the design incorporating GMADA's earlier comments and did a presentation during the NRI Seminar.

GMADA raised their concern on the temple boundary issue and told Jurong that they will provide Jurong with the new temple boundary.



18th January 2008

Jurong wrote to GMADA to propose a new temple boundary of 18,130sqm a smaller site as compared to the given boundary 42,247sqm. Pending for GMADA's comment.



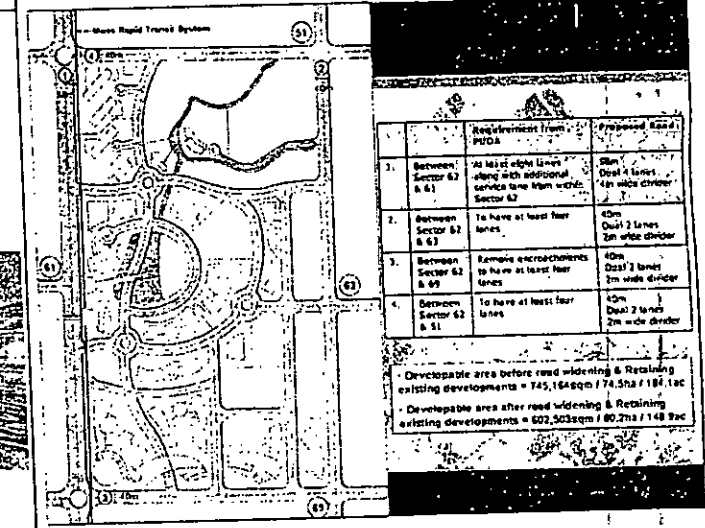
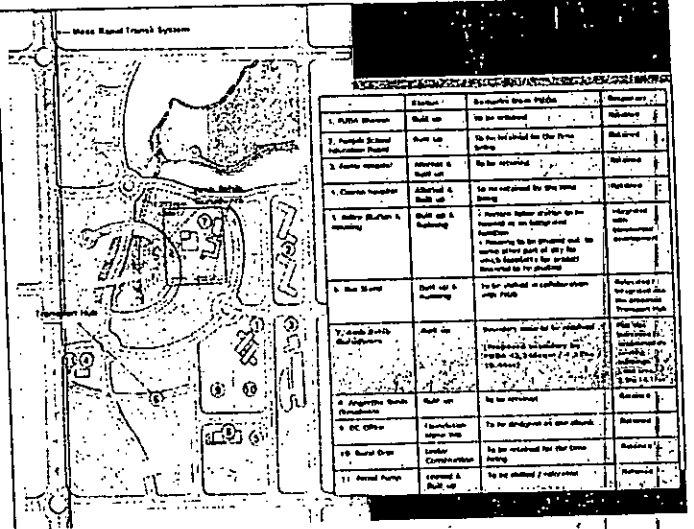
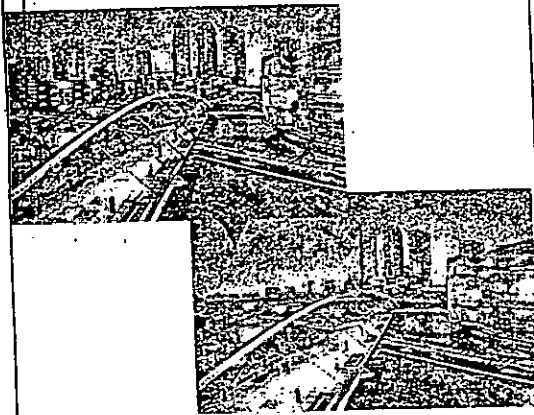
May 2008

Jurong received GMADA's Minutes of the meeting on City Centre dated 19.3.08 in April 2008.

Upon clarifying a few issues with GMADA on the existing developments to be retained, Jurong revised the design again. Jurong proposed to further offer the adjacent plot of 4.0ac land to the temple. Jurong notified GMADA that if this is to happen, the intended skyline of the City Centre will be greatly affected.

Jurong also responded to the request for road widening.

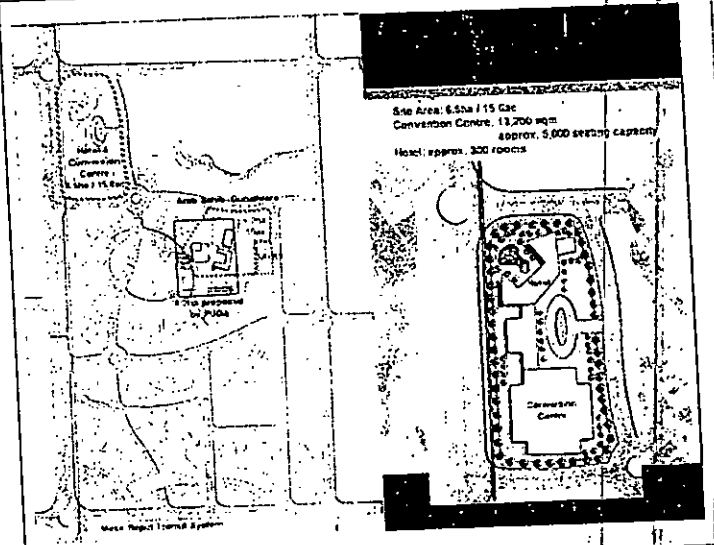
GMADA responded that it is likely the temple committee will take both plots of land and requested Jurong to re-look into the design. GMADA also requested Jurong to change the use of the corner plots from residential to hotel and convention centre use. GMADA also requested Jurong to research on an appropriate plot size for that use.



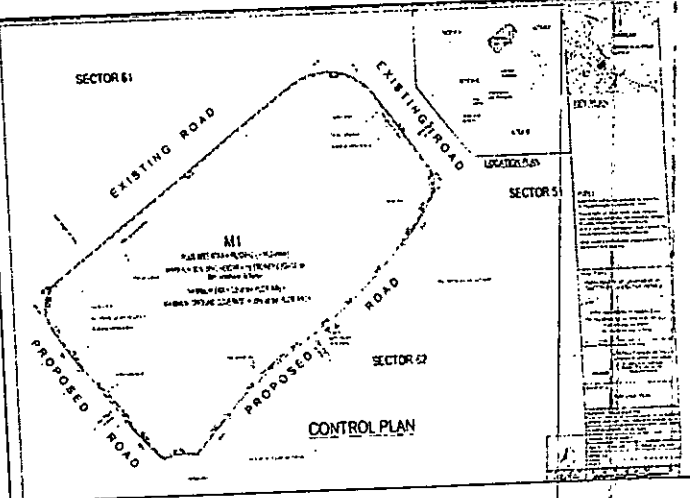
June 2008

Jurong did a benchmarking study and proposed a 15.6ac land for the Hotel and Convention Centre Integrated Development. Jurong also revised the central plaza design to accommodate for the temple.

GMADA responded that they required the Control Plan and Broad Technical Condition in order to tender the Integrated Development plot.



12th June 2008, Jurong sent the requested Control Plan and Broad Technical Condition to GMADA.

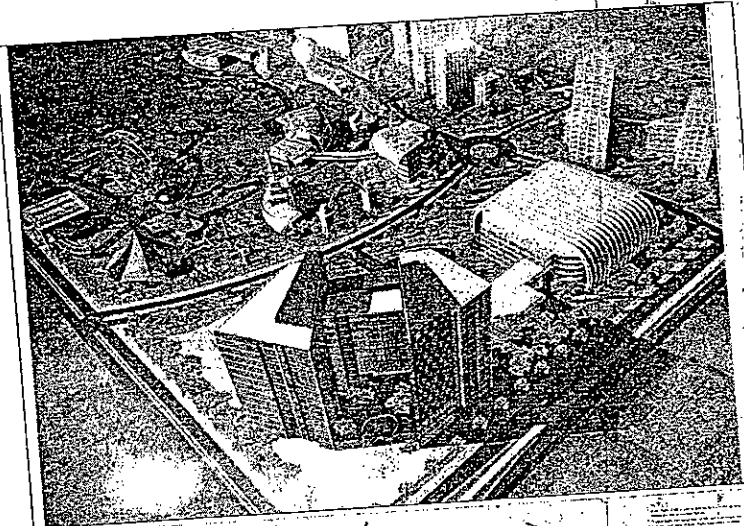


July 2008

GMADA requested for a perspective of this Integrated Development.

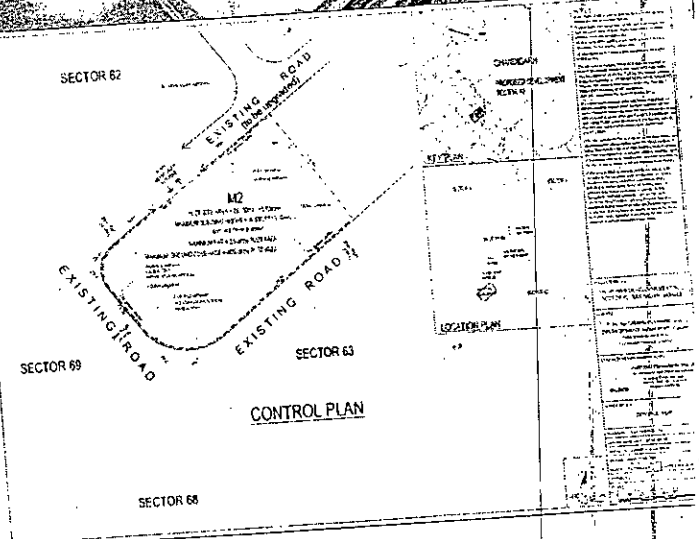
Jurong sent on 15th July 2008.

GMADA further requested for Control Plan and Broad Technical Condition for M2 plot on the southeastern corner of Sector 62.



August 2008

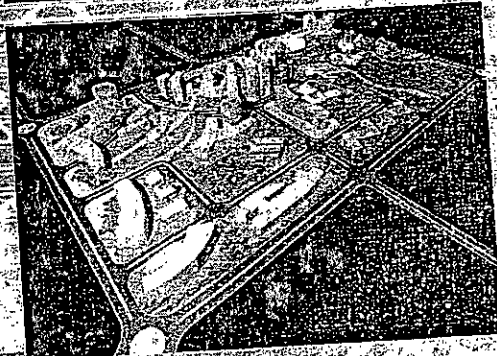
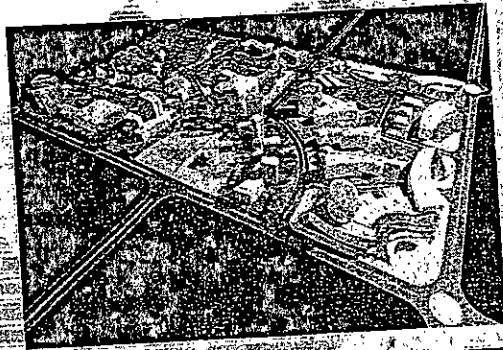
Jurong sent the requested Control Plan and Broad Technical Conditions on 5th August 2008.



Report On Prototype Sectoral Development Plan at Sector 62, SAS Nagar
25 August 2008

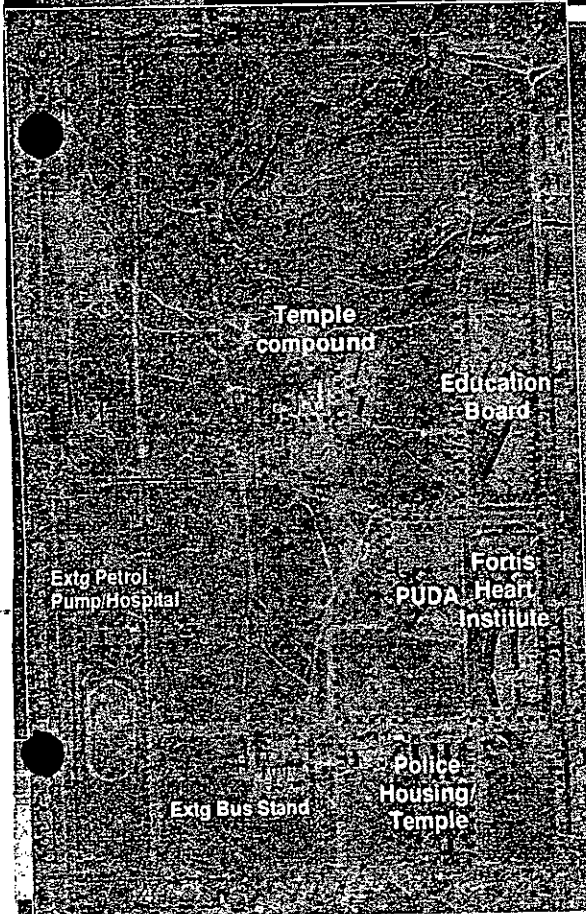
Sector 62 | MOHALI

Sector 62 -
**COMMERCIAL
BUSINESS
DISTRICT**
**FINAL DESIGN
Presentation**



Aug 2008

Existing Site Condition :



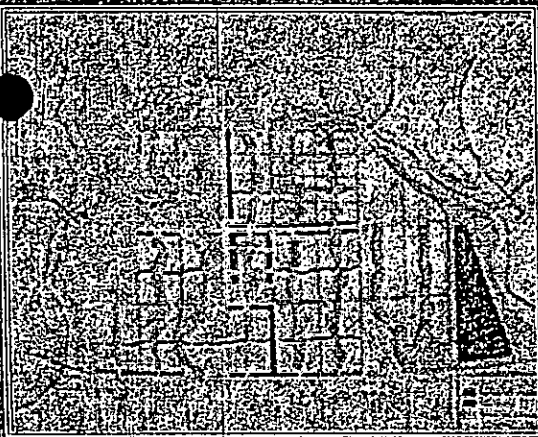
- Respect all existing buildings/ commitments within the site.
- All existing buildings have been carefully evaluated in terms of their current location as well as the compatibility of land use in the future development.
- The existing bus stand is proposed to be relocated to the future transit hub.
- Height parameters = 70m. Previous market study by Richard Ellis in 1999 recommend a total fsl of 430,000 sq m which is based on lower height parameter.

Existing Buildings to be retained



Existing Buildings to be relocated for long term planning

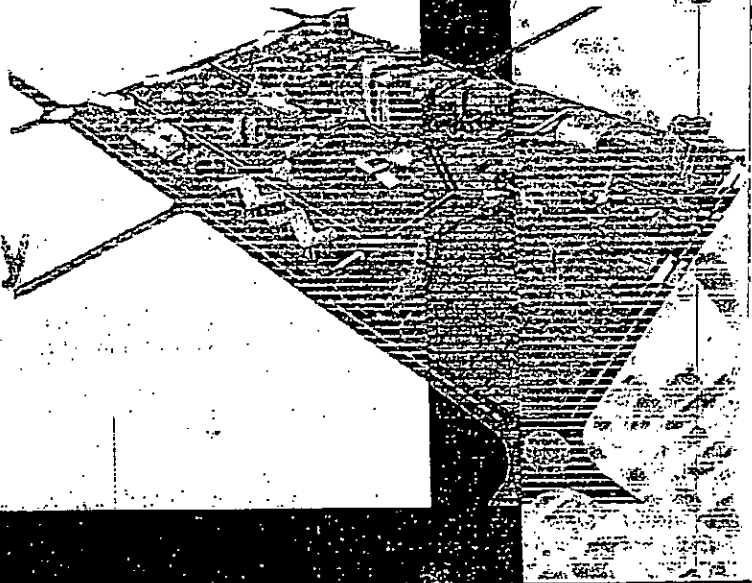
Existing Site requirements:



- To maximize site potential around proposed MRT station at the western boundary of the development
- Green parcel at the NE corner to be retained as green lung for SAS Nagar
- List of uses for the site include: museum, library, post office, shopping malls, sport facilities

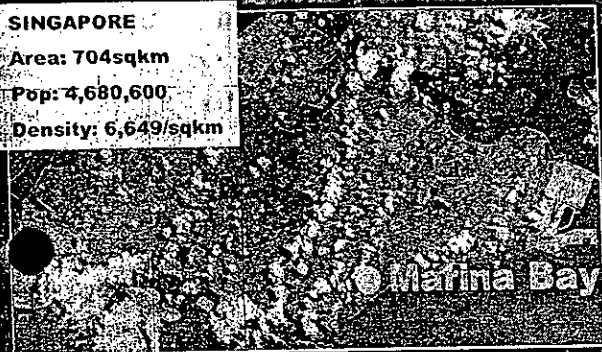
Sector 62 | MOHALI

Comparison Study

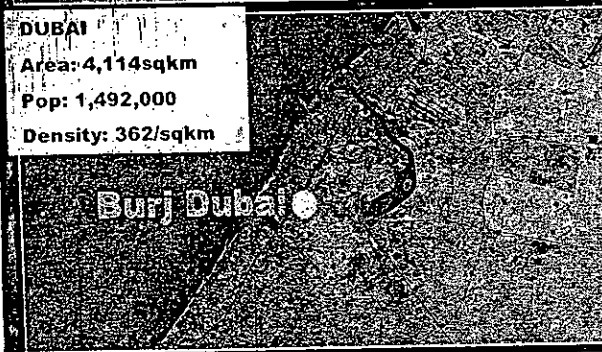


SINGAPORE

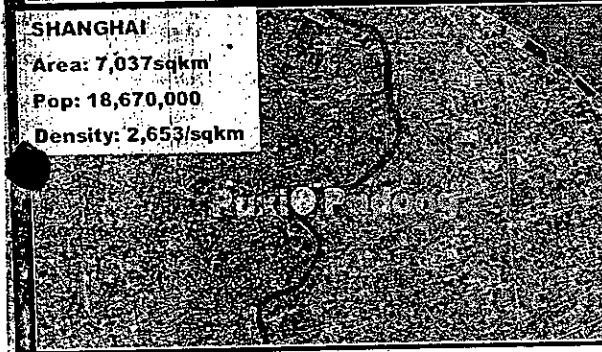
Area: 704sqkm
Pop: 4,680,600
Density: 6,649/sqkm



DUBAI
Area: 4,114sqkm
Pop: 1,492,000
Density: 362/sqkm



SHANGHAI
Area: 7,037sqkm
Pop: 18,670,000
Density: 2,653/sqkm



Sector 62 | MOHALI

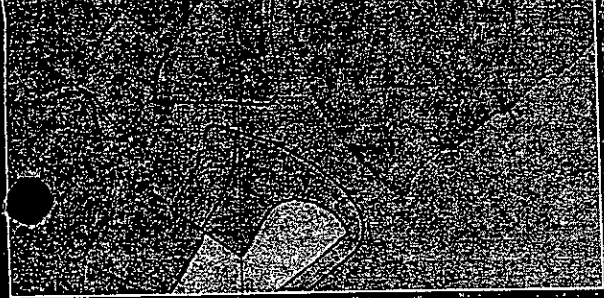
Location Plan



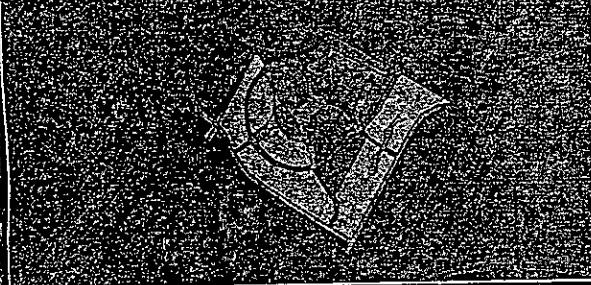
CHANDIGARH
Area: 114sqkm
Pop: 900,635
Density: 7900/sqkm

Source of information: <http://wikipedia.org>

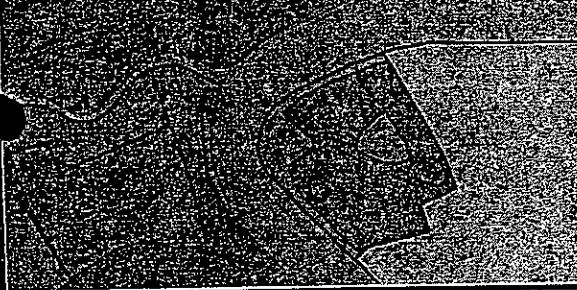
Singapore Marina Bay



Burj Dubai



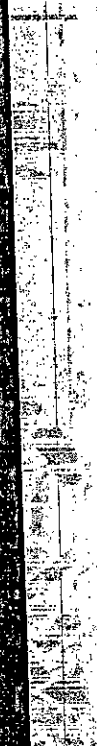
Shanghai Puxi & Pudong



Sector 62 | MOHALI

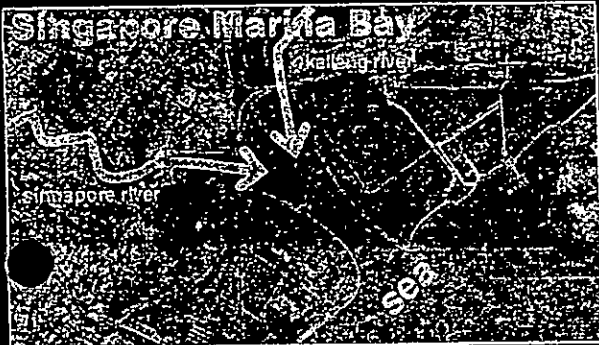
Key Elements

-  Financial & Business Centre
-  Retail Centre
-  Mixed & Integrated Development
-  Civic
-  Residential
-  Central Park & Open Space
-  Waterbody

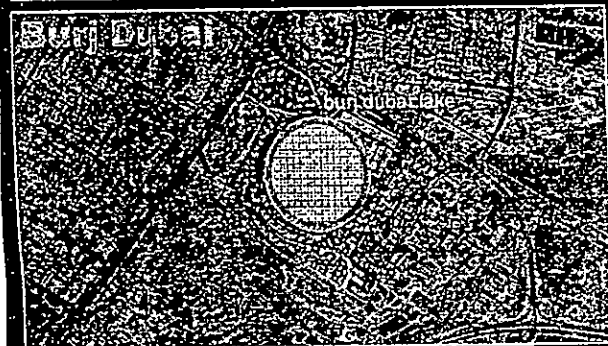


Sector 62 | MOHALI

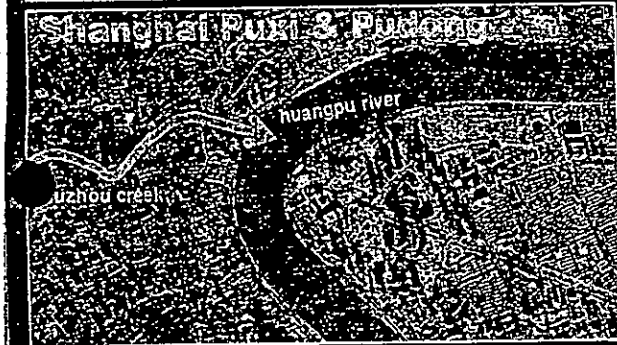
Waterbody



- ✓ 2 natural rivers intersect to form the river mouth meeting the sea
- ✓ the intersection will be transformed into part of the water catchment area for the new Marina Bay Reservoir



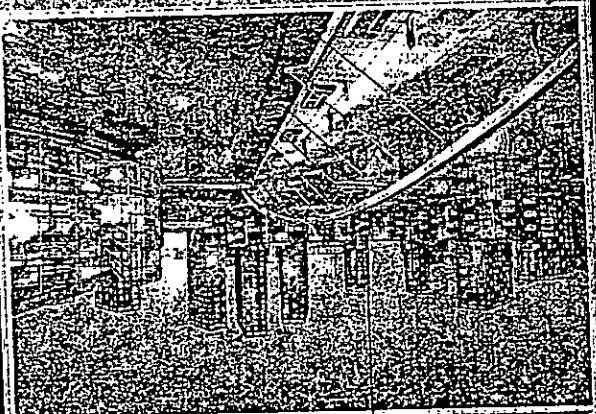
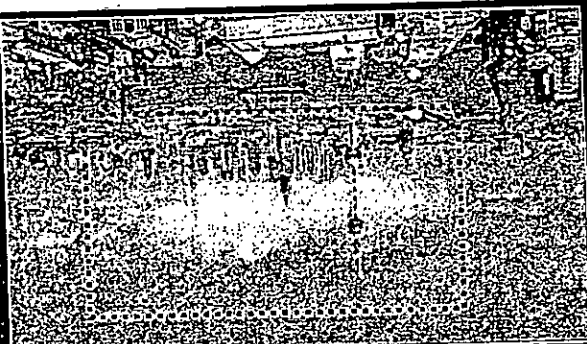
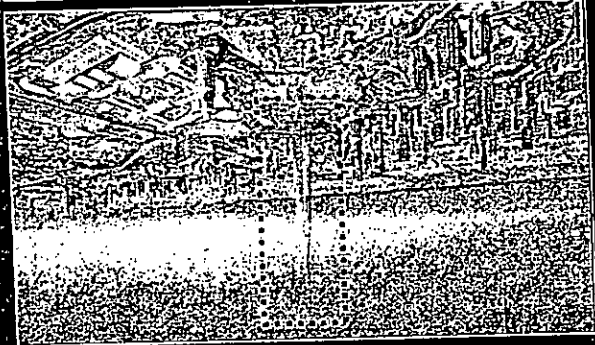
- ✓ man-made lake



- ✓ natural creek flowing into Huangpu River dividing Shanghai city into Puxi (west) and Pudong (east)

MOHALI | Sector 62

Iconic Skyline



Design Objective:

1. To create a distinctive world-class Central Business District in Sector 62 which will bring Punjab into the New Economic Era. The objective is to create an iconic development which serves as the new landmark for the entire state of Punjab.



2. To update the land use and introduce new forms of development in Sector 62 which will meet the needs of the business community in Punjab and projecting the state into the next era of development.



3. To encourage diversity in terms of land use, activities and built forms which will inject vibrancy and life in the development for a total work-live-play-shop environment for Punjabis.



Overall Masterplan

Sector 62 | MOHALI

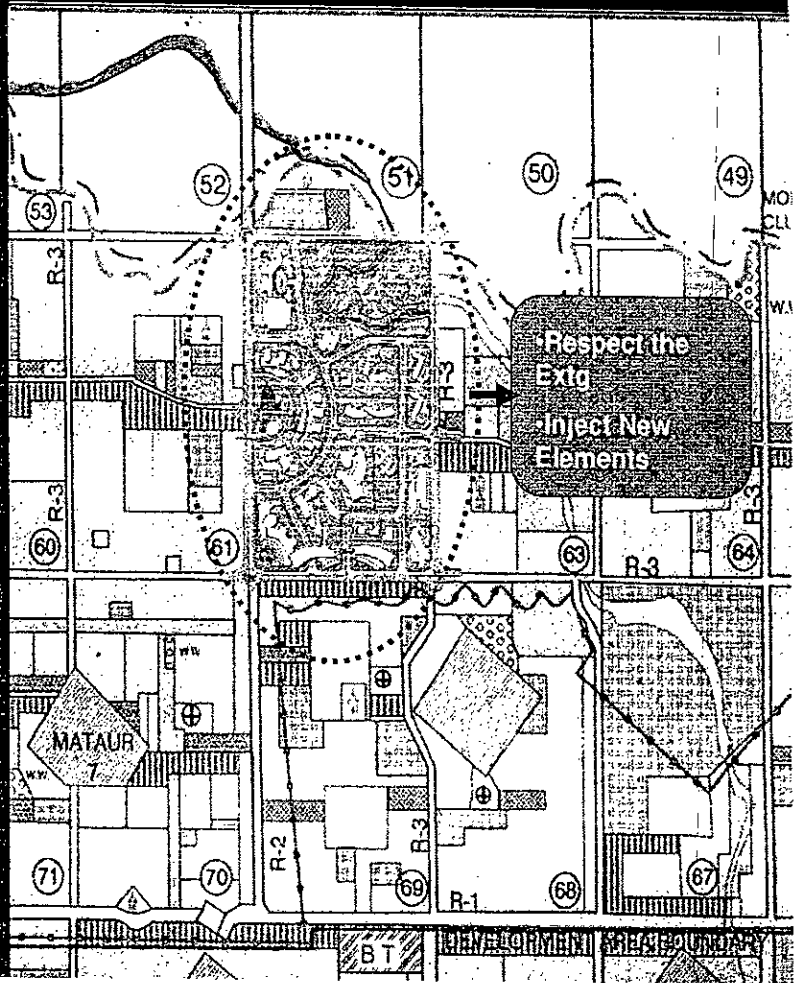
2-Prong Strategy

Key Ingredients of a Legible & Memorable City :

- a. Overall Framework: Urban Fabric & District
- b. Orientation, Entrances & Urban Edges
- c. Landmark, Paths, Vistas & Icons
- d. Nodes, Squares and Bazaars
- e. Architectural, Streetscape & Built Forms
- f. Environmental, Water and Green

2. Key Ingredients of a New Metropolis :

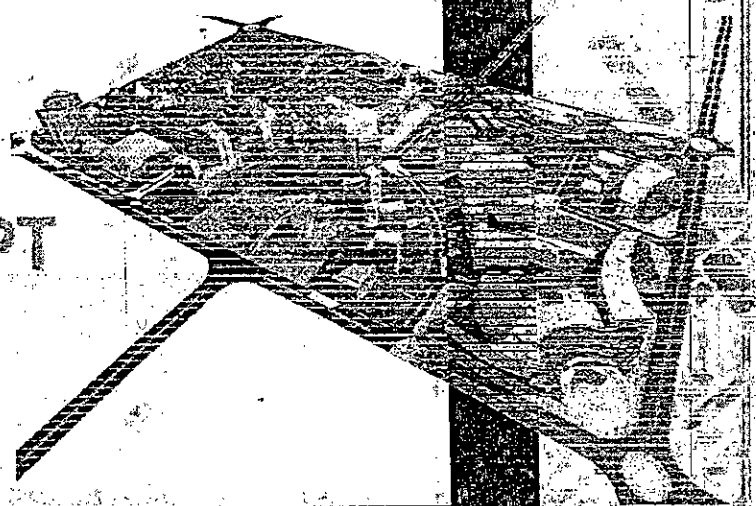
- a. Layering of the Essential Ingredients of a city which is ALIVE
- b. Layering of functions, needs, users, activities, elements - to create a all-day vibrancy which draws energy and also radiate with energy and pulsating with life. Not a linear planning and design process.



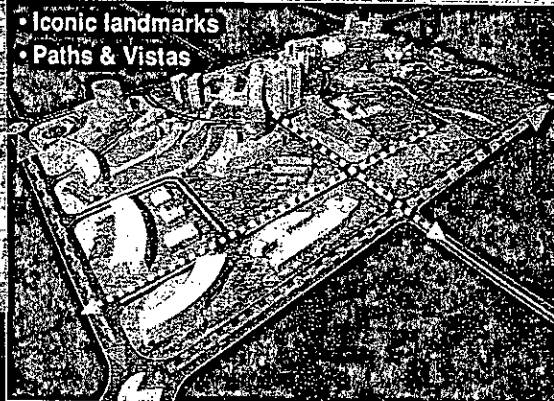
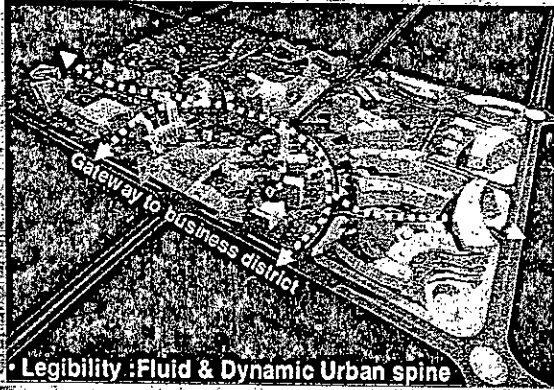
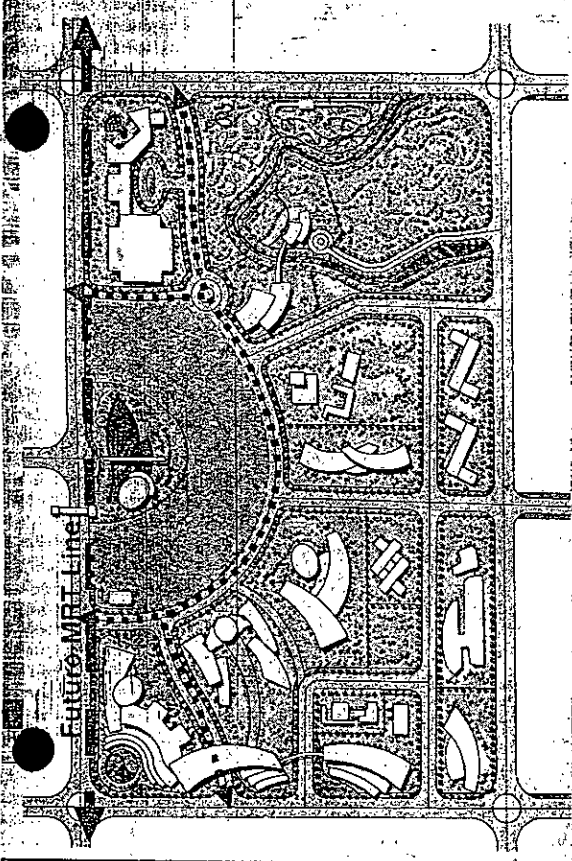
Sector 62

MOHALI

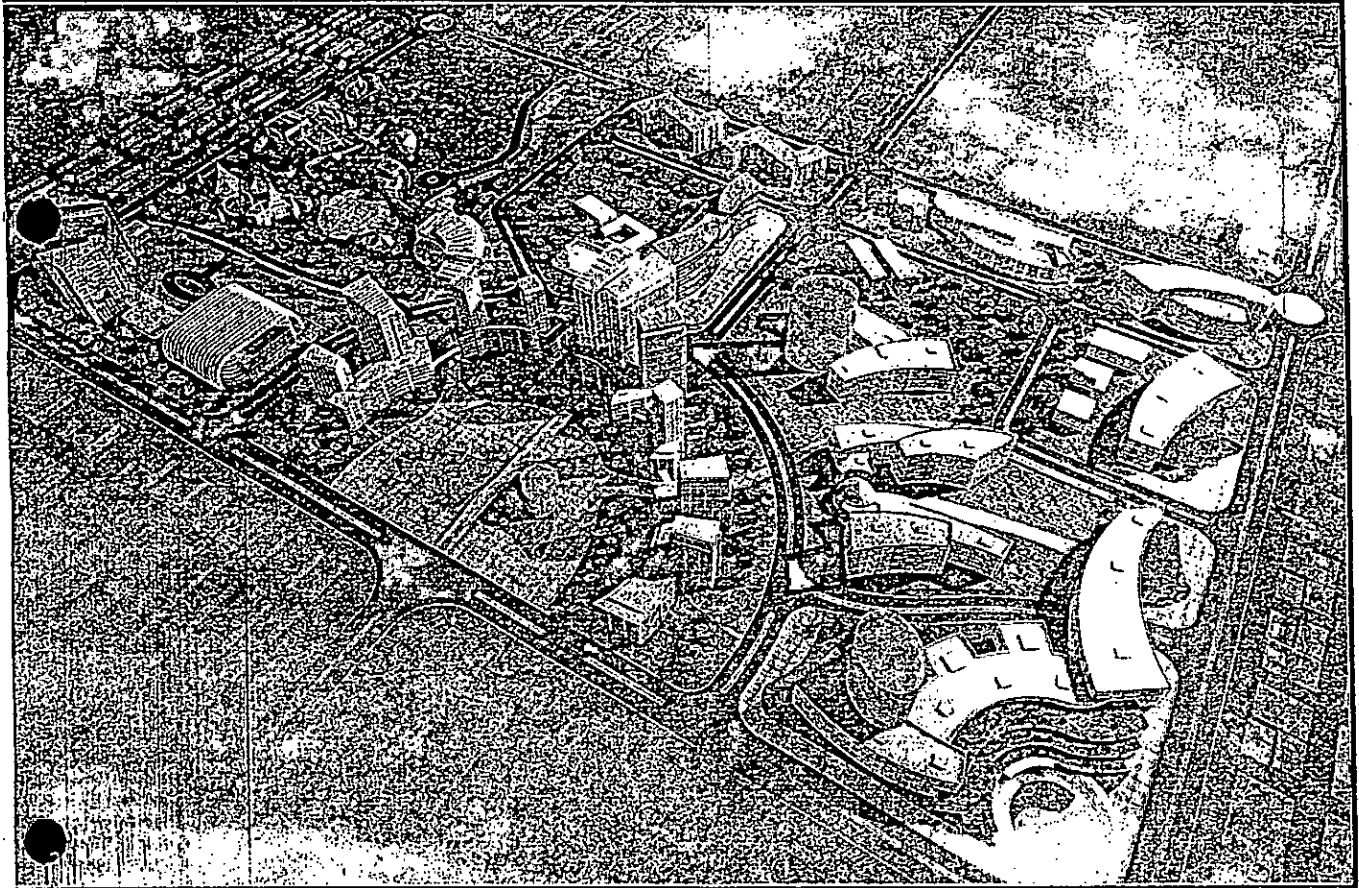
DESIGN CONCEPT



A distinctive Central Business District:



Sector 62 | MOHALI



AerialView

Sector 62 | MOHALI

District Plans :

1. Financial and Business District

- Corporate Offices

2. Commercial District

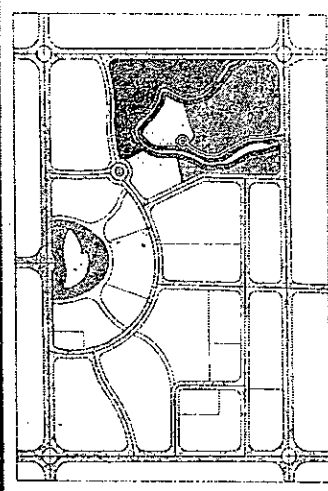
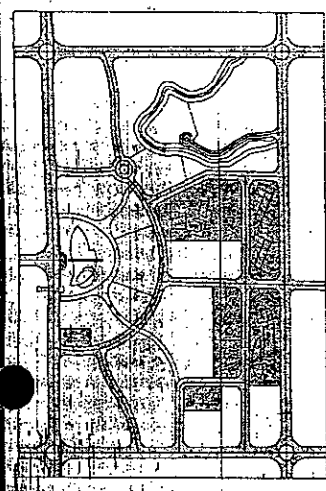
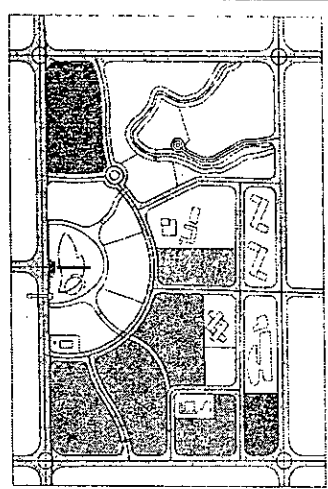
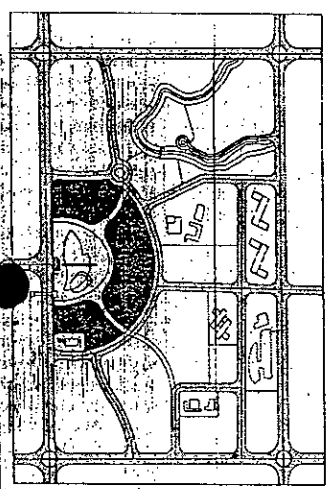
- Retail Centers
- Mixed & Integrated Developments
- Hotels and Conventions

3. Civic and Plazas

- Existing Government Developments

4. Central Park and Open Spaces

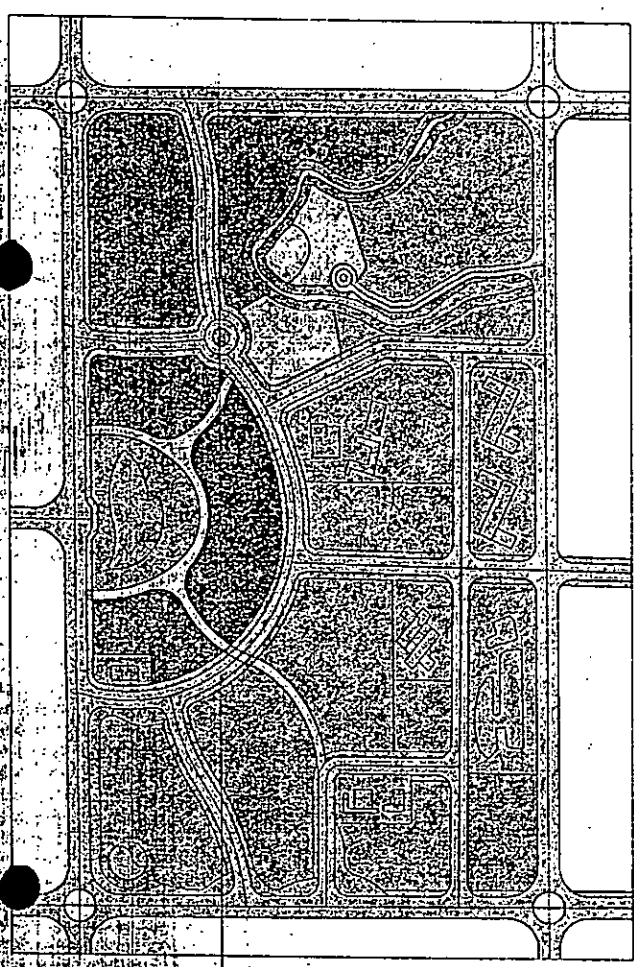
- Cultural Centers



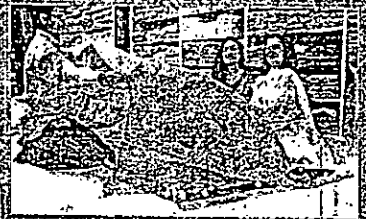
Sector 62 | MOHALI

Landuse Plan

- Create Districts for clarity
- Create a VIBRANT live-work-play-shop Environment on the daytime and at night
- Daytime activities: office, commercial, retail, hotel, civic, recreation, sports
- Liveliness at night: shopping, entertainment, pubs, restaurants, theatres, residential



- LEGEND:
- BUSINESS / COMMERCIAL
 - MIXED USE
 - HOTEL
 - COMMERCIAL / ENTERTAINMENT
 - CIVIC CENTRE
 - CULTURAL
 - THEMEPARK
 - GREEN BUFFER
 - GREEN / OPEN SPACE
 - WATER / WATER FEATURES
 - ROAD

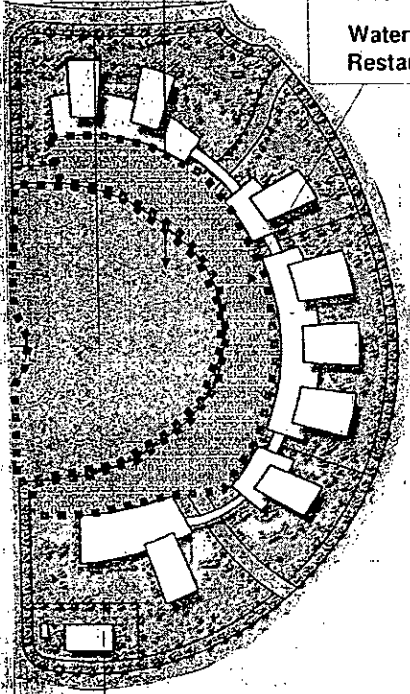


Sector 62 | MOHALI

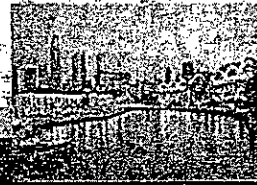
Focused Area 1:

Central
Green Lung
& Waterfront

Entertainment
Pubs & Bars
Waterfront
Restaurant



Central Green &
Water front
Entertainment Belt

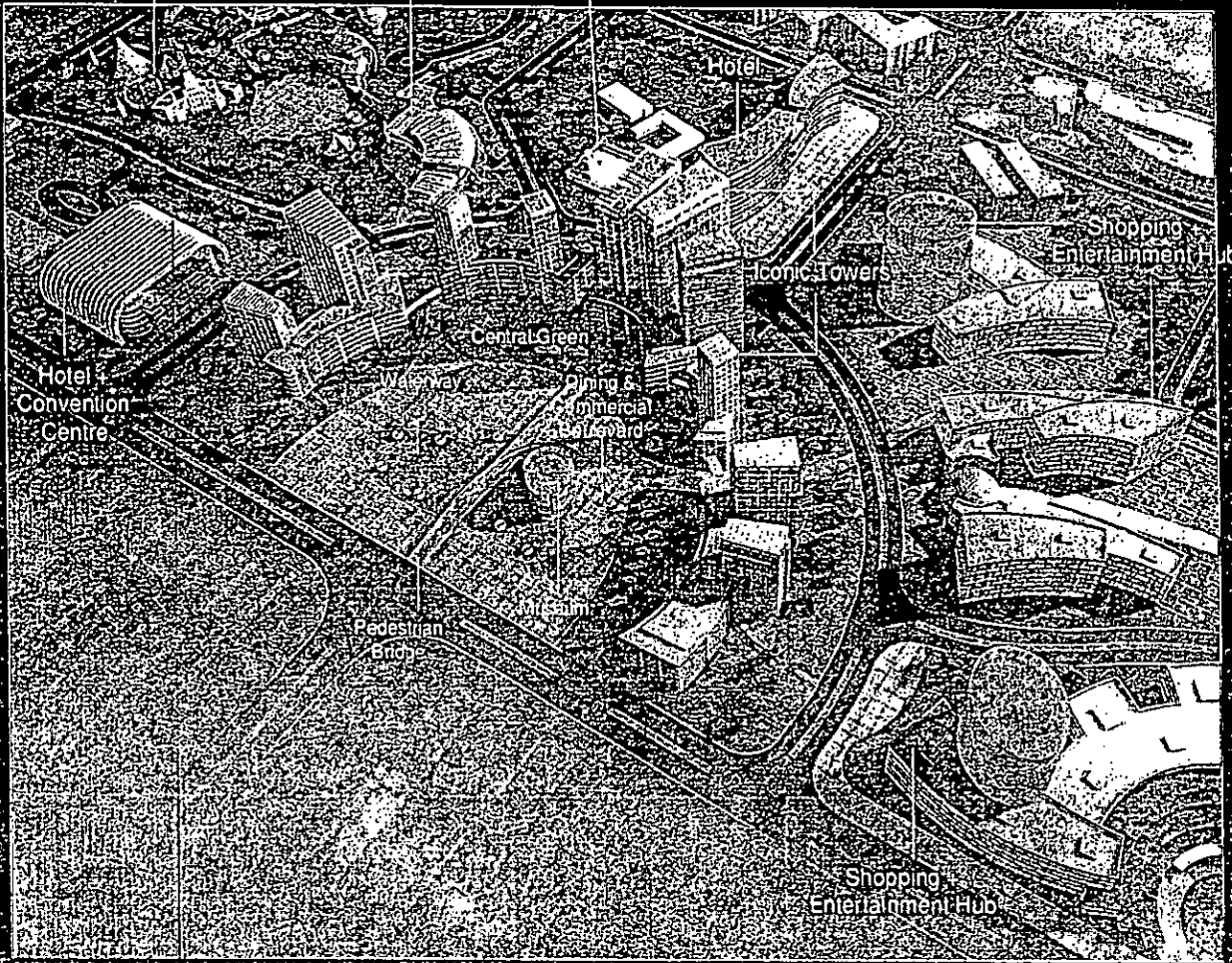


Theme Park

Recreation &
Sports Hub

Existing Temple

Sector 62 | MOHALI



Hotel
Convention
Centre

Central Green

Waterway

Dining &
Commercial
Boulevard

Pedestrian
Bridge

Museum

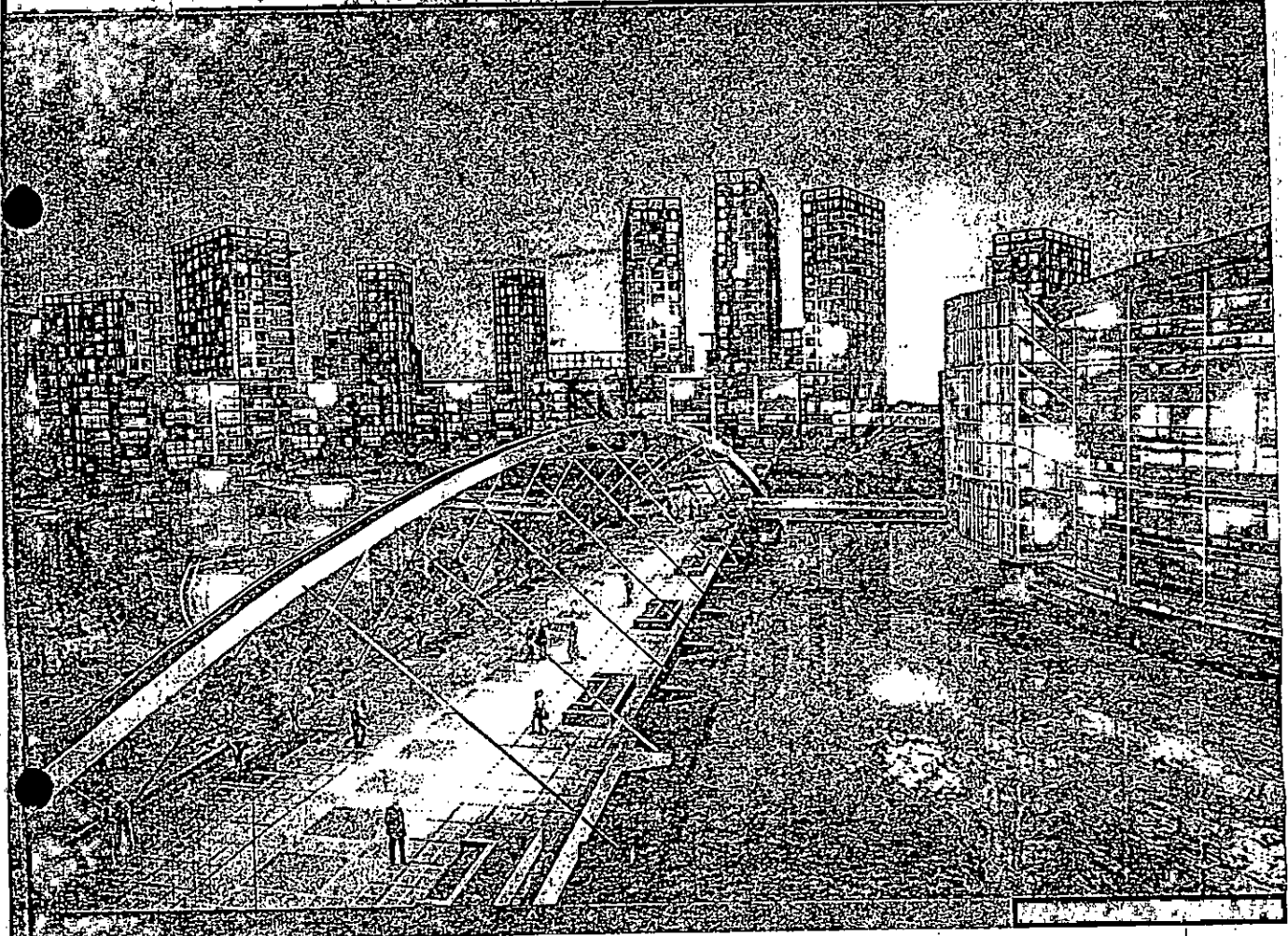
Hotel

Iconic Towers

Shopping
Entertainment Hub

Shopping
Entertainment Hub

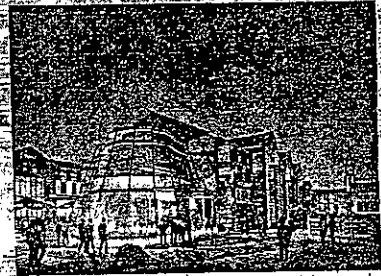
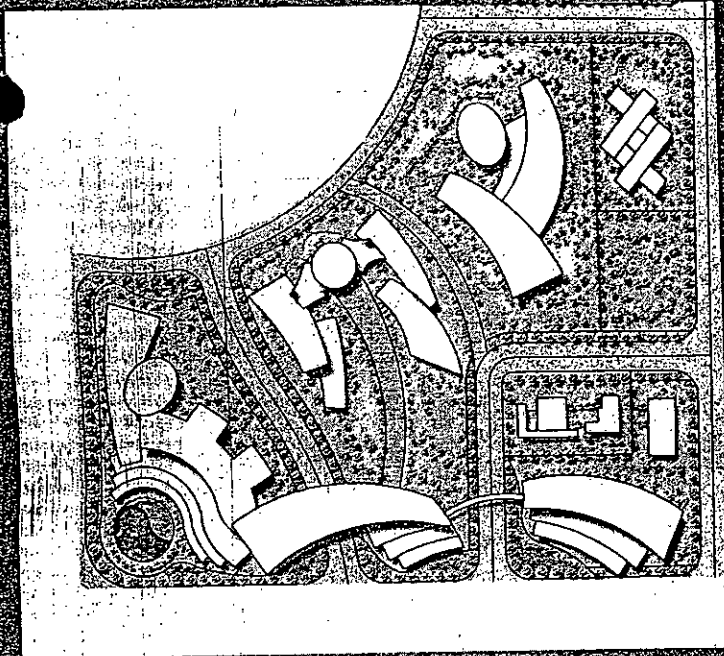
Sector 62 | MOHALI



Sector 62 | MOHALI

Focused Area 2 :

**Commercial Mega
Mall – Interlinked
shopping
experience**

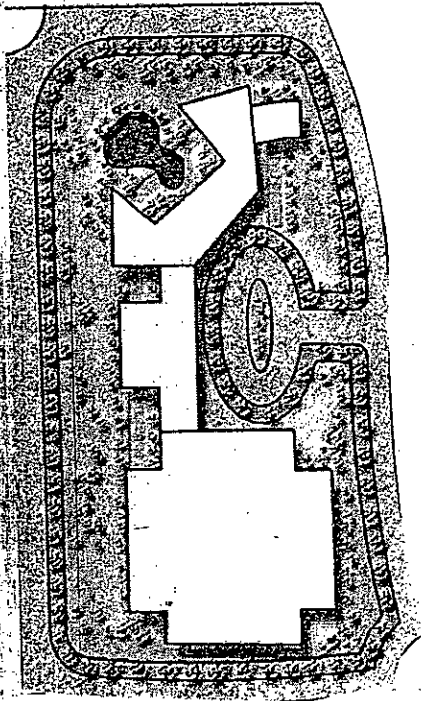


Sector 62 | MOHALI



Sector 62 | MOHALI

Focused Area 3:

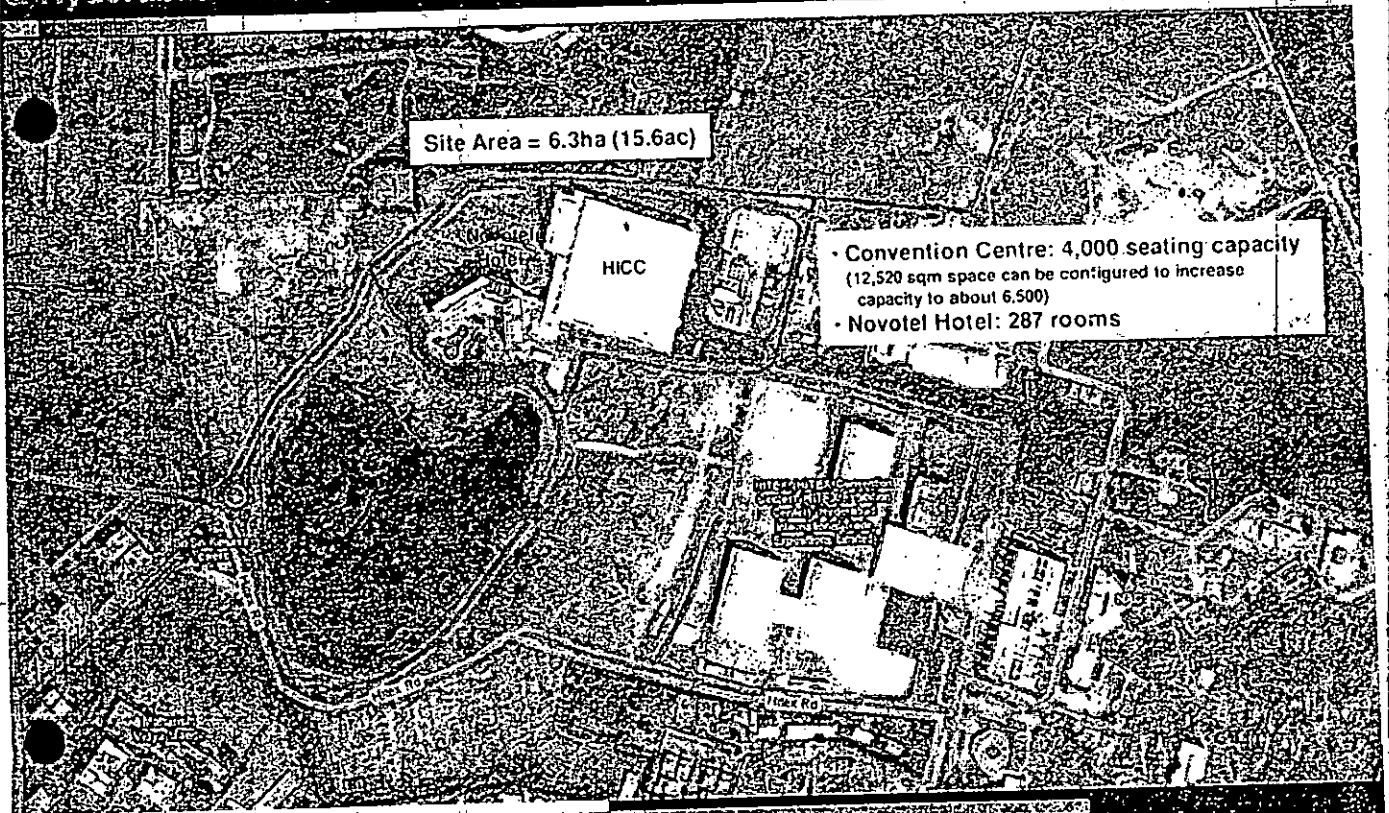


**Hotel / Convention
Centre Integrated
Development**

Sector 62 | MOHALI

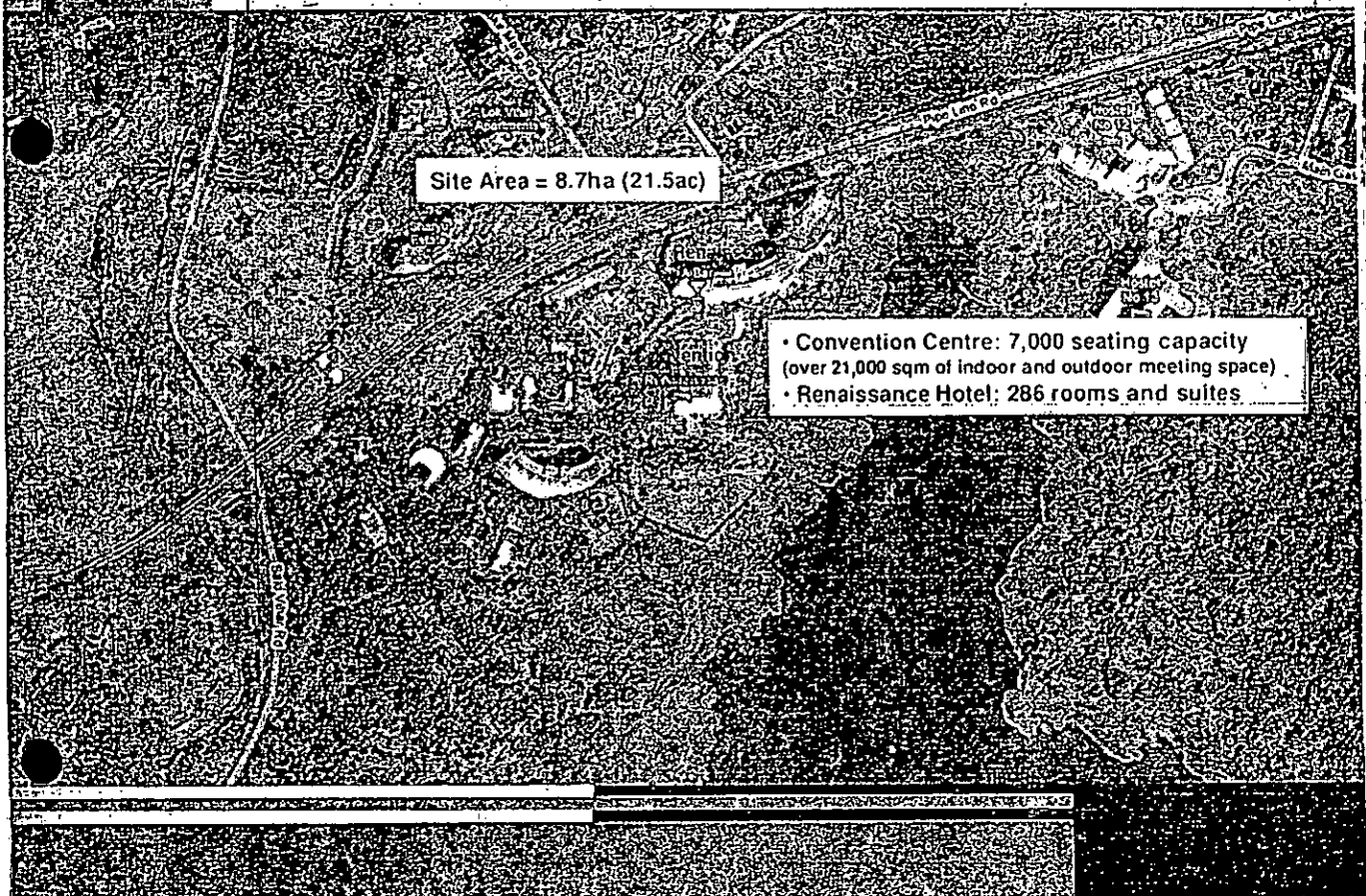
**Novotel Hyderabad Hotel
& Hyderabad International Convention Centre**

Benchmarking Study:



Renaissance Mumbai Hotel
& Convention Centre

Sector 62 | MOHALI
Benchmarking Study:



Jaypee Palace Hotel
& Convention Centre Agra

Sector 62 | MOHALI
Benchmarking Study:

Site Area = 9.6ha (23.7ac)

- Convention Centre: 15,000 seating capacity
- Jaypee Palace Hotel: 350 rooms and suites

Jaypee Palace Hotel
Convention Centre

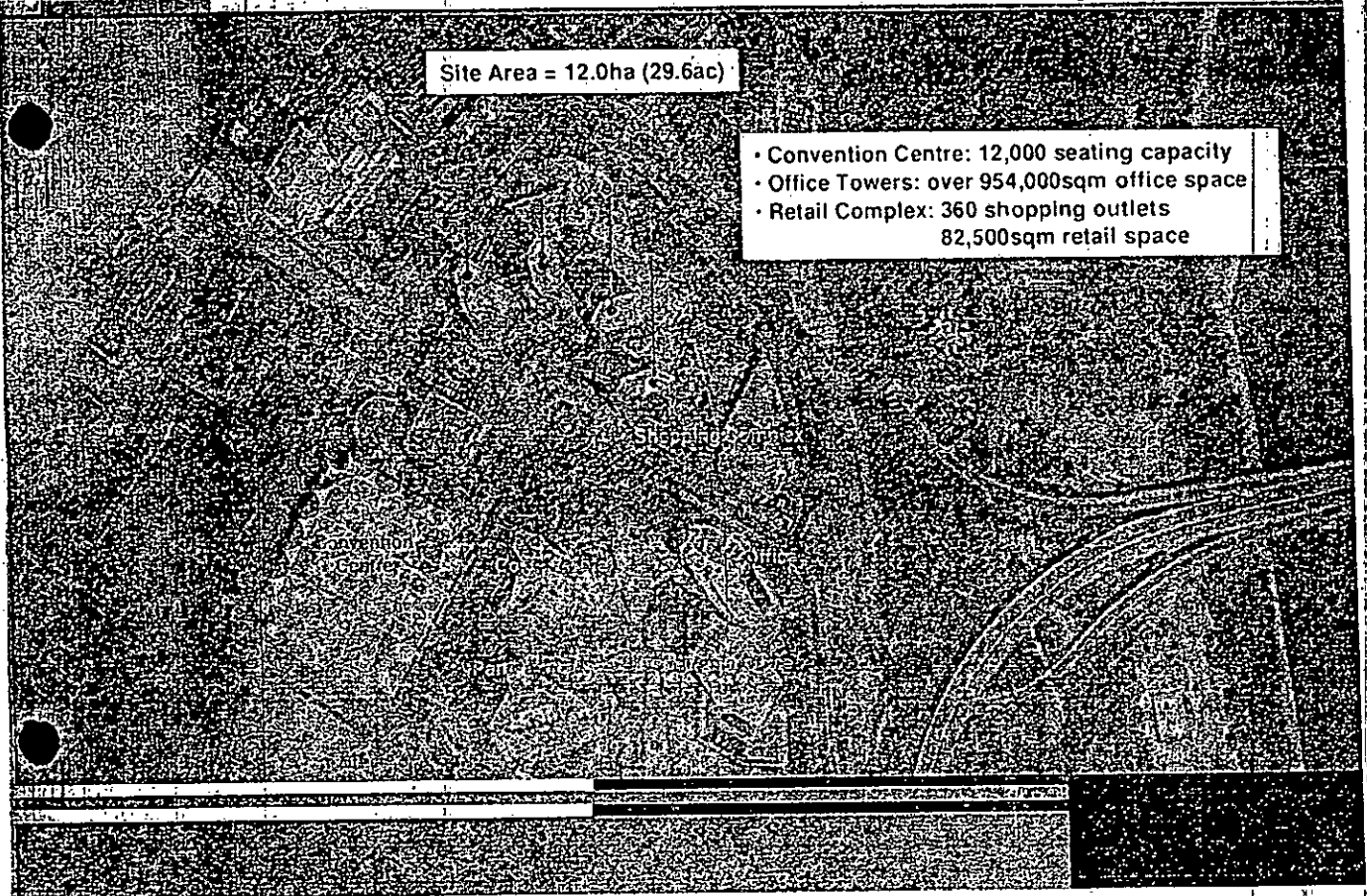


Suntec City, Singapore

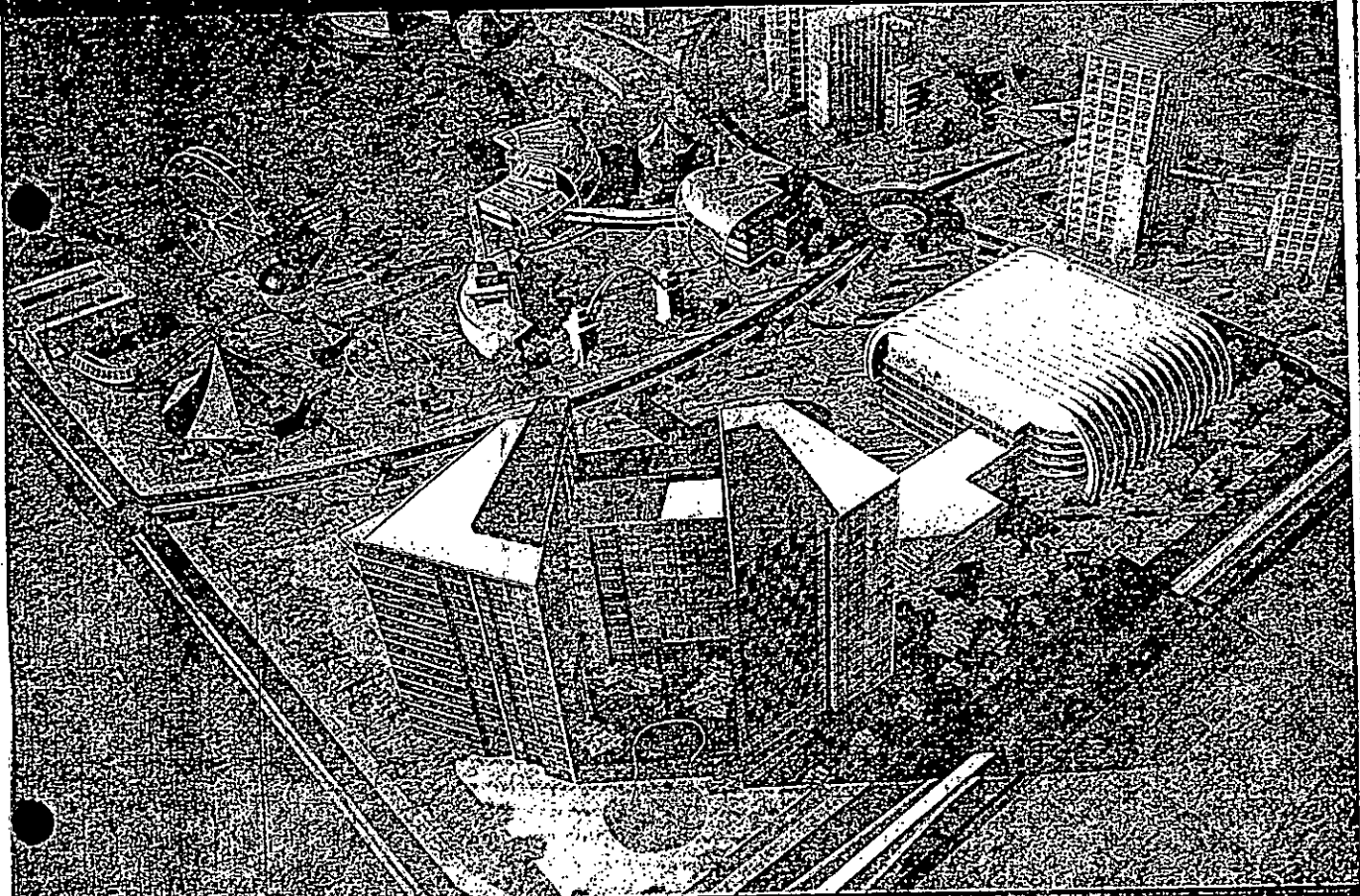
Sector 62 | MOHALI Benchmarking Study

Site Area = 12.0ha (29.6ac)

- Convention Centre: 12,000 seating capacity
- Office Towers: over 954,000sqm office space
- Retail Complex: 360 shopping outlets
82,500sqm retail space



Sector 62 | MOHALI



Site Area: 6.5ha / 15.6ac
Convention Centre: 13,200 sqm / approx. 5,000 seating capacity
Hotel: approx. 300 rooms

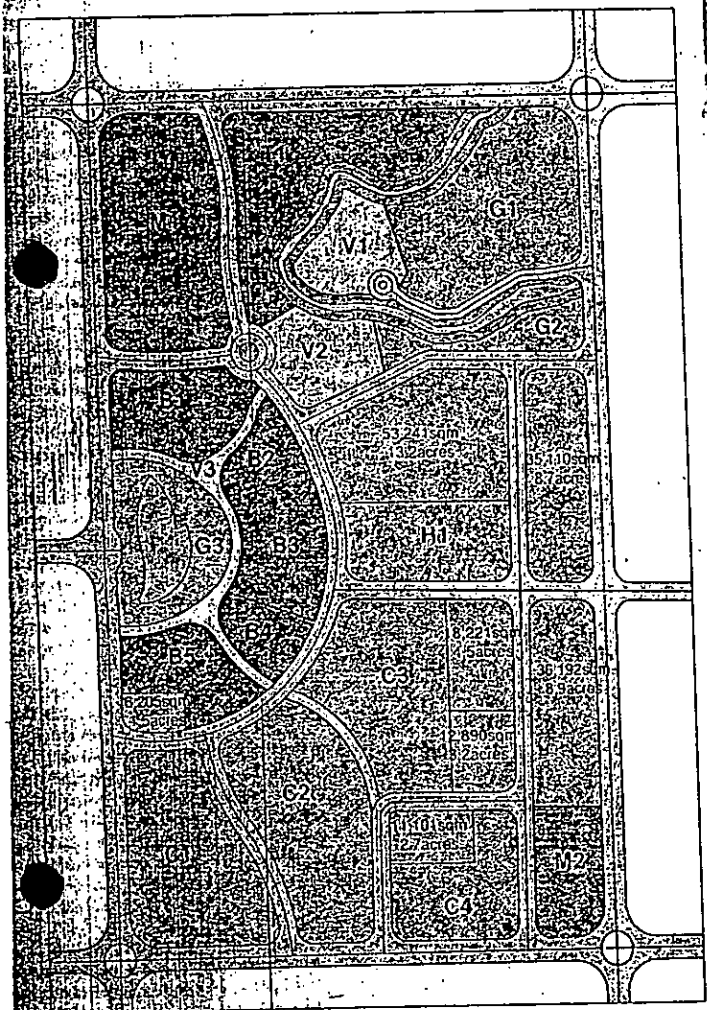
Sector 62

MOHALI



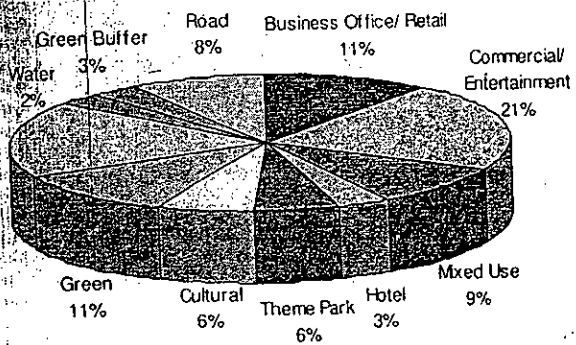
AREA
TABULATION

Sector 62 | MOHALI Developable Area :



Land Use	Plot	Land Area (sqm)	Ground Coverage	FAR	GFA
Mixed Use	M1	65,626	40%	2.5	164,065
	M2	23,150	40%	2.5	57,875
Business Office/Retail	B1	29,493	40%	3.5	103,226
	B2	12,709	40%	3.5	44,482
	B3	27,768	40%	4.0	111,072
	B4	13,169	40%	3.5	46,092
	B5	23,915	40%	3.5	83,703
Commercial/Entertainment	C1	59,498	45%	3.0	178,494
	C2	61,822	45%	3.0	185,466
	C3	54,696	45%	3.0	164,088
	C4	30,217	45%	3.0	90,651
Hotel	H1	32,543	30%	2.5	81,358
Cultural	V1	17,870	25%	1.5	26,805
	V2	20,308	25%	1.5	30,462
	V3	18,654	5%	0.1	1,665
Theme Park	T1	54,445	25%	1.0	54,445
Green	G1	65,486	5%	0.1	6,549
	G2	14,894	5%	0.1	1,489
	G3	28,325	5%	0.1	2,833
TOTAL Developable:		654,588	Total Ground Floor Area (GFA):		1,435,017
Average FAR:		2.2			

Sector 62 | MOHALI
Landuse Table:

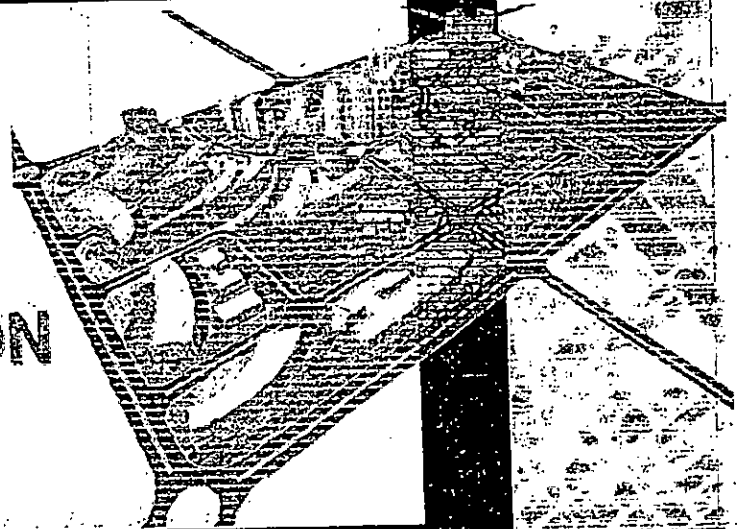


	Land Area		%
	sqm	acres	
Business Office/Retail	107,054	26.5	11%
Commercial/Entertainment	206,233	51.0	21%
Mixed Use	88,776	21.9	9%
Hotel	32,543	8.0	3%
Theme Park	54,445	13.5	6%
Cultural	56,832	14.0	6%
Green	108,705	26.9	11%
TOTAL Developable Area	654,588	161.8	68%
Existing Civic Development	172,960	42.7	18%
Water	23,268	5.7	2%
Green Buffer	29,001	7.2	3%
Road	80,183	19.8	8%
TOTAL SITE AREA	960,000	237.2	100%

Existing Civic Development
18%

Sector 62 | MOHALI

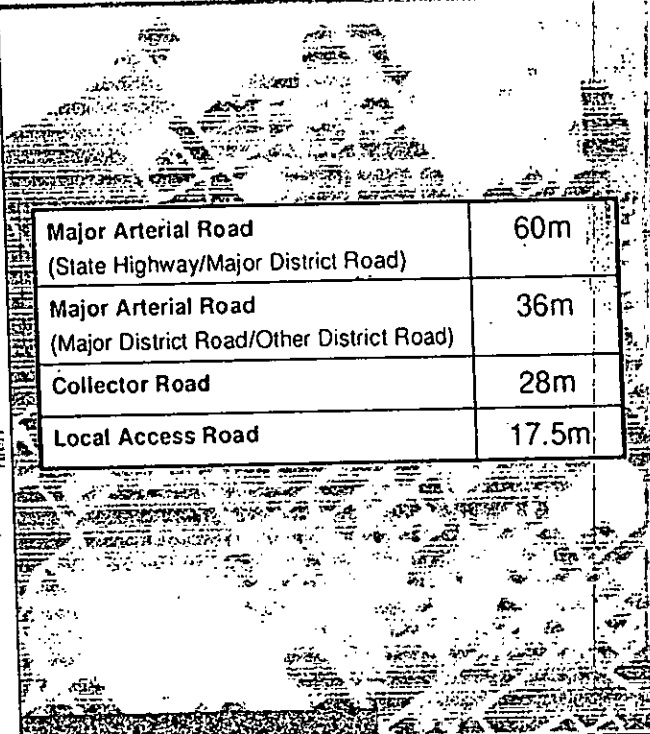
TRANSPORTATION



Mass Rapid Transit System

51

Sector 62 | MOHALI Road Width Adjustment:



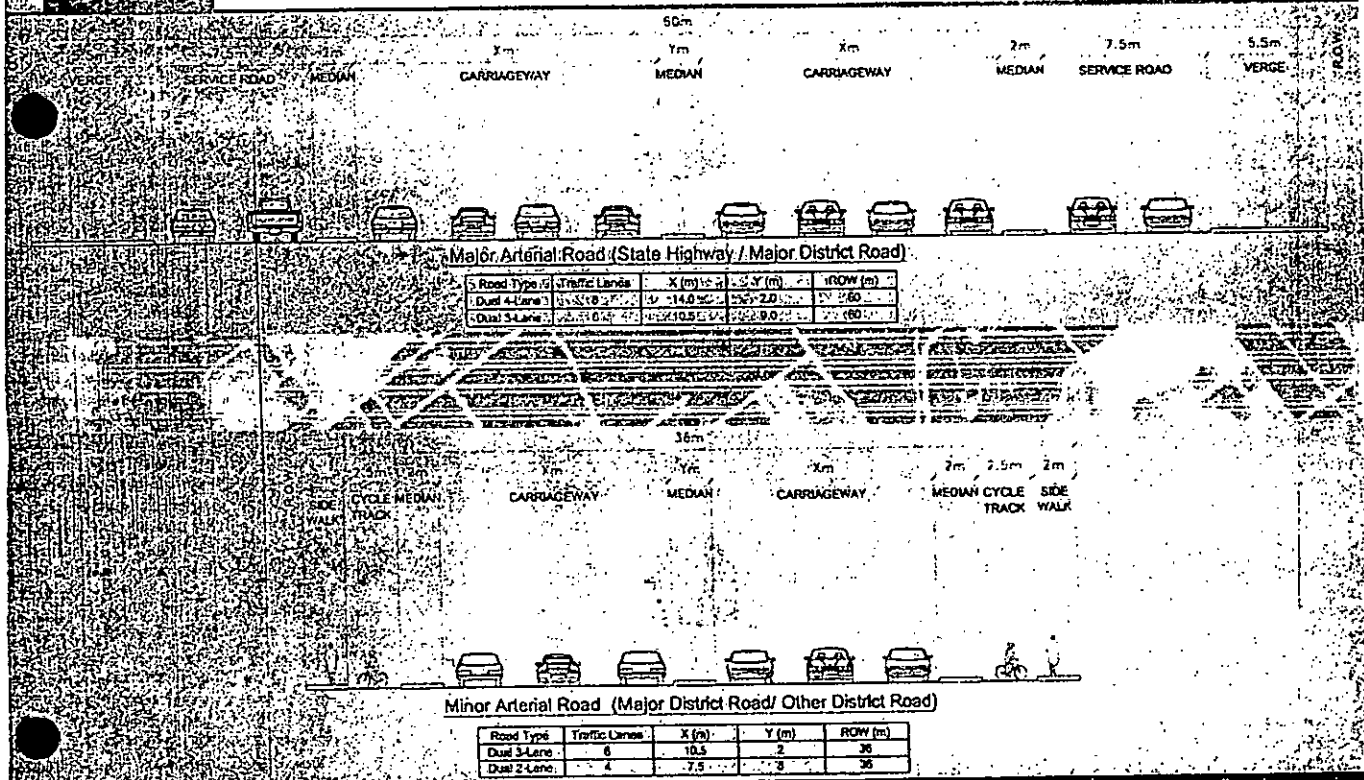
Major Arterial Road (State Highway/Major District Road)	60m
Major Arterial Road (Major District Road/Other District Road)	36m
Collector Road	28m
Local Access Road	17.5m

63

69

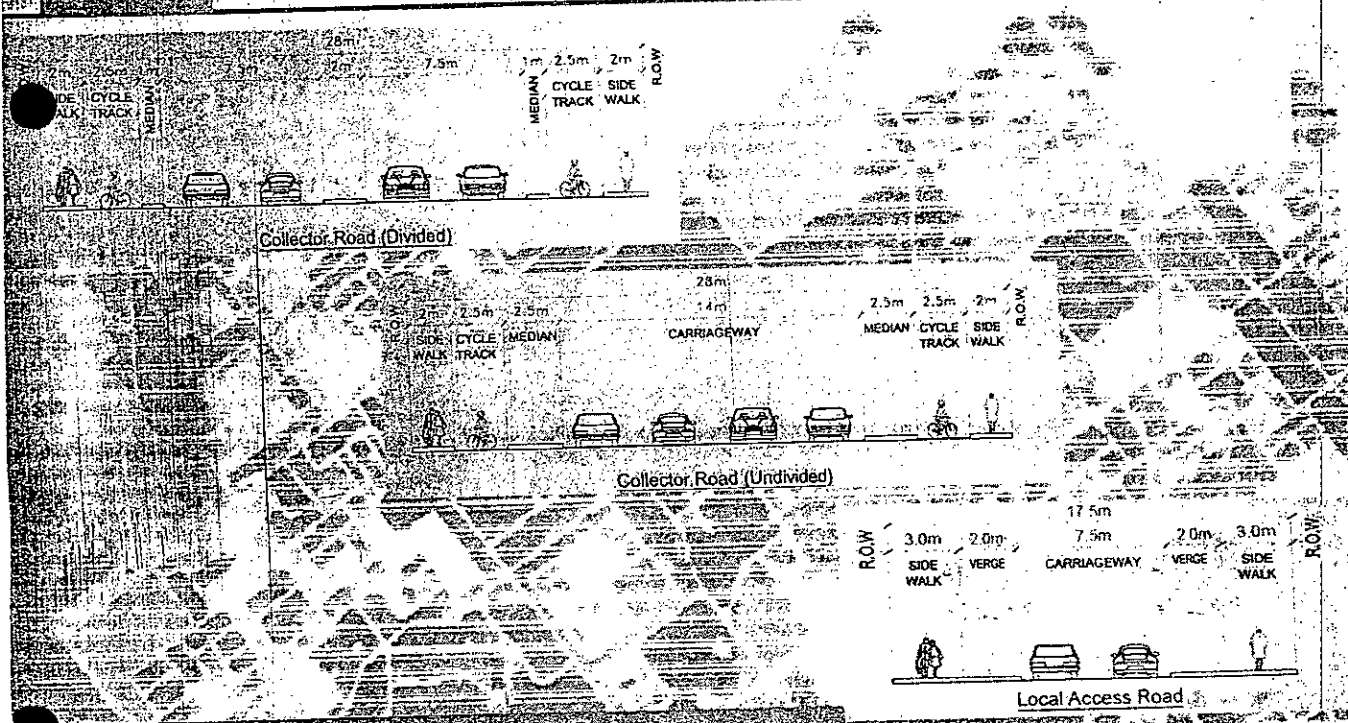
Sector 62 | MOHALI

Road Sections:



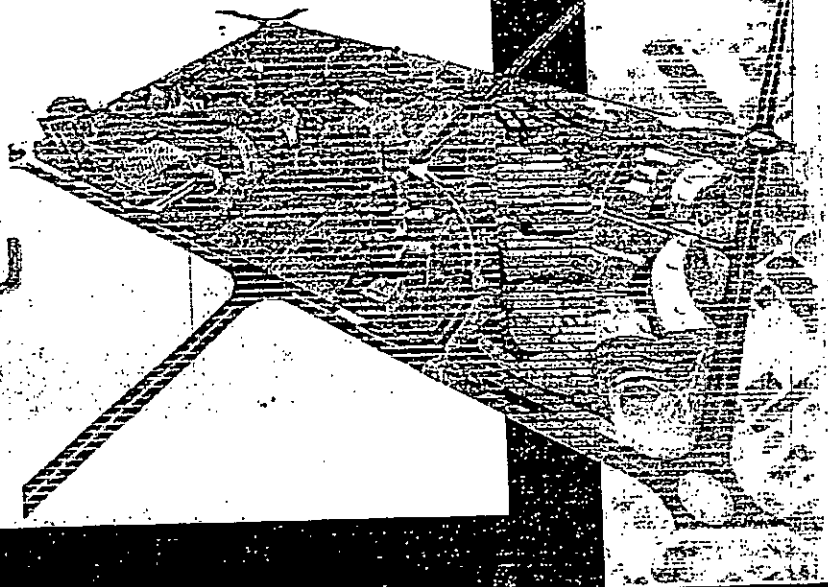
Sector 62 | MOHALI

Road Sections:



Sector 62 | MOHALI

THANK YOU



2352
15-9-08

ANNE-4.

162


Vidyadhar K. Phatak
TP Adviser, GAMADA
September 12, 2008

Subject: Proto Type Development Plan of City Centre CBD 62 SAS Nagar
Reference: Endst.No GMADA/Project/08/10375 dated 11-9-08 from AGM (Project)


My comments on the Report of Jurong dated 25 august 2008 and Final Design Presentation are given below.

1. Since Chandigarh, Mohali (and Panchkula) are seamless continuous urban areas, the CBD is likely to continue in Chandigarh. Mohali could have a district centre or a subsidiary business district.
2. In this context quantification of activities their floor area requirements expected over the planned period in CBD is necessary to understand the real nature of development planned. However such data has not been included in the documents under review.
3. In the absence of such data the comments are essentially based on the drawing included in the presentation.
4. The report mentions MRT but its alignment and location of stations are not shown. This will have significant impact on the activity allocation and intensity of development. The area around the MRT stations should be planned on the principles of TOD (Transit Oriented Development). The principles of TOD are annexed.
5. Subject to above limitations general observations from the urban design angle are stated below:
 - a. From the 3 D views the place does not look like a CBD. It looks more like a institutional area (e.g.IIT) where buildings are located in large compounds. (This may also be a result of rather large plot size assumed.) Though large floor plates are now preferred, the lot size should depend upon the market assessment. In Bandra Kurla Complex in Mumbai plot sizes vary between 2500 and 8000 sq.m. The final layout may facilitate amalgamation or sub division depending upon the market.
 - b. This has resulted in fractured streetscape. The successful business districts are characterised by continuous streetscape (Oxford Street in London, Radio City in New York, Bellard Estate and Fort in Mumbai etc.).
 - c. The corollary of this is the primacy granted to pedestrian movement (even at the cost of restraining private vehicles as in case of Oxford Street). As against the width of footpaths shown in the street sections is only 2 m. This for high-density high pedestrian movements will be grossly inadequate. (I would recommend 5m as the minimum width).
 - d. Apart from normal DCR probably urban design guidelines may prove useful.

15/9/08
Phatak
20/9/08


Vidyadhar K. Phatak

CA, GMADA


12/9/08

Annex 1: Ten Common Sense Rules For Transit Oriented Development

The Ten Common Sense Rules for TOD are:

1. **Urban Form.** Transit Oriented Development (TOD) must have an urban, rather than a suburban pattern of development. A TOD isn't just a denser suburban mixed use that is located at a transit stop. It is a different kind of a place: a different development pattern governed by a different set of rules. Generally, suburban forms are "loose", horizontal and spread out, and urban forms are "tight", vertical and compact.
2. **Urban Uses.** The uses in the area immediately adjacent to the transit stop should be limited to those that are compatible with and supportive of the transit stop and those living and working there. What products and services are needed by the people who live and work in the TOD and those who are passing through? In addition to normal downtown retail, is there a need for day care, cleaners, convenience retail, etc.? Large automobile oriented uses, particularly those that draw from a large catchment area (big box, auto dealers, power center tenants, etc.) should be prohibited.
3. **Urban Intensity.** Sufficient development intensity must be clustered immediately adjacent to the transit stop. The vitality and success of the TOD are dependent on having enough people using it at all hours of the day. If you are not sure how many people are needed, put in too many rather than too few.
4. **Mixed-Use.** Allowing people to live, work, shop and play within the walkable area. If you live or work there, can you find everything you need on a regular basis without getting into a car?
5. **Retail Location.** Retail is dependent on access to enough customers, whether they come by train, bus, car, bike or on foot. Don't try to force retail into a location that won't give it that necessary customer access. Where possible, the retail should be placed so it is able to draw customers from both the TOD and a major street.
6. **Reverse the normal parking rules.** Instead of worrying whether there will be enough parking, make sure there is not too much. You may need parking maximums instead of parking minimums. Don't surround the transit stop with parking. That area is reserved for high density mixed use. If the commuters who use the transit for "park and ride" park a few blocks away and walk on the sidewalk past the retail shop fronts, they become potential customers for the retail. If land values justify it, put the parking in structures or underground. At-grade parking lots adjacent to the transit stop can destroy a TOD.
7. **Walkability.** Everyone who gets on or off public transit is a pedestrian regardless of how they get to the area. Comfortable, convenient walkability is essential.

7. Before a TOD plan is approved, imagine yourself walking in it. Are the important destinations within a comfortable walking distance? Can you get all the products and services you need on a regular basis by walking? Will kids be safe there? Will a woman feel comfortable walking there alone at night?

8. **Transit Connectivity.** The transit stop needs to give the rider access to a convenient, integrated regional transit system that will connect him or her to the important destinations throughout the region. That integrated system needs to include coordinated feeder systems as well as main line systems.

9. **Neighborhood Connectivity.** The transit stop needs to be connected by a network of streets and pathways to adjacent neighborhoods and allow direct access to the transit stop without relying on the arterial street system. Convenient, easy flow of people from adjacent neighborhoods will add to the success of the TOD.

10. **Value Capture.** Transit is expensive to construct, but adding transit can substantially increase the value of adjacent properties that are served by the transit. A portion of that increase in property values needs to be captured and used to help fund the transit.

Bruce Liedstrand, a planner for Liedstrand Associates.

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 414
(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਵਿਸ਼ਾ:- ਔਸਟੀ ਸ਼੍ਰੇਣੀ ਨੂੰ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ - ਪਾਲਿਸੀ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ ।

1. ਸਰਕਾਰ ਦੀ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਪਾਲਿਸੀ ਅਧੀਨ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਨਾਲ ਸਬੰਧਤ ਸਾਂਝੇ ਖਾਤੇ ਵਾਲੇ ਔਸਟੀਆਂ ਨੂੰ ਪਹਿਲਾਂ ਸਿਰਫ ਇਕ ਪਲਾਟ ਅਲਾਟ ਕਰਨ ਦੀ ਵਿਵਸਥਾ ਸੀ, ਜਿਸ ਨੂੰ ਇਸ ਸ਼੍ਰੇਣੀ ਦੇ ਬਿਨੈਕਾਰਾਂ ਵਲੋਂ ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਿਚ ਵੰਗਾਰਿਆ ਗਿਆ ਸੀ । ਮਾਨਯੋਗ ਪੰਜਾਬ ਅਤੇ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ ਵਲੋਂ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰ: 4873 ਆਫ 1981 ਕਰਮ ਸਿੰਘ ਅਤੇ ਹੋਰ, ਦੇ ਕੇਸ ਵਿਚ ਮਿਤੀ 4-5-1982 ਨੂੰ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੀ ਸਬੰਧਤ ਟੁੱਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

.....“We have heard the learned counsel for the parties. Two groups of petitioners that is, petitioner Nos. 3 to 6 and petitioner Nos. 8 to 10 had been paid compensation by separate cheques, treating each of them to be an owner of the land separately. From the aforesaid circumstances, it is clear that the State has treated each of them as a separate owner. Consequently, even according to the new policy letter, they became entitled to separate plots of the area of entitlement of each.”

2. ਇਸ ਫੈਸਲੇ ਅਨੁਸਾਰ ਜਮੀਨ ਅਕਵਾਇਰ ਹੋਣ ਸਮੇਂ ਸਾਂਝੇ ਖਾਤੇ ਦੇ ਔਸਟੀਆਂ ਨੂੰ ਜੇਕਰ ਵੱਖਰੇ ਵੱਖਰੇ ਚੈਕਾਂ ਰਾਹੀਂ ਮੁਆਵਜ਼ਾ ਮਿਲਿਆ ਹੋਇਆ ਹੋਵੇ ਤਾਂ ਉਹ ਵੱਖਰੇ ਵੱਖਰੇ ਪਲਾਟਾਂ ਦੇ ਹੱਕਦਾਰ ਹਨ । ਇਸ ਫੈਸਲੇ ਨੂੰ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਵਲੋਂ ਵੀ ਆਪਣੇ ਹੁਕਮ ਮਿਤੀ 11-9-97 ਰਾਹੀਂ ਬਰਕਰਾਰ ਰੱਖਿਆ ਗਿਆ ਹੈ । (ਕਾਪੀ ਅਨੁਲਗ ਓ)

3. ਉਪਰੋਕਤ ਫੈਸਲੇ ਦੇ ਸਦਰੰਭ ਵਿਚ ਪਾਲਿਸੀ ਵਿੱਚ ਅੰਸ਼ਿਕ ਸੋਧ ਦੀ ਲੋੜ ਮਹਿਸੂਸ ਕੀਤੀ ਗਈ ਅਤੇ ਇਹ ਮਾਮਲਾ ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 11-1-2008 ਨੂੰ ਹੋਈ 53 ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਮੱਦ ਨੰ: 53.04 ਵਿਚ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ, (ਕਾਪੀ ਅਨੁਲੱਗ ਅ) । ਕਮੇਟੀ ਵਲੋਂ ਇਸ ਸਬੰਧੀ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਕਿ ਜਿਥੇ ਸਾਂਝੇ ਖਾਤੇ ਦੀ ਭੱਠਾ ਦੇ ਕੇਸਾਂ ਵਿੱਚ ਵੱਖਰੇ ਵੱਖਰੇ ਐਸਟੀ ਸਰਟੀਫਿਕਟ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹਨ ਅਤੇ ਮੁਆਵਜੇ ਦੇ ਵੱਖਰੇ ਵੱਖਰੇ ਚੈਕ ਜਾਰੀ ਕੀਤੇ ਗਏ ਹਨ, ਉਹਨਾਂ ਕੇਸਾਂ ਵਿਚ ਵੱਖਰੇ ਵੱਖਰੇ ਪਲਾਟ, ਪਾਲਿਸੀ ਵਿਚ ਨਿਰਧਾਰਤ ਨਾਰਮਾਂ ਅਨੁਸਾਰ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਬਾਰੇ, ਕੇਸ ਫਾਈਨਲ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਐਡਵੋਕੇਟ ਜਨਰਲ ਪੰਜਾਬ ਦੀ ਰਾਏ ਲਈ ਜਾਵੇ । (ਕਾਪੀ ਅਨੁਲਗ ਏ)

4. ਇਸ ਸਬੰਧ ਵਿੱਚ ਐਡਵੋਕੇਟ ਜਨਰਲ ਪੰਜਾਬ ਤੋਂ ਮਿਤੀ 17-3-08 ਨੂੰ ਰਾਏ ਪ੍ਰਾਪਤ ਹੋਈ ਹੈ ਜਿਸਦੀ ਸਬੰਧਤ ਟੁੱਕ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ:-

.....“Though the decision of the High Court and the Hon’ble Supreme Court is in terms applicable only to the petitioners therein, but it would certainly be a precedent for all similar cases, where compensation has been paid by separate cheques treating each person to be an owner of land separately.

The ratio, of the judgment would be binding on all similarly placed persons/oustees.” (ਕਾਪੀ ਅਨੁਲਗ ਸ)

5. ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ/ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਫੈਸਲੇ ਅਤੇ ਐਡਵੋਕੇਟ ਜਨਰਲ ਪੰਜਾਬ ਦੀ ਰਾਏ ਲੈਣ ਉਪਰੰਤ ਸਾਂਝੇ ਖਾਤੇ ਦੇ ਨਿਕਾਸੀਆਂ ਨੂੰ ਵੱਖਰੇ ਵੱਖਰੇ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਦੀ ਵਿਵਸਥਾ, ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਵਿਚ ਕਰਨ ਲਈ ਪੁੱਛਾ ਵਲੋਂ ਅਜੰਡਾ ਤਿਆਰ ਕੀਤਾ ਗਿਆ , ਜਿਸ ਉਤੇ ਵਾਈਸ ਚੈਅਰਮੈਨ ਪੁੱਛਾ

ਜੀ ਵਲੋਂ ਹੁਕਮ ਦਿਤੇ ਗਏ ਕਿ ਉਹਨਾਂ ਨੂੰ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਤੇ ਤਜਵੀਜਤ ਪਾਲਿਸੀ ਲਾਗੂ ਕਰਨ ਨਾਲ ਹੋਣ ਵਾਲੇ ਵਿੱਤੀ ਬੋਝ ਬਾਰੇ ਵੇਰਵੇ ਸਹਿਤ ਦੱਸਿਆ ਜਾਵੇ । ਜਿਸ ਬਾਰੇ ਮਿਲਖ ਦਫਤਰ ਗਮਾਡਾ ਵਲੋਂ ਵਿੱਤੀ ਅੰਤਰ ਦਾ ਵੇਰਵਾ ਮਿਤੀ 29-9-2008 ਨੂੰ ਪੁੱਛਾ ਕੋਲ ਭੇਜ ਦਿਤਾ ਗਿਆ ਸੀ । ਪ੍ਰੰਤੂ ਪੁੱਛਾ ਵਲੋਂ ਆਪਣੇ ਪੱਤਰ ਮਿਤੀ 7-11-08 (ਅਨੁਲਗ ਹ) ਰਾਹੀਂ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਅਧੀਨ ਪਾਲਿਸੀ ਵਿਚ ਸੋਧ ਕਰਨ ਬਾਰੇ ਕੇਸ ਗਮਾਡਾ ਨੂੰ ਆਪਣੀ ਪੱਥਰ ਤੇ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਲਈ ਵਾਪਿਸ ਕਰ ਦਿੱਤਾ । ਇਸ ਤਰ੍ਹਾਂ ਪਾਲਿਸੀ ਵਿਚ ਅੰਸ਼ਿਕ ਸੋਧ ਕਰਨ ਲਈ ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਨਾਲ ਸਬੰਧਤ ਕੇਸ ਗਮਾਡਾ ਪਾਸ ਪ੍ਰਾਪਤ ਹੋਇਆ ਸੀ ।

6. ਸਮੁੱਚੇ ਮਾਮਲੇ ਨੂੰ ਉਪਰੋਕਤ ਦੀ ਰੋਸਨੀ ਵਿਚ ਮਿਲਖ ਦਫਤਰ ਗਮਾਡਾ ਵਲੋਂ ਡੁੰਘਾਈ ਨਾਲ ਵਿਚਾਰਿਆ ਗਿਆ । ਪਾਲਿਸੀ ਵਿੱਚ ਅੰਸ਼ਿਕ ਸੋਧ ਅਤੇ ਵਿੱਤੀ ਪ੍ਰਭਾਵ ਨੂੰ ਕੈਲਕੂਲੇਟ ਕਰਨ ਲਈ ਮਿਲਖ ਦਫਤਰ ਗਮਾਡਾ ਵਿੱਚ ਸੈਕਟਰ 76-80 ਦੇ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਦੇ ਬਿਨੈਕਾਰਾਂ ਦੀਆਂ ਪੈਡਿੰਗ ਪਈਆਂ ਅਰਜੀਆਂ ਨੂੰ ਘੋਖਿਆ ਗਿਆ । ਇਸ ਦੀ ਡਿਟੇਲ ਹੇਠ ਦੱਸੇ ਅਨੁਲੱਗਾਂ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਹੈ :-

i) ਸੈਕਟਰ 76-80 ਲਈ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਅਧੀਨ ਪੈਡਿੰਗ ਪਈਆਂ 403 ਅਰਜੀਆਂ ਜੋ ਮਿਤੀ 20-5-01 ਨੂੰ ਅਖਬਾਰਾਂ ਵਿਚ ਦਿਤੇ ਇਸਤਿਹਾਰ (ਕਾਪੀ ਅਨੁਲੱਗ ਕ) ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈਆਂ ਸਨ। ਇਨ੍ਹਾਂ ਦਰਖਾਸਤਾਂ ਵਿੱਚੋਂ 242 ਸਾਂਝੇ ਖਾਤੇ ਦੀਆਂ ਹਨ। ਇਨ੍ਹਾਂ ਨੂੰ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਵੱਖ ਵੱਖ ਸਾਈਜਾਂ ਦੇ 83 ਪਲਾਟ ਅਲਾਟ ਕਰਨੇ ਬਣਦੇ ਹਨ ਜਿਨ੍ਹਾਂ ਹੇਠ ਕੁਲ ਰਕਬਾ ਲਗਭਗ 3.5 ਏਕੜ ਆਉਂਦਾ ਹੈ । (ਅਨੁਲੱਗ ਖ)

ii) ਤਜਵੀਜਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਉਪਰੋਕਤ ਪੈਡਿੰਗ ਪਈਆਂ ਸਾਂਝੇ ਖਾਤੇ

ਦੀਆਂ ਅਰਜੀਆਂ ਨੂੰ ਵੱਖ ਵੱਖ ਸਾਈਜਾਂ ਦੇ 182 ਪਲਾਟ ਅਲਾਟ ਕਰਨੇ ਪੈਣਗੇ,
ਜਿਨ੍ਹਾਂ ਹੇਠ ਲਗਭਗ 5.5 ਏਕੜ ਰਕਬਾ ਫਾਲ ਕਰੇਗਾ (ਅਨੁਲੱਗ ਗ)

iii) ਸਾਝੇ ਖਾਤੇ ਦੇ 242 ਬਿਨੈਕਾਰਾਂ ਸਬੰਧੀ ਵਿਸਤ੍ਰਿਤ ਕੈਲੂਕੇਲਸਨ ਦੀ
ਕਾਪੀ (ਅਨੁਲੱਗ ਘ) ਉਪਰ ਵਾਚੀ ਜਾਵੇ।

7. ਉਪਰੋਕਤ ਤੋਂ ਇਹ ਤੱਥ ਉਭਰਦਾ ਹੈ ਕਿ ਜੇਕਰ ਤਜਵੀਜਤ ਪਾਲਿਸੀ
ਅਨੁਸਾਰ ਅਲਾਟਮੈਂਟ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਤਾਂ ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਧੀਨ ਅਲਾਟ ਕੀਤੇ
ਜਾਣ ਵਾਲੇ ਪਲਾਟਾਂ ਨਾਲੋਂ 100 ਵ:ਗ: ਦੇ 99 ਪਲਾਟ ਵਾਧੂ ਅਲਾਟ ਕਰਨੇ
ਪੈਣਗੇ। 100 ਵ:ਗ: ਦੇ ਪਲਾਟਾਂ ਦਾ ਮੌਜੂਦਾ ਰੇਟ 5000/- ਪ੍ਰਤੀ ਵ:ਗ: ਹੈ
(ਕਾਪੀ ਅਨੁਲੱਗ ਚ) ਜਦੋਂ ਕਿ 76-80 ਦੇ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਦੇ ਬਿਨੈਕਾਰਾਂ ਤੋਂ
100 ਵ:ਗ: ਦੇ ਦਰਖਾਸਤਕਰਤਾਵਾਂ ਤੋਂ ਉਪਰੋਕਤ ਜਿਕਰ ਕੀਤੇ ਗਏ ਇਸਤਿਹਾਰ
ਅਨੁਸਾਰ 3350 ਵ:ਗ: ਦੇ ਰੇਟ ਨਾਲ ਕੀਮਤ ਚਾਰਜ ਕੀਤੀ ਜਾਣੀ ਹੈ।

8. ਇਸ ਤਰ੍ਹਾਂ 100 ਵ:ਗ: ਦੇ ਲਗਭਗ 99 ਪਲਾਟ ਜੋ ਤਜਵੀਜਤ
ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਵਾਧੂ ਅਲਾਟ ਕੀਤੇ ਜਾਣੇ ਪੈਣਗੇ, ਉਨ੍ਹਾਂ ਦਾ ਵਿੱਤੀ
ਪ੍ਰਭਾਵ ਰਿਜ਼ਰਵ ਕੀਮਤ ਅਨੁਸਾਰ $100 \times 99 \times (5000 - 3350) =$
 $1,63,35,000/-$ ਰੁਪਏ ਬਣਦਾ ਹੈ। ਇਸ ਦਾ ਵਿਸਤ੍ਰਿਤ ਬਿਓਰਾ (ਅਨੁਲੱਗ
ਛ) ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

9. ਮਾਰਕੀਟ ਰੇਟ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਜੇਕਰ ਤਜਵੀਜਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ
ਵਾਧੂ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਪਲਾਟਾਂ ਦਾ ਵਿੱਤੀ ਪ੍ਰਭਾਵ ਵਾਚਿਆ ਜਾਵੇ ਤਾਂ
ਇਸ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸਤੰਬਰ 2008 ਵਿਚ ਕੀਤੀ ਗਈ ਪਲਾਟਾਂ
ਦੀ ਨਿਲਾਮੀ ਅਨੁਸਾਰ ਸਹਿਰੀ ਮਿਲਖ ਮੋਹਾਲੀ ਵਿਖੇ ਪ੍ਰਤੀ ਵਰਗ ਗਜ ਔਸਤਨ
ਕੀਮਤ 50,000/- ਰੁਪਏ ਬਣਦੀ ਹੈ (ਕਾਪੀ ਅਨੁਲੱਗ ਜ)। ਇਸ ਕੀਮਤ ਨੂੰ

ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ 100 ਵਰਗ ਗਜ ਦੇ ਲਗਭਗ 99 ਪਲਾਟ ਜੋ ਤਜਵੀਜਤ ਪਾਲਸੀ ਅਨੁਸਾਰ ਵਾਧੂ ਅਲਾਟ ਕੀਤੇ ਜਾਣੇ ਪੈਣਗੇ, ਦਾ ਵਿੱਤੀ ਪ੍ਰਭਾਵ ਲਗਭਗ $99 \times 100 \times (50,000 - 3350) = 46,18,35,000/-$ ਰੁਪਏ ਬਣਦਾ ਹੈ।

10. ਇਥੇ ਇਹ ਮੁੜ ਸਪਸ਼ਟ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਤਜਵੀਜਤ ਪਾਲਸੀ ਦਾ ਵਿੱਤੀ ਪ੍ਰਭਾਵ ਕੇਵਲ ਸੈਕਟਰ 76-80 ਦੇ ਨਿਕਾਸੀ ਸ਼੍ਰੇਣੀ ਦੇ ਬਿਨੈਕਾਰਾਂ ਦੀਆਂ ਲੰਬਿਤ ਪਈਆਂ ਅਰਜੀਆਂ ਨੂੰ ਮੁੱਖ ਰੱਖਕੇ ਹੀ ਰਿਜ਼ਰਵ ਰੇਟਾਂ ਅਨੁਸਾਰ ਕੈਲਕੂਲੇਟ ਕੀਤਾ ਗਿਆ ਹੈ।

11. ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ/ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਫੈਸਲੇ, ਐਡਵੋਕੇਟ ਜਨਰਲ ਪੰਜਾਬ ਦੀ ਰਾਏ, ਪੁੱਛਾ ਦੀ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ ਮੱਦ ਨੰ: 53.04 ਰਾਹੀਂ ਲਏ ਫੈਸਲੇ ਅਤੇ ਉਪਰੋਕਤ ਅਨੁਸਾਰ ਕੈਲਕੂਲੇਟ ਕੀਤੇ ਗਏ ਵਿੱਤੀ ਪ੍ਰਭਾਵ ਦੇ ਸਦਰੰਭ ਵਿੱਚ ਸਮੁੱਚਾ ਮਾਮਲਾ ਅਥਾਰਟੀ ਅੱਗੇ ਵਿਚਾਰਣ ਉਪਰੰਤ ਫੈਸਲੇ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

6
IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

Certified to be a true copy

Assistant Registrar (Judl.)

19/9/97 199

Supreme Court of India

CIVIL APPEAL NO. 100 OF 1983

State of Punjab & Ors.

..... Appellants

Versus

200377

Karam Singh and Ors.

..... Respondents

ORDER

Did respondents 3 to 5 and 8 to 10 become entitled to allotment of separate plots of the area of entitlement of each one of them? This is the only question which arises for our consideration in this appeal.

Dealing with this question, the Division Bench of the High Court in its judgment dated 4.5.1982, impugned herein, observed thus :

"We have heard the learned counsel for the parties. Two groups of petitioners that is, petitioner Nos. 3 to 5 and petitioner Nos. 8 to 10, had been paid compensation by separate cheques, treating each of them to be an owner of the land separately. From the aforesaid circumstance, it is clear that the State has treated each of them as a separate owner. Consequently, even according to the new policy letter, they

become entitled to separate plots of the area of entitlement of each."

Our attention has also been drawn to the stand of the appellants - State, as reflected in the counter affidavit filed in reply to the Writ Petition in the High Court. In that counter affidavit it was admitted that the extent of the land owned by the concerned respondents was acquired for Phase-X of the Urban Estate, S.A.S. Nagar, Mohali and compensation for the land was paid to the concerned respondents in accordance with law. This averment was followed by a chart showing the extent of land acquired from each of the respondents 3, 4, 5, 8, 9 & 10. In the face of this stand of the State, as reflected in the counter affidavit, it is not open to the appellants to now contend that the respondents 3 to 5 or 8 to 10 were joint owners and, therefore, under the Scheme dated 29.9.1981, which had modified the earlier Scheme dated 7.4.1974, were entitled to only one plot each. In the facts and circumstances of the case and the admitted fact situation, as reflected in the pleadings of the parties before the High Court, the finding of the High Court that each one of the respondents was entitled to a separate plot according to the area

of entitlement of each, suffers from no error, whatsoever. That being the position, we do not find any merit in the appeal and, consequently, dismiss the same. Appellants shall comply with the directions of the High Court within three months. No costs.

all
.....J.
(A. S. ANAND)

New Delhi,
September 11, 1987.

all
.....J.
(K, VENKATASHAMI)

[Signature]

५३.०१.

Agenda Item No.
(Policy Branch)

Date:
Name of dignitary:

Subject:- Regarding policy for allotment of plots to oustees.

1.0 A broad policy with regard to allotment of plots to oustee category has been formulated and circulated vide Memo No. 38528-40 dated 26.9.94, the copy of which is appended at Annexure-I. According to this policy, all oustees of any joint khatas are entitled to one plot only.

2.0 The issue with regard to entitlement of a separate plot to the oustees of joint khata was challenged by Karam Singh and others in the Hon'ble Punjab & Haryana High Court and the Hon'ble Court vide order dated 4.3.82 observed as under:-

We have heard the learned counsel for the parties. Two groups of petitioners that in, petitioners Nos. 3 to 6 and petitioner Nos. 8 to 10, had been paid compensation by 'separate cheques' treating each of them to be an owner of the land separately. From the aforesaid circumstance, it is clear that the State has treated each of them as a separate owner. Consequently, even according to the new policy letter, they became entitled to separate plots of the area of entitlement of each."

Against the orders of the Hon'ble Court, the State Government preferred an appeal in the Supreme Court and the Hon'ble Supreme Court while dismissing the appeal had upheld the decision of the Hon'ble Court dated 4.3.82, a copy of which is appended at Annexure-II.

3.0 From the perusal of the orders/judgements of Hon'ble High Court as well as Hon'ble Supreme Court of India, they have contended that where separate payment on account of compensation of land has to be paid to each of Joint Khata Holders, they are to be treated as separate owner for the purpose of claiming benefit for allotment under Oustee Category.

4.0 It may be submitted that a number of applications of oustees of joint khata holders to whom separate cheques for compensation paid are pending with the Estate Officers and the oustees are pressing hard for allotment of plots.

5.0 It has come to the notice of Head Office that in certain cases of acquisition, LACs have issued separate cheques and oustees certificates to each of the Joint Khata Holders. The Hon'ble Court has treated separate owner of the Joint Khata Holders where separate compensation have been for allotment of separate

plot under the Oustee Category. Thus, as per the Judgement pronounced by the Hon'ble Court, the cases where the land has been acquired and separate compensation paid to the Joint Khata Holders and issued Oustee Certificate are entitled for allotment of a separate plot and for this, the policy needs to be amended.

6.0 In light of Judgement of Hon'ble Court, the matter is placed before the Finance & Accounts Committee for consideration and decision on the following:-

- i. To consider amendment in Oustee Policy to the extent that where land has already been acquired and separate cheques/compensation paid to the Joint Khata Holders and issued separate oustee certificates, they may be allotted separate plots/houses as per their entitlement as per criteria/norms fixed under the policy.
- ii. LACs may be issued directions to pay compensation by way of one cheque to all the Joint Khata Holders of land if the same is not portioned before issuance of notification u/s 4 of the Land Acquisition Act, 1894 and only one oustee certificate be issued in the name of Joint Khata Holders in the cases of land under acquisition or to be acquired in future.

In case the proposal given in para-6 (sub para-i) above is approved, then the decision shall be applicable prospectively i.e. with effect from the decision of the Finance & Accounts Committee.

The agenda has been approved by the Hon'ble Vice Chairman, PUDA.

Adv. (P)

ANNEXURE-I

Abstract of policy regarding disposal of residential plots in Urban Estate issued vide Memo No. PHB-ado (Hg)94/38528-40 dated 26.9.94

6. Policy for Oustees:-

Policy for allotment of plots to oustees would be as under:-

- i) The plot should be allotted to an oustee in the urban estate for his bonafide residence.
- ii) No application from the oustee will be entertained after a period of one year from the date of taking possession of his acquired land.
- iii) An oustee would only be allotted a plot on the following basis:-

<u>Land acquired</u>	<u>Size of plot</u>
a) 1/2 acre to 3 acre	100 sq. yds.
b) Between 3 to five acres	200 sq. yds.
c) Above 5 acres	500 sq. yds.

EXPLANATION:

However, if on the land there is a dwelling unit, 100 sq. yds. plot may be allotted even though the area acquired may be less than 1/2 acres.

- iv) The price chargeable for allotment of plots to the oustees would be the same as for general category.
- v) All oustees of any joint khata would be entitled to one plot only.

sd/
Housing Commissioner

ਮਤਲਬ ੨

45

MINUTES OF THE 53rd MEETING OF THE FINANCE AND ACCOUNTS COMMITTEE OF PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY (PUDA) HELD ON 11.1.2008 AT 10.00 AM AT PUNJAB BHAWAN, SECTOR 3, CHANDIGARH.

53rd Meeting of the Finance and Accounts Committee of Punjab Urban Planning and Development Authority was held on 11.1.2008 at 10.00 AM at Bhawan, Sector 3, Chandigarh. Sh. Parkash Singh Basal, Hon'ble Chief Minister, Punjab and Housing and Urban Development Minister, Chandigarh, Punjab Urban Planning and Development Authority chaired the meeting.

The following were present:-

1. Sh. Ramesh Inder Singh, IAS,
Chief Secretary to Govt. Punjab
Chandigarh
(Special Invitee)
2. Sh. Anil Goel, IAS,
Secretary to Govt. Punjab
Department of Housing & Urban Development
Vice Chairman PUDA, Mohali
3. Sh. Som Parkash, IAS
Chief Administrator, PUDA,
Mohali
4. Ms. Parneet Suri,
Special Secretary, Finance
(Representative of Principal Secretary to
Government of Punjab, Department of Finance)

Non-Official Members

5. Sh. Indu Bhushan Bhatia,
Uttam Garden Colony, Near Oberoi
Service Station, Manwal, Pathankot,
Gurdaspur

Some resolutions were considered as follows:

Confirmation of the 52nd meeting of the Finance and Accounts Committee held on 16.11.2006.

Minutes of the 52nd meeting of the Finance and Accounts Committee held on 16-11-2006 were confirmed.

Item No. 53.02

Follow up action of the decisions of the 52nd meeting of the Finance & Accounts Committee held on 16.11.2006.

Follow up action of the decisions of the 52nd meeting of the Finance & Accounts Committee was noted.

Mem No 53.03

Auction of Residential Plots in Urban Estate, Phase-1 and Phase-II, Dugri Road, Ludhiana.

Ex-post-facto approval was granted for sale through auction of 18 plots having sizes less than 250 sq. yds in Urban Estate, Phase I and Dugri Road, Ludhiana.

Mem No 53.04

Regarding policy for allotment of plots to trustees.

As a principle it was decided to amend the trustees policy to the effect that where the lands have been acquired and separate compensation paid to the joint khata holders and issued separate certificates they may be allotted separate plots/houses as per the present as per criteria/norms fixed under the policy keeping in view the decision of the Hon'ble Supreme Court of India. However, it was decided that the opinion of the Advocate General Punjab may be taken that whether the decision of the Supreme Court of India would apply to the petitioners only or to all the trustees.

The proposal to issue directions to pay compensation by way of a lump sum to all the joint khata holders of land, was approved.

The Committee also decided that proposal for linking the area to be acquired and plot/plots to be allotted, should be examined afresh so that allotment of plots is linked with size of the area.

Mem No. 53.05

Policy Guidelines/Standard Terms and Conditions for auction of Multiplex Sites.

Approved with the condition that:

1. Eligibility fees which is refundable/adjustable should be One Crore (or 1%) to be rounded off in thousands (whichever is higher).
2. 10% of the bid amount should be paid at the fall of the hammer and 15% amount should be paid within 30 days from the date of auction failing which 10% amount already deposited by the bidder shall be forfeited and the applicant shall not have any claim in regard. No further extension shall be allowed.

- 4, 3

It was also decided that figures regarding recoverable loan from Punjab Government should be reconciled with the Finance Department

In future, a Committee consisting of a representative of the Finance Department, Punjab Urban Planning and Development Authority and Housing and Urban Development Department should first consider the budget proposal and annual statement of accounts and submit a report through the Finance and Accounts Committee for approval.

The meeting ended with a vote of thanks to the Chair

(PARKASH SINGH BADAL)
Chief Minister, Punjab
HUDM-CUM-CHAIRMAN PUDA.

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I have perused the judgment of the Hon'ble Supreme Court. The Supreme Court has formulated the question for decision in the case, 'as to whether the respondents become entitled to allotment of separate plots of the area of entitlement of each of them?'

The High Court in its judgment dated 4.5.1982 had observed that the petitioners had been paid compensation by separate cheques, treating each of them to be an owner of the land separately. From this the High Court concluded that the State had treated each of them as a separate owner. Consequently it was held by the High Court that even according to the new policy letter they became entitled to separate plots of the area of entitlement of each.

The Hon'ble Supreme Court after referring to the pleadings of the parties, held that there was no error in the finding of the High Court that each of the respondents was entitled to a separate plot according to the area of entitlement of each.

Though the decision of the High Court and the Hon'ble Supreme Court is in terms applicable only to the petitioners therein, but it would certainly be a precedent for all similar cases, where compensation has been paid by separate cheques treating each person to be an owner of land separately.

The ratio of the judgment would be binding on all similarly placed persons/oustees.

H.S. Mattewar
 (H.S. Mattewar)
 Advocate General 17/3/88

no. 252
 18/3/08 - CA. PDDA

ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਮੋਹਾਲੀ।
(ਪਾਲਿਸੀ ਸ਼ਾਖਾ)

ਪ੍ਰਸ਼ਾਸਨ / ਪਾਲਿਸੀ ਸ਼ਾਖਾ
ਗਮਾਤਾ, ਮੋਹਾਲੀ
ਜਾਇਜ਼ੀ ਨੰ: 1498
ਮਿਤੀ: 12/11/08

ਸੇਵਾ ਵਿਖੇ

1. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਮਾਤਾ, ਮੋਹਾਲੀ।
2. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗਲਾਡਾ, ਲੁਧਿਆਣਾ।
3. ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਬੀ.ਡੀ.ਏ. ਬਠਿੰਡਾ।

Center Diary
GMBDA, Mohali
No. 21267. Dt. 10/11/08
10-11-08

ਨੰ: ਪੁੱਡਾ-ਪਾਲਿਸੀ-ਏ-2/08/ 4883
ਮਿਤੀ: 7/11/08

ਵਿਸ਼ਾ: ਸਾਂਝੇ ਖਾਤੇ ਦੇ ਔਸਟੀਆ ਨੂੰ ਪਲਾਟ/ਮਕਾਨ ਦੇਣ ਲਈ ਔਸਟੀ ਪਾਲਿਸੀ ਵਿੱਚ ਸੋਧ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਮਾਨਯੋਗ ਪੰਜਾਬ ਐਂਡ ਹਰਿਆਣਾ ਹਾਈਕੋਰਟ/ਸੁਪਰੀਮ ਕੋਰਟ ਵੱਲੋਂ ਸ਼੍ਰੀ

ਕਰਮ ਸਿੰਘ ਅਤੇ ਹੋਰ ਦੇ ਕੇਸ ਵਿੱਚ ਮਿਤੀ 4-5-1982 ਨੂੰ ਕੀਤੇ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਸਾਂਝੇ ਖਾਤੇ ਦੇ ਔਸਟੀਆ ਨੂੰ ਪਲਾਟ/ਮਕਾਨ ਦੇਣ ਲਈ ਪਾਲਿਸੀ ਵਿੱਚ ਸੋਧ ਕਰਨ ਸਬੰਧੀ ਮਾਮਲਾ ਪੁੱਡਾ ਦੀ ਮਿਤੀ 11-1-08 ਨੂੰ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ ਦੀ 53ਵੀਂ ਮੀਟਿੰਗ ਦੀ ਮੱਦ ਨੰ: 53.04 ਰਾਹੀਂ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਸੀ। ਇਸ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੇ ਸਨਮੁੱਖ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਤੋਂ ਰਾਏ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਜਿਹੜੀ ਕਿ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਆਪਣੇ ਨੋਟ ਮਿਤੀ 17-3-08 ਰਾਹੀਂ ਭੇਜੀ ਗਈ। ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਸਾਂਝੇ ਖਾਤੇ ਦੀਆਂ ਪੇਡਿੰਗ ਪਈਆਂ ਅਰਜ਼ੀਆਂ ਦੀ ਸੂਚਨਾ ਪ੍ਰਾਪਤ ਕੀਤੀ ਗਈ ਅਤੇ ਪ੍ਰਾਪਤ ਹੋਈ ਸੂਚਨਾ ਅਨੁਸਾਰ ਪੇਡਿੰਗ ਅਰਜ਼ੀਆਂ ਆਪ ਦੇ ਦਫਤਰਾਂ ਨਾਲ ਹੀ ਸਬੰਧਤ ਹਨ ਅਤੇ ਹੁਣ ਵੱਖਰੀਆਂ ਅਥਾਰਟੀਆਂ ਹੋਂਦ ਵਿੱਚ ਆਉਣ ਕਾਰਨ ਇਨ੍ਹਾਂ ਤੇ ਫੈਸਲਾ ਆਪ ਦੀ ਪੱਧਰ ਤੇ ਹੀ ਲਿਆ ਜਾਣਾ ਹੈ।

ਇਸ ਲਈ ਮੱਦ ਨੰ: 53.04 ਦਾ ਅਜੰਡਾ ਸਮੇਤ ਫੈਸਲਾ ਅਤੇ ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ ਵੱਲੋਂ ਦਿੱਤੀ ਗਈ ਰਾਏ ਦੀ ਕਾਪੀ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਆਪ ਦੇ ਦਫਤਰ ਵਿੱਚ ਸਾਂਝੇ ਖਾਤੇ ਦੇ ਔਸਟੀਆ ਦੀਆਂ ਪਈਆਂ ਪੇਡਿੰਗ ਅਰਜ਼ੀਆਂ ਤੇ ਫੈਸਲਾ ਆਪਣੇ ਪੱਧਰ ਤੇ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਕਰਵਾਉਣ ਦੀ ਖੋਜ ਕੀਤੀ ਜਾਵੇ।

ਨੱਥੀ: ਉਕਤ ਅਨੁਸਾਰ।

(Signature)

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ (ਪੀ. ਐੱਡ ਸੀ)
ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ।

(Handwritten notes on the left margin)
7.11.08
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**PUDA'S EXCLUSIVE OFFER TO RE-ESTABLISH YOURSELF
SCHEME FOR ALLOTMENT OF RESIDENTIAL PLOTS
TO THE OUSTEES OF SOHANA & MAULI BALDWAN
(NEW SECTORS 76-80) AT SAS NAGAR (MOHALI)**

PUDA has acquired land located in the Revenue Estates of Sohana and Mauli Baldwan for the development of five new sectors. The Land Acquisition Award in respect of this land has been announced and possession of the land taken over by PUDA, except where restraint orders have been passed by the Hon'ble Punjab & Haryana High Court.

Through this Public Notice, Punjab Urban Planning and Development Authority (PUDA) invites applications from the oustees of the aforesaid land for allotment of residential plots in accordance with the following scheme:

Land acquired	Eligibility for residential plot	Plot Price (per sq. yd. in Rs.)	Application Money (Rs.)
1/2 acre to 3 acre	100 sq. yds.	3350/-	33,500/-
Between 3 to 5 acre	200 sq. yds.	3350/-	67,000/-
Above 5 acre	500 sq. yds.	3750/-	1,12,500/-

The eligible applicants may apply on the prescribed application forms which are available in the brochure that may be obtained free of cost from the Estate Office, PUDA, Phase-I, SAS Nagar (Mohali). The last date for submission of applications, along with relevant documents is 22nd June, 2001. The application must be accompanied by requisite application money in the shape of Demand Draft in favour of "Punjab Urban Planning & Development Authority (PUDA)" payable at Chandigarh or SAS Nagar. Name, father/husband's name and complete address should be written on the back of the Demand Draft. The application shall be required to be accompanied with a certificate from the Land Acquisition Collector, PUDA, SAS Nagar regarding the applicant being an oustee and also containing detailed particulars of total area of his land acquired.

The applicants shall be required to pay additional 15% of plot price within 60 days of the closure of the aforesaid scheme i.e. 23rd August, 2001. Thereafter a period of 30 days shall be permissible, subject to payment of interest @ 2% per month calculated on daily basis, for the period of delay beyond 60 days. It may be noted that the application once submitted shall not be allowed to be withdrawn at any stage and in no case money deposited with PUDA will be refunded on the pretext that the application is being withdrawn.

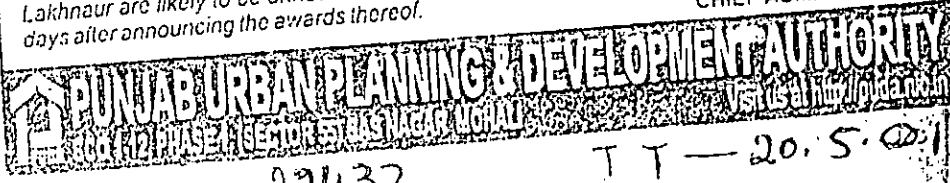
The possession of the plots shall be delivered around December, 2002 and till such time no further liability in respect of either principal or interest shall accrue. The balance 75% plot price shall be payable in six half yearly equated instalments with interest @ 15%. The first instalment shall become due after one year from the date of issue of letter of allotment.

The right to obtain oustee plot shall be tradable in accordance with the same terms and conditions only after deposit of 10% application money. The power of Attorney at the initial stage shall not be entertained under any circumstances.

All eligible oustees are invited to avail of this scheme. After expiry date no application shall be entertained and right to receive plot as an oustee shall be deemed to have been permanently extinguished.

The awards in respect of small parcels falling in the Revenue Estates of Raipur and Lakhnaur are likely to be announced shortly. The last date for the oustees of these shall be 30 days after announcing the awards thereof.

CHIEF ADMINISTRATOR



22432

TT - 20.5.01

ਮੌਜੂਦਾ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਸਾਂਝੇ ਖਾਤੇ ਵਾਲੇ 242 ਬਿਨੈਕਾਰਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਪਲਾਟਾਂ ਦੀ ਗਿਣਤੀ ਅਤੇ ਇਹਨਾਂ ਹੇਠ ਆਉਣ ਵਾਲੇ ਰਕਬੇ ਦਾ ਵੇਰਵਾ:-

<u>ਸਾਈਜ਼</u>	<u>ਪਲਾਟਾਂ ਦੀ ਗਿਣਤੀ</u>	<u>ਰਕਬਾ</u>
100 ਵ:ਗ:	42	(100 × 42) = 4200 ਵ:ਗ:
200 ਵ:ਗ:	26	(200 × 26) = 5200 ਵ:ਗ:
500 ਵ:ਗ:	15	(500 × 15) = 7500 ਵ:ਗ:
	-----	-----
	83	16900 ਵ:ਗ:
		ਲਗਭਗ = 3.5 ਏਕੜ

ਭਜਵੀਜਤ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਸਾਂਝੇ ਪਾਤੇ ਵਾਲੇ 242 ਸਿਨੈਕਾਰਾਂ ਨੂੰ ਅਲਾਟ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਪਲਾਟਾਂ ਦੀ ਗਿਣਤੀ ਅਤੇ ਇਹਨਾਂ ਹੇਠ ਆਉਣ ਵਾਲੇ ਹਕਬੇ ਦਾ ਵੇਰਵਾ:-

<u>ਸਾਈਜ਼</u>	<u>ਪਲਾਟਾਂ ਦੀ ਗਿਣਤੀ</u>	<u>ਹਕਬਾ</u>
100 ਵ:ਗ:	141	(100 × 141) = 14100 ਵ:ਗ:
200 ਵ:ਗ:	26	(200 × 26) = 5200 ਵ:ਗ:
500 ਵ:ਗ:	15	(500 × 15) = 7500 ਵ:ਗ:
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	182	26800 ਵ:ਗ:
		ਲਗਭਗ = 5.5 ਏਕੜ

Statement showing the information regarding Plots to Oustees at Mohali

Sr. No	Form No's	Khewat/Khatoni/No of joint khata holders	Total Land Acquired of Joint Khata Holders	Entitlement for plot size as per existing policy	Entitlement of Nos. of plot as per existing policy	Size of Excess Plot to be given extra as per proposed policy	Rate Rs 3350 per sq. yd upto 200 and Rs 3750 above 200	Excess plot to be given as per proposed policy	Prevailing Rate Rs 5000 per sq. yd. for 100 sq. yds. and Rs. 10000 for above 100	Financial Implication
1	21886, 21689, 21890	101/105	12-4	100	1	100	335000	2	1000000	330000
2	21335, 21337	102/106, 265/279, 347/371	20-16	100	1	100	335000	1	500000	165000
3	21360, 21310, 14581, 14582	104/107, 105/109, 105/110, 105/111, 209/211, 208/220, 217/229, 217/230, 104/105, 209/221	28-9	200	1	100	670000	2	1000000	330000
4	21353, 21367	1058/1189, 1064/1127, 1055/1128	6-0	100	1	100	335000	1	500000	165000
5	22250, 22251, 22252, 22265	1029/1234	35-12	200	1	100	670000	2	1000000	330000
6	21304, 16658, 19101	1105/1242	25-16	200	1	100	670000	1	500000	165000
7	21325, 21352	111/116, 141/147	26-18	200	1	200	670000	0	0	0
8	22059, 19131, 21869, 14570, 21870	1112/1248, 1113/1249, 1054/1197, 32/35	23-12	100	1	100	335000	4	2000000	660000
9	21318, 21316, 14338, 21320, 21355, 21369	112/117, 160/186, 223/236, 368/390, 362/391, 368/392, 369/393, 346/370	30-10	200	1	100	670000	4	2000000	660000
10	21368, 21383	115/120, 117/123, 118/124, 119/125, 232/253, 304/319, 204/215, 241/255	52-14	500	1	500	1875000	0	0	0
11	20172, 20174	1201/1247, 1202/1348	14-11	100	1	100	335000	1	500000	165000
12	22213, 20270	1205/1352, 1378/1534, 1355/1522, 1297/1449, 1209/1755, 1210/1356, 936/1050, 596/653, 596/663, 1341/1449, 1209/1356, 1228/1374	55-8	500	1	200	1875000	0	0	0
13	16660, 19146, 20242, 16167	1237/1386, 1238/1387, 1255/1404	18-4	100	1	100	335000	3	1500000	495000
14	14573, 22269	1243/1392, 1244/1393, 1245/1394, 1250/1399	37-10	200	1	100	670000	1	500000	165000
15	20250, 22050	1247/1396	9-0	100	1	100	335000	1	500000	165000
16	14599, 22214	125/131, 296/310, 271/285	30-4	200	1	100	670000	0	0	0
17	22206, 22208, 22209	1252/1401	17-9	100	1	100	335000	2	1000000	330000
18	14317, 14318, 14319	126/131, 126/132, 27/29, 1499/1661, 66/70, 22/20, 261/274/1, 279/294, 279/295, 280/296, 70/75, 122/127	108-12	500	1	100	1875000	0	0	0
19	20243, 19200	1260/1409, 1260/1409	31-16	200	1	100	670000	0	0	0
20	16673, 19154, 19172	1268/1418, 1269/1419	16-6	100	1	100	335000	2	1000000	330000

21	21396, 21397	130/1367	13-16	100	1	100	335000		500000	165000
22	19144, 19171, 19148	1300/1452, 1301/1452, 1302/1452, 1302-1457, 1308/1463	26-6	200	1	100	670000	1	500000	165000
	20244, 22218	1308/1463, 1416/1578, 978/1087	33-17	200	1	100	670000	1	500000	165000
24	21802, 22207, 22219, 21803	1309/1464	15-12	100	1	100	335000	2	1000000	330000
25	14596, 16681	1324/1479, 1331/1486	13-2	100	1	100	335000	1	500000	165000
26	14524, 14594, 19197, 22061, 14595	133/139	31-12	200	1	100	670000	3	1500000	495000
27	19111, 19143	1342/1498, 1342/1498, 1345/1501, 1346/1502	16-12	100	1	100	335000	1	500000	165000
28	19139, 19155, 19138	1355/1115	31-16	200	1	100	670000	1	500000	165000
29	14587, 16172, 20291, 20292, 20293	1369/1525	55-12	500	1	500	1875000	0	0	0
30	20259, 22201	1379/1535	21-6	100	1	100	335000	1	500000	165000
31	21324, 21370, 21847	139/145	13-10	100	1	100	335000	2	1000000	330000
32	19106, 21815	151/159, 66/69	12-14	100	1	100	335000	1	500000	165000
33	21392, 21393	155/161, 158/164, 385/416, 310/320	48-2	500	1	500	1875000	0	0	0
34	21846, 20261	159/165, 161/167, 162/168, 183/193, 221/241	24-6	200	1	200	670000	0	0	0
35	16688, 18828, 19179	21/22, 22/23	52-16	500	1	500	1875000	0	0	0
36	19174, 19115	216/227, 637/698	12-6	100	1	100	335000	1	500000	165000
37	21898, 22205	227/238, 234/235, 516/571, 699/812	9-6	100	1	100	335000	1	500000	165000
38	14568, 21342, 21344, 22268	24/25	55-0	500	1	500	1875000	0	0	0
39	21367, 21388, 21389, 21391	254/268, 360/382, 361/383, 362/384, 363/385, 364/386	19-15	100	1	100	335000	3	1500000	495000
40	16684, 16685, 16686, 16883	255/268	26-2	200	1	100	670000	2	1000000	330000
41	14576, 21398, 21399, 21400	274/288, 274/288, 388/414, 388/419	34-10	200	1	100	670000	2	1000000	330000
42	18823, 19160, 22286, 22288, 22289, 22290	276/290	31-0	200	1	100	670000	4	2000000	660000
43	19161, 19182	282/298	9-0	100	1	100	335000	1	500000	165000
44	21837, 22275	291/319, 1130/1270, 1146/1289, 1051/1182	14-11	100	1	100	335000	1	500000	165000
45	21305, 21307, 21308	293/311, 379/402	21-12	100	1	100	335000	2	1000000	330000
46	19193, 19156	30/30, 115/120, 304/319, 304/220, 241/255, 243/257	10-6	100	1	100	335000	1	500000	165000
47	20255, 21330	31/34	10-10	100	1	100	335000	1	500000	165000
48	16669, 16670	35/38, 125/130, 266/279, 277/292, 1019/1144, 1020/1145, 1020/1145, 1022/1147, 1021/1146, 1025/1150	19-0	100	1	100	335000	1	500000	165000
49	14342, 16671, 16672, 20274, 21345	352/381, 493/548, 767/872	32-8	200	1	100	670000	3	1500000	495000

50	20247,14305,14336,14343	355/384,355/387,355/384,355/387,547/606	27-12	200	1	100	670000	2	1000000	30000
51	19170,19116,19117,14327,19118,19191,19198	38/41,229/240,233/244,159/169,161/3,291/309,1146/1289,1052/1183,814/922,239/250	66-16	500	1	100	1875000	2	1000000	330000
52	16665,16666,19172,16667	4/4,10/10,25/26,25/27,317/334,317/335,170/176,325/344	60-9	500	1	100	1875000	0	0	0
53	19165,19112	41/44,42/45,47/50,1497/1665,1171/1315,695/798	82-7	500	1	200	1875000	0	0	0
54	21350,21349,19199,20197	41/47,47/50,950/1066,1436/1600,84/89,154/164,307/328,307/328,307/329,672/734,950/1086,1029/1155,866/979,950/1060,44/47	67-6	500	1	500	1875000	0	0	0
55	16678,22222,22226	547/614,524/603,692/795,1489/1456,1491/1457	13-10	100	1	100	335000	2	1000000	330000
56	16692,21832,21833,21836	558/620,561/623,176/187	16-0	100	1	100	335000	3	1500000	495000
57	19124,19125	566/628,674/776	12-16	100	1	100	335000	1	500000	165000
58	20278,19192	57/60,58/62,28/30,70/75	33-4	200	1	100	670000	0	0	0
59	16195,19174,20251,12049,22049	584/649,585/650,586/651,702/805,1156/1300,1412/1574,1467/1633,703/806,871/985,872/985,930/1048,1229/1375,1230/1376	111-19	500	1	100	1875000	0	0	0
60	19180,21328,16682	604/665,1256/1405,605/666	36-11	200	1	100	670000	1	500000	165000
61	20195,20196,19162,21395	62/65,64/67	31-7	200	1	100	670000	2	1000000	330000
62	21844,21845,16175	65/68	16-0	100	1	100	335000	2	1000000	330000
63	19168,19169	67/70	8-8	100	1	100	335000	1	500000	165000
64	18829,18831	68/84,124/166	11-18	100	1	100	335000	1	500000	165000
65	20175,21897	699/802,227/238,266/279,516/571,250/262,1153/1296	25-8	200	1	200	670000	0	0	0
66	19175,22036	7/7	20-6	100	1	100	335000	1	500000	165000
67	22083,22084	796/904,797/905,800/908	8-0	100	1	100	335000	1	500000	165000
68	18835,18827,19113	8/8,45/32,45/52,45/82	26-14	200	1	100	670000	1	500000	165000
69	14572,14579	814/922,816/922	12-4	100	1	100	335000	1	500000	165000
70	19147,22233,22243	824/933,1026/1151	15-6	100	1	100	335000	2	1000000	330000
71	21275,21375	855/968,1095/1230,1230/1	18-0	100	1	100	335000	1	500000	165000
72	22079,22080	856/969,857/970	13-12	100	1	100	335000	1	500000	165000
73	19122	865/278	4-0	100	1	100	335000	0	0	0
74	20252,22236,22247,21347,21348	865/978,866/979,867/980	135-4	500	1	100	1875000	0	0	0

75	19136, 19135	87/95, 178/184, 234/247, 235/249, 198/184	18-8	100	1	100	335000	1	500000	165000
76	21853, 20287, 19188	875/989, 878/892, 880, 884, 994, 998, 878/992	78-16	500	1	100	1875000	0	0	0
77	19152, 21351	90/94	22-6	100	1	100	335000	1	500000	165000
78	14339, 14577	91/95	30-9	200	1	200	670000	0	0	0
79	21896, 21893	918/1031, 920/1033, 242/1057, 942/1057	11-3	100	1	100	335000	1	500000	165000
80	16654	936/1050, 1206/1352, 1209/1355, 1217/1449, 1217/1450, 1210/1355, 1341/1497, 1366/1522, 1378/1534, 596/665, 1297/1449, 596/653	29-11	200	1	200	670000	0	0	0
81	14333, 14334	941/1056, 334/359, 1461/1625, 1006/1131	54-16	500	1	500	1875000	0	0	0
82	16176, 16177	96/100, 97/101	19-8	100	1	100	335000	1	500000	165000
83	21301, 21302, 21311, 21313, 21315, 21303, 21312	99/103, 100/104, 103/107, 384/415	25-12	200	1	100	670000	5	2500000	825000
										16335000

242

83

99

83+99=182

GREATER MOHALI AREA DEVELOPMENT AUTHOR
PUDA BHAWAN, SECTOR 62, MOHALI.

To

Estate Officer,
GMADA, Mohali.

No. GMADA-AO(F/HQ)/2008/

Dated :

Subject : Revision of rates of residential plots in various Urban Estates.

The Finance and Accounts Committee in its 4th meeting held on 11.01.2008 vide agenda item no. 4.17 has revised the rates of residential plots to be allotted through draw of lots in the urban estates of Mohali applicable w.e.f. the date of decision i.e. 11.01.08.

The new rates of residential plots to be sold through allotment approved by the Finance Committee in the said meeting are as under:-

- (i) Upto 100 sq. yds. - Rs. 5000/- per sq. yds.
(ii) Above 100 sq. yds. - Rs. 10000/- per sq. yds.

Accounts Officer (HQ)

Dated :

Endst. No. GMADA-AO(F/HQ)/2008/

A copy of the above is forwarded to the Senior Special Secretary to Chairman, GMADA, for the kind information of Chairman.

Accounts Officer (HQ)

Dated :

Endst. No. GMADA-AO(F/HQ)/2008/

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

Accounts Officer (HQ)

Dated :

Endst. No. GMADA-AO(F/HQ)/2008/

A copy of the above is forwarded to the PA to Chief Administrator, GMADA, for the kind information of Chief Administrator.

Accounts Officer (HQ)

Dated : 11/2/08

Endst. No. GMADA-AO(F/HQ)/2008/ 84

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

1. Additional Chief Administrator (Policy).
2. Additional Chief Administrator (Mohali).
3. General Manager (Projects).
4. Chief Engineer, GMADA.

Accounts Officer (HQ)

ਅਨੁਲੱਗ ਲ

- 1) ਪੁੱਡਾ/ਗਮਾਡਾ ਵਲੋਂ ਸਾਲ 2001 ਵਿੱਚ ਐਸਟੀ ਸ਼੍ਰੇਣੀ ਅਧੀਨ
100 ਵ:ਗ: ਦੇ ਪਲਾਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਸਬੰਧੀ ਦਿੱਤੇ ਇਸਤਿਹਾਰ
ਅਨੁਸਾਰ ਰੇਟ = 3350/- ਪ੍ਰਤੀ ਵ:ਗ:
- 2) ਗਮਾਡਾ ਅਥਾਰਟੀ ਵਲੋਂ ਨਿਰਧਾਰਤ ਕੀਤਾ ਗਿਆ ਮੌਜੂਦਾ ਰੇਟ . = 5000/- ਪ੍ਰਤੀ ਵ:ਗ:
- ੲ) 100 ਵ:ਗ: ਦੇ 99 ਪਲਾਟ ਜੋ ਤਜਵੀਜਤ ਪਾਲਿਸੀ
ਅਨੁਸਾਰ ਵਾਧੂ ਅਲਾਟ ਕਰਨੇ ਪੈਣਗੇ ਦੀ Financial
Implication as per reserve price
 $99 \times (5000 - 3350) \times 100$ ਰੁਪਏ = 1,63,35,000

DETAILS OF AUCTION OF RESIDENTIAL SITES HELD ON 03-09-2008

It is submitted that for the auction of Residential Sites has been held on 03-09-2008:

1. 63 Nos. of prospective bidders deposited the eligibility fee of Rs. 1 Lac each for participation in the auction:-
2. 24 nos. of residential sites were put for auction for the reserve price of Rs. 3023.64 Laacs .

3. DETAIL OF SITES SOLD THROUGH AUCTION:

Sites	Nos.	Area (sq.yards)	Reserve Price (Rs. in Laacs)	Average Reserve Price (per sq. yards)	Auction Price (Rs. in Laacs)	Average Auction Price (per sq. yard)	Increase from reserve price
Residential	20	6044.06	2314.27	38290.00	3041.04	50315.00	31%

4. DETAIL OF HIGHEST BID:

Sites	Area/size of plot (sq. yds)	Plot No. / Sector	Reserve Price (Rs. In laacs)	Reserve Price Per Sq. Yds. (Rs.)	Auction Amount in Laacs	Auction price (per sq. yds) Rs.	Increase from Reserve Price
Residential	100	303, Sec 61	37.57	37570.00	64.66	64660.00	72%

5. DETAIL OF LOWEST BID:

Sites	Area/size of plot (Sq. Yds.)	Plot No./ Sector	Reserve Price (Rs. In laacs)	Reserve Price Per Sq. Yds. (Rs.)	Auction amount (Rs. In laacs)	Auction price (per sq. yds) (Rs.)	Increase from Reserve Price
Residential	500	58, Sec 63	167.40	33480.00	202.00	40400.00	21%

Note:- 1. It is informed that in the last auction held on 29-05-2008 the highest auction price per sq. yard was Rs.54800-00, whereas in today's auction highest rate is Rs.64660-00 per sq. yard and the lowest rate per sq. yard on 29-05-2008 was Rs.35875-00, which on today auction, is Rs.40400-00 per sq. yard, which indicate a rise of Rs.7200-00 per sq. yard approx. during only three months period when compared with the highest auction price per sq. yd.

2. It is also submitted that in the auction held on 29-05-2008 Average Reserve Price (Per Sq. Yd) was Rs. 31866-00 and the Average Auction (Per Sq. Yd.) was Rs. 44710-00 and in the auction held on 03-09-2008 Average Reserve Price was Rs. 38290-00 against the average auction price of Rs. 50315-00 per sq. yd.

ਅਜੰਡਾ ਮੱਦ ਨੰ: 4.15

(ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ:- ਐਮ-2 ਸਾਈਟ ਸੈਕਟਰ 62, ਮੋਹਾਲੀ ਸਬੰਧੀ

1. ਸਿਟੀ ਸੈਂਟਰ, ਸੈਕਟਰ 62 ਮੋਹਾਲੀ ਨੂੰ ਮੋਹਾਲੀ ਦਾ ਕੇਂਦਰੀ ਵਪਾਰਕ ਸੈਂਟਰ ਦੇ ਰੂਪ ਵਿੱਚ ਉਸਾਰਨ ਲਈ ਵਿਚਾਰਿਆ ਜਾ ਰਿਹਾ ਹੈ ਜਿਸ ਨੂੰ ਮੋਹਾਲੀ ਦੀਆਂ ਵਪਾਰਿਕ, ਰਿਟੇਲ/ਕਮਰਸੀਅਲ ਜਰੂਰਤਾਂ ਅਤੇ ਮੰਗਾਂ ਦੀ ਪੂਰਤੀ ਕਰਨ ਲਈ ਉਸਾਰਿਆ ਜਾਣਾ ਹੈ।
2. ਪਿਛਲੇ ਸਾਲ ਭਾਰਤ ਸਰਕਾਰ ਨੇ ਮੋਹਾਲੀ ਵਿਖੇ 300 ਏਕੜ ਜਮੀਨ ਅੰਤਰਰਾਸ਼ਟਰੀ ਹਵਾਈ ਅੱਡਾ ਉਸਾਰਨ ਲਈ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਸੀ। ਇਸ ਜਮੀਨ ਦੀ ਐਕੂਜੀਸ਼ਨ ਲਈ ਗਮਾਡਾ ਨੇ ਵਿੱਤੀ ਯੋਗਦਾਨ ਪਾ ਦਿੱਤਾ ਸੀ। ਪਰ ਇਸ ਅੰਤਰਰਾਸ਼ਟਰੀ ਹਵਾਈ ਅੱਡੇ ਨੂੰ ਪਹੁੰਚ ਦੇਣ ਲਈ ਤਿੰਨ ਅਹਿਮ ਏਅਰਪੋਰਟ ਸੜਕਾਂ ਦੀ ਜਮੀਨ ਨੂੰ ਐਕਵਾਇਰ ਕਰਨ ਅਤੇ ਉਸਾਰੀ ਬਾਰੇ ਕਾਰਵਾਈ ਤੇ ਆਉਣ ਵਾਲਾ ਖਰਚਾ ਬਾਕੀ ਹੈ। ਏਅਰਪੋਰਟ ਗਮਾਡਾ ਖੇਤਰ ਦੀ ਤਰੱਕੀ ਵਲੋਂ ਵਾਚਿਆ ਜਾ ਰਿਹਾ ਹੈ ਜਿਸ ਦੀ ਤਾਮੀਰ ਕਰਨ ਵਾਸਤੇ ਲੋੜੀਂਦੇ ਪੈਸੇ ਦੀ ਖੁਫ਼ ਮਹਿਸੂਸ ਹੋ ਰਹੀ ਹੈ। ਇਹਨਾਂ ਮੇਨ ਪ੍ਰੋਜੈਕਟਾਂ ਲਈ ਲੋੜੀਂਦੇ ਪੈਸਿਆਂ ਦੀ (cash flow) ਦੇ ਹਾਲਾਤ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਨੇ ਗੰਭੀਰਤਾ ਨਾਲ ਵਾਚੇ ਅਤੇ ਵਾਚਣ ਉਪਰੰਤ ਗਮਾਡਾ ਨੂੰ ਰਵਾਇਤ ਕੀਤੀ ਸੀ ਅਤੇ ਇਹ ਸੰਕੇਤ ਦਿੱਤਾ ਸੀ ਕਿ ਗਮਾਡਾ ਦੀ ਹੱਦ ਵਿੱਚ ਪਈਆਂ ਵਪਾਰਿਕ ਸਾਈਟਾਂ ਨੂੰ ਛੇਤੀ ਤੋਂ ਛੇਤੀ ਖੁਲੀ ਬੋਲੀ ਰਾਹੀਂ ਤੁਰੰਤ ਵੇਚਣ ਦੀ

ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਅਤੇ ਇਹ ਕਿਹਾ ਕਿ ਐਮ-2 ਸਾਈਟ ਸੈਕਟਰ 62, ਮੋਹਾਲੀ ਨੂੰ ਤੁਰੰਤ ਪਹਿਲ ਦਿੰਦੇ ਹੋਏ ਖੁਲੀ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਿਆ ਜਾਵੇ। ਇਹ ਹਦਾਇਤ ਅਨੁਲੱਗ-1 ਤੇ ਪਈ ਹੈ ਜੀ।

3. ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ ਵਿੱਚ CBD 62 ਦੀ ਜਮੀਨ ਦੀ ਕੀਮਤ ਵਿੱਚ ਵਾਧਾ ਲਿਆਉਣ ਲਈ ਐਮ-1 ਸਾਈਟ ਨੂੰ 5 ਤਾਰਾ ਹੋਟਲ ਅਤੇ ਕਨਵੈਨਸ਼ਨ ਸੈਂਟਰ ਉਸਾਰਣ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਸੀ। ਐਮ-1 ਸਾਈਟ (ਹੋਟਲ ਅਤੇ ਕਨਵੈਨਸ਼ਨ ਸੈਂਟਰ) ਨੂੰ ਪੀ. ਪੀ. ਪੀ. ਮੋਡ ਦੇ ਆਧਾਰ ਤੇ ਪੀ. ਆਈ. ਡੀ. ਬੀ. ਦੇ ਸੰਕੇਤ ਅਨੁਸਾਰ ਗਮਾਡਾ ਇਸ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਉਸਾਰਣ ਸਬੰਧੀ ਪਾਲਣਾ ਕਰੇਗਾ।

4. ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਣ ਸਬੰਧੀ ਪਾਲਿਸੀ:- ਹੁਣੇ ਹੀ ਪੂਡਾ ਨੇ ਮਲਟੀਪਲੈਕਸ ਪਾਲਿਸੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਸੀ ਜੋ ਕਿ ਪੱਤਰ ਨੰ: 181-84 ਮਿਤੀ 5.2.08 ਰਾਹੀਂ ਗਮਾਡਾ ਵਿਖੇ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ। ਮਿਤੀ 21.7.08 ਨੂੰ ਮੁੱਖ ਪ੍ਰਸਾਸਕ ਜੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰ ਕਰਨ ਉਪਰੰਤ ਫੈਸਲਾ ਹੋਇਆ ਸੀ ਕਿ ਪੂਡਾ ਵਲੋਂ ਮਲਟੀਪਲੈਕਸ ਲਈ ਤਿਆਰ ਕੀਤੀ ਗਈ ਪਾਲਿਸੀ ਨੂੰ ਬਿਨਾਂ ਕਿਸੇ ਸੋਧ ਦੇ ਐਮ-2 ਸਾਈਟ ਵੇਚਣ ਲਈ ਅਡਾਪਟ ਕਰ ਲਈ ਜਾਵੇ। ਪੂਡਾ ਵਲੋਂ ਬਣਾਈ ਗਈ ਪਾਲਿਸੀ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-2 ਤੇ ਰੱਖੀ ਜਾਂਦੀ ਹੈ।

5. ਜੋਨਿੰਗ ਪਲੈਨ:- ਸਿਟੀ ਸੈਂਟਰ ਸੈਕਟਰ 62 ਮੋਹਾਲੀ ਦਾ ਡਿਜ਼ਾਇਨ ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ ਸਿੰਘਾਪੁਰ ਵਲੋਂ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਜਿਸ ਦਾ ਲੇਆਊਟ ਅਨੁਲੱਗ-3 ਤੇ ਪਿਆ ਹੈ ਜੀ। ਮੈਸ: ਜੁਰੋਂਗ ਕੰਸਲਟੈਂਟ ਵਲੋਂ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਐਮ-2 ਸਾਈਟ ਦੀ

ਪ੍ਰੋਜਲ ਤੇ ਪਹੁੰਚ ਚੁੱਕੀ ਹੈ ਪਰੰਤੂ ਉਹ ਪੁਰਾਣੇ ਸਰਵੇ ਤੇ ਆਧਾਰਿਤ ਹੈ ਜਿਸ ਦੇ ਫਲਸਵਰੂਪ ਇਹ ਜੋਨਿੰਗ ਮੌਕੇ ਦੀ ਜਰੂਰਤ ਮੁਤਾਬਿਕ ਢਾਲ ਕੇ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ਪੰਜਾਬ ਵੈਟ ਕਰਨਗੇ।

6. ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ ਮਿਤੀ 4.1.08 ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਸੈਕਟਰ 49 ਵਿਖੇ ਲਗਭੱਗ 9.5 ਏਕੜ ਦੀ ਕਮਰਸੀਅਲ ਪਾਕਿਟ ਖੁੱਲੀ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚੀ ਗਈ ਸੀ। ਐਮ-2 ਸਾਈਟ ਨੂੰ ਵੀ ਉਸੀ ਪ੍ਰਤੀਕ੍ਰਿਆ ਨਾਲ ਡਿਸਪੋਜ ਕਰਨ ਦਾ ਪ੍ਰਸਤਾਵ ਅਥਾਰਟੀ ਸਨਮੁੱਖ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

ਉਪਰੋਕਤ ਕੇਸ ਗਮਾਡਾ ਦੀ ਅਥਾਰਟੀ ਸਨਮੁੱਖ ਜਾਣਕਾਰੀ, ਪੁਸ਼ਟੀ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF
HON'BLE CHIEF MINISTER, PUNJAB AT HIS RESIDENCE ON 6.7.08
AT 11.00 AM.

The meeting was attended by :

1. Sh. Arun Goel, SHUD
2. Sh. S.S.Sandhu, MD PIDB cum SP\$ to CM
3. Sh. K.J.S.Cheema, SPS to CM
4. Sh. Praveen Kumar, Addl. PS to CM
5. Sh. V.P.Singh, CA GMADA

The issues discussed and the decisions taken were as following :-

1. The Hon'ble Chief Minister desired that the Urban Development Authorities should also contribute towards the Development of villages falling in their jurisdiction. It was apprised in the meeting that as per the Punjab Regional Town & Country Planning and Development Act, 1995, under which the Authorities functions, restricts the expenditure out of the funds of the Authorities to their respective areas to development and maintenance of Urban Estates and for creating infrastructure connected therewith. The Authorities being Urban Dev. Authorities do not have a mandate to work in Rural areas, though the infrastructure services in the villages, which falls in the Urban Estates and adjoining Urban Estates, have been provided in the past. Even the infrastructure that the Urban Development Authorities develop, as per the Master Plan, benefits the villages also. Specifically there is no provision in the Punjab Regional & Town Planning and Development Act, 1995 to develop services in the villages. It was also noted that there is a clause in the Act which allows the Authorities to incur the expenditure as per Government directions but this also has to be interpreted in consonance with other clauses and general provisions of the Act. Hon'ble C.M. expressed the views of the government that the Authorities should work for overall development of the areas including the development of villages in their jurisdiction.

All present were of the opinion that to ensure the development of villages through the Urban Development Authorities, Punjab Regional & -Town Planning and

PA/Chief Administrator
GMADA

D. No. 5120 D. 9/7/08

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

(2)

Development Act, 1995 needs to be amended accordingly to incorporate the provisions in this regard. The Hon'ble Chief Minister Directed to initiate the process to amend the act immediately.

Flag 'A'

Flag 'B'

2. The availability of funds and cash flow of GMADA were discussed in detail. Major projects to be taken up by GMADA in the current financial year were also discussed. It was noted that in the Current year there is a huge shortfall of about 200 crores between the anticipated expenditure and the anticipated income of GMADA. The Hon'ble C.M. desired that GMADA needs to expedite the sale of properties so that this shortfall is covered and the important projects already approved to be under taken do not suffer because of the funds crunch. The development, planning and the marketing of sites in the City Center, Sector-62 were discussed in particular. The C.M. informed that, with the approval of the Authority, the work on upgrading the peripheral roads of Sector 62 has already been taken in hand. The tenders for the same have already been floated. However, the internal planning has not yet been finalized because of which internal roads and services can not be taken up immediately. It was further informed to the members that to begin with a site measuring approx 16 ac has already been earmarked for a Five Star Hotel and a Convention Centre in PPP Mode with the approval of the authority. The project is being handled by PIDB and the expressions of interest have been invited. The tentative plan of the Sector submitted by M/s Jurong was discussed and it was noted that a site marked as M2 in the Plan is a fully developed site in Sector-62 because the roads around this site are already there and the site has been kept 'as it is' in the planning by M/s Jurong. This site measures about 21813 sq. mtr. Jurong suggested 'Mixed Land Use' for this pocket with ground coverage of 40% and an FAR of 2.5. All present in the meeting felt unanimously that this property should also be put to sale to make a beginning. It was felt that it will start some development in the area, which will add value to the sector as a whole. It was unanimously felt that this site should be put to auction at the earliest. Hon'ble C.M., agreeing with this, directed

Item No. 5505

Annexure

**PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY MOHALI
(POLICY BRANCH)**

ANNEX - II

To

1. The Additional Chief Administrator (F&A),
PUDA, Mohali.
2. The Additional Chief Administrator (Projects),
PUDA, Mohali.
3. The Additional Chief Administrator,
PUDA, Patiala.
4. The Additional Chief Administrator,
PUDA, Jalandhar.
5. The Senior Town Planner,
PUDA, Mohali.

Subject:-

NO. PUDA-Policy-A-1-2008/176-180
**Policy Guidelines/Standard Terms & Conditions for auction of
Multiplex sites.**

Ref:-

This office letter No. 2724-25 dated 22.12.2006.

The Policy Guidelines/Standard Terms & Conditions for auction of Multiplex sites were circulated vide letter under reference in anticipation of the approval of the Finance & Accounts Committee. These terms & conditions were placed before the Finance & Accounts Committee in its 53rd meeting held on 11.1.2008 vide agenda items No. 53.05. In pursuance of the decision of the Finance & Accounts Committee vide item No. 53.05, the terms & conditions for auction of Multiplex sites have been modified. A copy of the modified Terms & Conditions for auction of Multiplex sites is enclosed for further necessary action.

DA/As above

Endst. No. PUDA-Policy-A-1-2008/ *181-184*

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**Administrative Officer (Policy)
for Chief Administrator**

Dated: *5/2/08*

A copy of the above alongwith copy of modified policy guidelines/Standard terms and conditions for auction of Multiplex sites is forwarded to the following for information and necessary action:-

1. Additional Chief Administrator, GMADA, Mohali.
2. Additional Chief Administrator, GLADA, Ludhiana.
3. Additional Chief Administrator, JDA, Jalandhar.
4. Additional Chief Administrator, BDA, Bathinda.

DA/As above

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**Administrative Officer (Policy)
for Chief Administrator**

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UNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY

**POLICY GUIDELINES/ STANDARD TERMS AND CONDITIONS FOR
AUCTION OF MULTIPLEX SITE IN
WHERE IS" BASIS. ON "AS IS**

Allotment of site will be subject to the following terms and conditions:

1. The sale of site is subject to the provisions of Punjab Regional and Town Planning and Development Act, 1995 and rules/ regulations framed thereunder from time to time.
2. Intending bidders are required to deposit Rs. 1,00,00,000/- (Rs. One crore only) or 1% (One percent) to be rounded off in thousands (whichever is higher) as eligibility fee which is refundable / adjustable. The eligibility fee shall be paid in cash or by an account payee demand draft drawn in favour of Punjab Urban Planning and Development Authority payable at _____, against proper receipt issued by the office of the Estate Officer, Punjab Urban Planning and Development Authority (PUDA), _____, before the commencement of auction. No person / company(s) or associations(s) are eligible for participation in the auction if the prescribed eligibility fee is not deposited before the commencement of the auction. In case of successful bidder, the eligibility fee will be adjusted against the 10% of the bid amount to be deposited at the fall of hammer.
3. The successful bidder will be required to pay 10% of the bid amount in cash or by an account payee demand draft along with Rs. _____ (Rs. _____) in favour of Punjab Urban Planning and Development Authority payable at _____, at the fall of hammer. Another 15% amount shall be paid within 30 days from the date of auction falling which 10% (Ten percent) amount already deposited by the bidder shall be forfeited and the applicant shall not have any claim in this regard.
4. The balance 75% amount can be paid either in four equated yearly installments with interest @ 12% per annum or in lump-sum, without interest, within 60 days from the date of issue of allotment letter, whereby a rebate of 5% will be allowed on the balance 75% amount. In case of payment by Instalments, the first instalment will become due immediately after one year from the date of auction. The payment shall be accepted only by means of an account payee bank draft drawn in favour of Punjab Urban Planning and Development Authority payable at _____. Payments by cheque will not be accepted.

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In case the instalment is not paid by the 10th of the following month, in which it falls due, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, allottee shall be liable to pay penalty on the amount due at the following rates for the delayed period:-

Sr. No.	Delayed period	Rate of Penalty
1.	If the delay is upto one year	Normal applicable rate of interest + 3% p.a. for the delayed period.
2.	If the delay is upto 2 years	Normal applicable rate of interest + 4% p.a. for the delayed period.
3.	If the delay is upto 3 years or more	Normal applicable rate of interest + 5% p.a. for the delayed period.

6. In no case, a bid below the reserve price shall be accepted.
7. The bidder shall not withdraw or surrender his bid on any ground at the time of auction whatsoever and in case he does so, his eligibility fee shall stand forfeited in full.
8. The Chief Administrator, PUDA or any other officer authorised by him reserves the right to reject the highest bid or withdraw the site from auction without assigning any reason whatsoever even if the bid is higher than the reserve price. The acceptance of the final bid by the Presiding Officer shall be subject to approval of Chief Administrator, PUDA.
9. The bidder shall not subdivide or fragment, the site unless he obtains licence from the Competent Authority under Punjab Apartment and Property Regulation Act, 1995. In case of sale and transfer of apartments, if any, the same shall be governed by the Punjab Apartment Property Regulation Act, 1995 and Punjab Apartment Ownership Act, 1995 and the rules and regulations made there under from time to time. The construction shall be regulated by the Zoning plan and PUDA Building rules 1996 as amended from time to time.
10. In case the highest bid is not accepted, the eligibility fee shall be refunded in full.
11. PUDA will issue the detailed allotment letter to the successful bidder after the receipt of 25% (twenty five percent) of the bid amount.
12. No one can bid on behalf of another person unless he holds power of attorney or a letter of authority to this effect. Such a document should be deposited with the officer supervising the auction, before bidding.

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The possession of the site will be given within 90 (ninety) days from the date of issue of 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. The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of building plans by PUDA.

14. 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.
15. It shall be the responsibility of the purchaser to obtain licences for hotel, restaurant, pub bar and cinema etc. from the competent authority before the operation of multiplex
16. Basement should be allowed to meet the requirement of parking and storage as per building bye-laws and rules of PUDA.
17. The PUDA's building controls will be applicable for the construction on the site.
18. The land shall continue to vest in the Punjab Urban Planning and Development Authority until the entire consideration money together with interest or other amount, if any, due to the Authority on account of sale of such site, is paid in full to the Punjab Urban Planning and Development Authority.
19. On payment of the entire consideration money together with interest due to the Punjab Urban Planning & Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer, PUDA within three months of the payment of entire consideration money together with interest or any other amount due to PUDA on account of transfer of the land.
20. The allottee will have to complete the construction on the plot within three years from the date of issue of allotment letter after getting the proposed building plans approved by the competent authority of PUDA in accordance with the Building Bye-laws and policy framed by Punjab Urban Planning and Development Authority from time to time in this regard.
21. If the construction on the plot is not completed within the time, extension in construction period would be granted subject to payment of Extension Fee, as may be determined from time to time. However, extension in period of completion of building shall be subject to the satisfaction of the Estate Officer that the failure to complete the building within the stipulated period was due to a cause beyond the control of allottee.

The allottee shall have no right to transfer by way of sale, gift, mortgage or otherwise, the site or any other rights, title or interest in the said site, without prior approval of the Estate Officer concerned. However, the transfer of site shall only be permitted on payment of transfer fee @ 9% of the total bid amount.

23. Before occupying the building, allottee would be required to obtain Completion/Occupation Certificate from the concerned Estate Officer.
24. Site shall be used only for commercial purposes and not for any other purposes whatsoever.
25. No change of land use shall be permitted.
26. The building controls will be as per the enclosed Annexure-I which form part and parcel of these terms and conditions.
27. In case of breach of any condition(s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case an amount not exceeding 10% of the total amount of consideration money, interest and other fees payable in respect of site shall be forfeited as per the provision of section 45(3) of the Punjab Regional and Town Planning and Development Act, 1995 (hereinafter to be called the Act).
28. The allottee shall have to pay all general and local taxes, rates, fees and cesses imposed or assessed on the said site/building by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Punjab Urban Planning and Development Authority or by the Municipal Corporation or Municipal Committee or any other statutory authority, as the case may be.
29. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.
30. 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 site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent rules, Acts and regulations as amended from time to time.

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The Competent Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.

32. The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to the orders and other instructions as may be issued by the Competent Authority from time to time.
33. No interest will be paid for any amount, whatsoever, deposited with PUDA.
34. In case of any dispute or difference arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Chief Administrator, PUDA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.

CHIEF ADMINISTRATOR

ANNEXURE -I

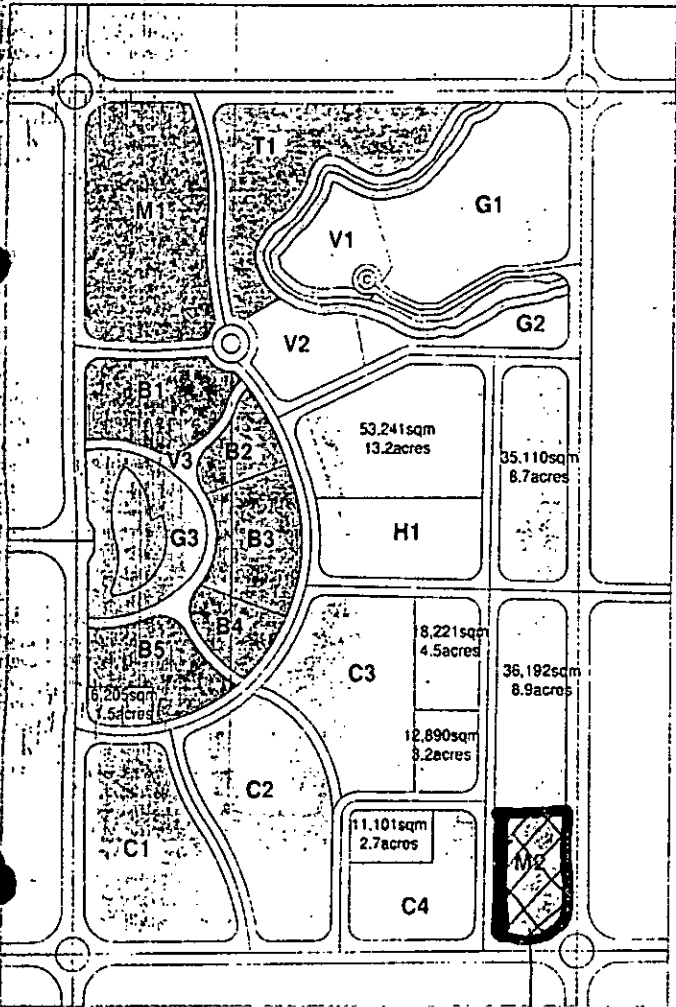
BUILDING CONTROLS

(To be got filled by ACA)

- | | | | |
|----|-------------------------|---|----------------------|
| 1. | F.A.R. | : | 2.0 |
| 2. | Maximum Ground coverage | : | 40% |
| 3. | Maximum Height | : | As per control sheet |
| | Basement | : | - |
| 5. | Use | : | Multiplex |

Note: If at any stage, FAR is increased at any level after the auction of the site, proportionate additional price shall be charged.

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Sector 62 | MOHALI
Developable Area:

Land Use	Plot	Land Area (sqm)	Ground Coverage	FAR	GFA
Mixed Use	M1	65,626	40%	2.5	164,065
	M2	23,150	40%	2.5	57,875
Business Office/Retail	B1	29,493	40%	3.5	103,226
	B2	12,709	40%	3.5	44,482
	B3	27,769	40%	4.0	111,072
	B4	13,169	40%	3.5	46,092
	B5	23,915	40%	3.5	83,703
Commercial/Entertainment	C1	59,498	45%	3.0	178,494
	C2	61,822	45%	3.0	185,466
	C3	54,696	45%	3.0	164,088
	C4	30,217	45%	3.0	90,651
Hotel	H1	32,543	30%	2.5	81,358
Cultural	V1	17,870	25%	1.5	26,805
	V2	20,308	25%	1.5	30,462
	V3	18,654	5%	0.1	1,865
Theme Park	T1	54,445	25%	1.0	54,445
Green	G1	65,486	5%	0.1	6,549
	G2	14,894	5%	0.1	1,489
	G3	28,325	5%	0.1	2,833
TOTAL Developable:		654,566	Total Ground Floor Area (GFA):		1,435,017
Average FAR:		2.2			

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26.12.2006/6.12.2007 subject to the concurrence of the Airport Authority of India (AAI) regarding entry to the terminal site.

Item No. 4.19

Disposal of 11.24 acres of Commercial pocket in Sector 49, SAS Nagar

The Executive Committee took note of the matter and granted its approval. Since this is the first time that a large commercial chunk of land will be sold through auction by GMADA, the Executive Committee decided to constitute a committee for fixing the reserve price as under:-

- | | | |
|-----|--|-----------|
| 1. | Chief Administrator, GMADA | Chairman |
| 2. | Add. Chief Administrator(Policy), GMADA | Member |
| 3. | Add. Chief Administrator(F&A), GMADA | Member |
| 4. | Add. Chief Administrator, GMADA, Mohali | Secretary |
| 5. | Chief Town Planner, Punjab | Member |
| 6. | Chief Town Planner, GMADA, | Member |
| 7. | Chief Engineer, GMADA | Member |
| 8. | Architect, GMADA | Member |
| 9. | Deputy Commissioner, SAS Nagar
or his representative | Member |
| 10. | Representative of the Finance Deptt.
Government of Punjab | Member |

The procedure of conducting the auction was also discussed and it was decided that the auction be conducted by a Committee comprising of:

- | | | |
|----|---|-------------------|
| 1. | Add. Chief Administrator, GMADA | Presiding Officer |
| 2. | Deputy Commissioner, Mohali or his
nominee(if the D.C. is himself present
in person, he shall be the Presiding Officer
of the Committee) | Member |
| 3. | Add. Chief Administrator (F&A)
or his nominee. | Member |
| 4. | Chief Town Planner, GMADA | Member |
| 5. | Superintending Engineer, GMADA | Member |
| 6. | Estate Officer, GMADA | Member |

It was further decided that 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.

The terms and conditions of payment as contained in the policy of PUDA regarding multiplex sites was discussed in detail. It was unanimously felt that this auction would be of a very high amount and therefore the terms of payment should be made a little liberal in order to attract more bidders and to realise a better auction value. It was decided that:

- i) Eligibility fee should be 1% of the reserve price;

- ii) The successful bidder shall deposit 10% of the bid amount at the fall of the hammer;
- iii) The successful bidder shall deposit another 15% of the bid amount within sixty days from the date of auction;
- iv) GMADA will issue the detailed allotment letter to the successful bidder within seventy five days from the date of auction, if the 25% (twenty five percent) of the bid amount is received. If the highest bidder seeks extension in time for deposit of 15% of bid amount, in that case allotment letter shall be issued within 15 days from the date of receipt of 15% of bid amount alongwith surcharge and penal interest within the extended time.

It was further decided that the remaining terms and conditions shall remain the same as in PUDA's policy for auction of multiplex sites.

Item No. 4.22

Consultancy for the preparation of Master Plan for area falling under GMADA by M/S Jurong Consultants Private Limited.

The vision statement document presented by M/S Jurong Consultants Private Limited was approved.

The meeting ended with vote of thanks to the Chair.

(R.I. Singh)
Chairman.

(18)

Agenda item No. 6(-19):

(Executive Committee)
(CTP, GMADA)

Subject:- Disposal of 11.24 acres of Commercial pocket in Sector 49 SAS Nagar.

The major portion of Sector-49 is with Chandigarh Administration and a small pocket of 11.24 acres is available with GMADA for planning & development. In order to utilise this pocket optimally and maximise returns from it, it was decided to plan it as a commercial area. Accordingly, a Layout plan of this pocket Drawing No. DTP(S) 1920/07 dated 27-6-07 was finalised by the Department of Town & Country Planning. The site as per the Layout Plan has been carved out into three parts i.e. one part has been earmarked for a Multiplex measuring 3.61 acres, while the second part measuring 3.52 acres is meant for a Five Star Hotel and the third pocket of 1.91 acres is reserved to be planned for show-rooms and booths while the remaining 2.20 acres is reserved for the provision of service roads etc.

In a review meeting taken by SHUD on 27-12-2007 to form a strategy for the disposal of residential & commercial plots in SAS Nagar this Layout plan was also discussed to ensure its proper disposal through auction, one pocket at a time. During the discussion, it was felt that auctioning one pocket at a time out of this site may not yield optimum returns therefore this complete pocket may be considered for auction as one commercial chunk which would not only fetch better returns but when developed fully would be a land mark in this part of Chandigarh -Mohali belt.

In view of this, a fresh Layout plan has been drawn and in this new proposal, the entire pocket has been proposed as a Mega Commercial Area which can have commercial activities such as Multiplexes, Shopping Malls, Hotels, Retail Shopping and Service Apartments etc. to be sold to one developer on a basis to give the developer a leverage and flexibility to

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develop this pocket to be inline with the contemporary commercial developments around the world.

Executive Committee may take a note of it and directions, if any, since it is for the first time that a large commercial chunk is proposed for auction in SAS Nagar.

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ਅੰਕੀਤ ਆਈਟਮ ਨੰ: 4.16

(ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ ਚੌਥੀ ਮੀਟਿੰਗ)

ਵਿਸ਼ਾ: ਬੱਸ ਸਟੈਂਡ, ਮੋਹਾਲੀ

ਗਮਾਡਾ ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 3.8.07 ਨੂੰ ਹੋਈ ਤੀਜੀ ਮੀਟਿੰਗ ਦੇ ਮੰਦ ਨੰ: 3.06 ਉੱਤੇ ਬਸ ਸਟੈਂਡ ਦੀ ਸਾਈਟ ਨੂੰ ਨਵੀਂ ਲੋਕੇਸ਼ਨ ਤੇ ਸਿਫਟ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਪ੍ਰਵਾਨ ਕੀਤੀ ਗਈ ਸੀ। ਉਪਰੰਤ ਇਹ ਫੈਸਲਾ ਵੀ ਕੀਤਾ ਗਿਆ ਸੀ ਕਿ ਗਮਾਡਾ ਇਸ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਪੀ.ਪੀ.ਪੀ. ਮੋਡ ਤੇ ਕਰਵਾਏਗਾ।

1. ਪ੍ਰੋਜੈਕਟ ਡਿਵੈਲਪਮੈਂਟ ਐਂਡ ਸਟਰਕਚਰਿੰਗ ਐਂਡ ਰਿਕੁਐਸਟ ਫਾਰ ਪ੍ਰੋਪੋਜ਼ਲ ਡਾਕੂਮੈਂਟ:- ਆਰਥਿਕ ਤੌਰ ਤੇ ਇਹ ਪ੍ਰੋਜੈਕਟ ਪੰਜਾਬ ਇਨਫਰਾਸਟਰਕਚਰ ਡਿਵੈਲਪਮੈਂਟ ਬੋਰਡ ਨੂੰ ਸੌਂਪਿਆ ਗਿਆ ਸੀ। ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਵਲੋਂ ਇਹ ਪ੍ਰੋਜੈਕਟ ਆਪਣੇ Retained Consultants M/S Feedback Ventures ਨੂੰ ਅਲਾਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਸੀ। M/S Feedback Ventures ਵਲੋਂ ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਦੀ ਰਹਿਨੁਮਾਈ ਹੇਠ project ਦਾ concept formulate ਕਰਨ ਉਪਰੰਤ Request for Proposal Document (RFP) ਦਾ draft ਵੀ ਤਿਆਰ ਕਰ ਲਿਆ ਗਿਆ ਸੀ। ਇਹ document PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 12.6.08 ਨੂੰ ਹੋਈ 78ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਰੱਖਿਆ ਗਿਆ ਸੀ ਅਤੇ ਮੰਜੂਰ ਕਰਦੇ ਹੋਏ ਇਹ ਪ੍ਰਵਾਨਗੀ ਵੀ ਦਿੱਤੀ ਗਈ ਸੀ ਕਿ RFP prequalifiers ਨੂੰ issue

ਕਰਕੇ bids call ਕਰ ਲਈਆਂ ਜਾਣ। ਇਸ ਮੀਟਿੰਗ ਦਾ ਅਜੰਡਾ ਅਤੇ ਕਾਰਵਾਈ ਇਸ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ-1 ਅਤੇ 2 ਤੇ ਰੱਖੀਆਂ ਜਾਂਦੀਆਂ ਹਨ। ਇਸ ਅਜੰਡੇ ਵਿੱਚ project componets ਦੀ outline ਦੀ executive summary ਅਤੇ RFP documents ਦੇ bid process, salient features, Concession Agreement and Period, Bid Variable, Annual Concession Fee, Performance Security ਆਦਿ ਵੀ ਸ਼ਾਮਿਲ ਹਨ।

2. **Bid Processing:** M/S Feedback Ventures ਵਲੋਂ prequalification criteria ਆਧਾਰਿਤ private parternship ਦੀ ਨਿਯੁਕਤੀ ਸਬੰਧੀ ਪਾਰਦਰਸ਼ੀ ਪ੍ਰਣਾਲੀ ਅਪਣਾਈ ਗਈ ਸੀ। Process ਦੇ broad milestone ਸਬੰਧੀ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਵਰਨਣ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਜੀ:-

- i) ਅਖਬਾਰਾਂ ਦੇ ਵਿੱਚ Expression of Interest ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਇਆ ਗਿਆ ਸੀ ਜਿਸ ਉਪਰੰਤ 25 bidders ਨੂੰ shortlist ਕੀਤਾ ਗਿਆ ਸੀ।
- ii) Pre-bid meeting ਦਿਤੀ 8.8.08 ਨੂੰ ਹੋਈ ਸੀ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਹੀ clarifications issue ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ।
- iii) ਪੰਜ ਕੰਪਨੀਆਂ ਵਲੋਂ ਆਪਣੀਆਂ bids ਪੇਸ਼ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ।
- iv) PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ ਮਿਤੀ 12.6.08 ਨੂੰ ਹੋਈ 78ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ Bid Process ਦੀ ਕਾਰਵਾਈ ਰੱਖੀ ਗਈ ਸੀ ਅਤੇ ਪ੍ਰਵਾਨ

ਕੀਤੀ ਗਈ। ਮੀਟਿੰਗ ਦੀ ਕਾਰਵਾਈ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ 1 ਅਤੇ 2 'ਤੇ ਰੱਖੀ ਗਈ ਹੈ ਜੀ।

3. **Sectoral Sub Commitrtee of PIDB:-** PIDB Act ਅਧੀਨ ਬਣੀ Sectoral Sub Committee ਵਲੋਂ ਵੀ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦੀ Activity ਦੀ ਘੋਖ ਕੀਤੀ ਗਈ ਜਿਸਦੀਆਂ Mohali Bus Terminus ਲਈ ਮੀਟਿੰਗਾਂ ਮਿਤੀ 8.5.08, 14.5.08, 4.6.08, 9.6.08 ਅਤੇ 6.8.08 ਨੂੰ ਹੋਈਆਂ। ਇਹਨਾਂ meetings ਦੀਆਂ ਕਾਰਵਾਈਆਂ PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀਆਂ 78ਵੀਂ ਅਤੇ 80ਵੀਆਂ ਮੀਟਿੰਗ ਦੇ ਅਜੰਡੇ ਦਾ integral part ਹਨ।

4. **Award of Work:-** PIDB ਵਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ: 5764 (A) dated 21.8.08 ਰਾਹੀਂ ਸੂਚਿਤ ਕੀਤਾ ਹੈ ਕਿ ਇਸ ਪ੍ਰੋਜੈਕਟ ਦਾ ਕੰਮ Akruti City Limited, Mumbai ਨੂੰ ਅਲਾਟ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। M/S Akruti City Limited, Mumbai Mohali Bus Terminus ਲਈ H-I bidder ਦੇ ਤੌਰ ਤੇ ਅੱਗੇ ਆਏ ਹਨ। ਕੰਮ ਦੇ Award ਲਈ bidding parameter "Upfront consideration" ਦੇ ਸਨ। PIDB ਵਲੋਂ ਕੰਮ ਦਾ Award Issue ਕਰਨ ਦਾ Action PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਰੱਖਿਆ ਗਿਆ ਅਤੇ ਇਹ ਨੋਟ ਕਰਕੇ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ ਕਿ Financial Bid ਪ੍ਰਾਪਤ ਹੋ ਗਈ ਹੈ। PIDB ਵਲੋਂ Notice of Awarded of work to M/S Akruti City Limited Mumbai, PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੀ 80ਵੀਂ ਮੀਟਿੰਗ ਦਾ Agenda and Minutes ਇਸ ਅਜੰਡੇ ਦੇ ਅਨੁਲੱਗ -

4 ਅਤੇ 5 ਤੇ ਰੱਖੇ ਜਾਂਦੇ ਹਨ ਅਤੇ ਨਿਯੁਕਤੀ ਪੱਤਰ ਅਨੁਲੱਗ-3 ਤੇ ਰੱਖਿਆ ਜਾਂਦਾ ਹੈ।

Site:- ਇਸੇ ਦੌਰਾਨ ਗਮਾਡਾ ਵਲੋਂ ਇਸ ਸਾਈਟ ਨੂੰ encumbrance free ਕਰਨ ਦੀ ਕਾਰਵਾਈ ਆਰੰਭ ਦਿੱਤੀ ਹੈ ਤਾਂ ਜੋ ਇਹ ਥਾਂ ਪ੍ਰਾਈਵੇਟ ਹਿੱਸੇਦਾਰ ਨੂੰ project set up ਕਰਨ ਸਬੰਧੀ ਸੰਭਾਲੀ ਜਾ ਸਕੇ। ਇਹ ਕਾਰਵਾਈ ਮਿਲਖ ਅਫਸਰ, ਗਮਾਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜ ਦਿੱਤੀ ਗਈ ਹੈ।

6. **Zoning Plan:-** ਇਸ ਸਾਈਟ ਦੀ Control sheet cum Zoning Plan ਤਿਆਰ ਕਰਨ ਦਾ ਕੰਮ ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ ਨੂੰ refer ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ ਜਿਹੜਾ ਕਿ ਹੁਣ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ ਮੋਹਾਲੀ ਵਲੋਂ ਪੱਤਰ ਨੰ: 2518-DTP(M) MB-9 ਮਿਤੀ 22.8.08 ਰਾਹੀਂ Zoning Plan of Bus Terminal cum Commercial Complex Sector 57 (Revised) bearing Drawing No. DTP (SAS Nagar) 1967/08 ਮਿਤੀ 8.7.08 (7.02 ਏਕੜ ਜਗਾਂ ਲਈ) ਭੇਜਿਆ ਗਿਆ ਹੈ।

7. PIDB ਦੀ 81ਵੀਂ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਦੇ ਵਿੱਚ ਦਿੱਤਾ ਗਿਆ ਸਟੇਟਸ ਨੋਟ ਕੀਤਾ ਗਿਆ ਕਿ International Global Meltdown ਦੀ ਸਥਿਤੀ ਵਿੱਚ M/S Akruti City Ltd., bid ਤੋਂ ਪਿੱਛੇ ਹੱਟ ਗਏ ਹਨ ਜੋ ਅਨੁਲੱਗ-6 ਤੇ ਵਾਚਿਆ ਜਾ ਸਕਦਾ ਹੈ।

PIDB ਦੀ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਨੇ ਇਹ ਮੈਟਰ ਘੋਖਣ ਤੋਂ ਬਾਅਦ ਇਹ ਫੈਸਲਾ ਲਿਆ ਕਿ ਪੁਰਾਣੀਆਂ ਮੰਗੀਆਂ ਗਈਆਂ ਅਰਜ਼ੀਆਂ ਰੱਦ ਕਰ ਦਿੱਤੀਆਂ ਜਾਣ ਅਤੇ ਨਵੀਆਂ

ਅਰਜੀਆਂ ਮੰਗ ਲਈਆਂ ਜਾਣ। ਇਸ ਤੋਂ ਬਾਅਦ ਕਾਰਜਕਾਰੀ ਕਮੇਟੀ ਨੇ ਦੁਬਾਰਾ ਅਰਜੀਆਂ ਮੰਗਣ ਬਾਰੇ ਇਹ ਨਿਰਣਾ ਲਿਆ ਕਿ ਇਸ ਦੀ ਰਾਖਵੀਂ ਕੀਮਤ 52 ਕਰੋੜ ਫਿਕਸ ਕੀਤੀ ਜਾਵੇ। ਦੁਬਾਰਾ ਅਰਜੀਆਂ ਮੰਗਣ ਦੇ ਪਰੋਸੈਸ ਤੇ ਇਹ ਪ੍ਰੋਜੈਕਟ ਨਿਮਨਲਿਖਤ ਸ਼ਰਤਾਂ ਨਾਲ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ।

(ੳ) ਜਿਸ ਦੀ ਅਰਜੀ ਪ੍ਰਵਾਨ ਹੁੰਦੀ ਹੈ ਉਹ ਬਰਾਬਰ 6 ਕਿਸਤਾਂ ਵਿਚ ਤਿੰਨ ਸਾਲਾਂ ਵਿਚ ਕੀਮਤ ਅਦਾ ਕਰੇਗਾ।

(ਅ) ਸਾਲਾਨਾ ਕਨਸੈਸਸਨ ਫੀਸ ਜਿਹੜੀ ਕਿ ਹੁਣ 5 ਪ੍ਰਤੀਸ਼ਤ ਹੈ। ਹਰ ਤਿੰਨ ਸਾਲਾਂ ਬਾਅਦ ਇਹ ਵੱਧ ਕੇ 15 ਪ੍ਰਤੀਸ਼ਤ ਹੋ ਜਾਵੇਗੀ।

PIDB ਦੀ ਉਪਰੋਕਤ ਸਾਰੀ ਕਾਰਵਾਈ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੇ ਸਨਮੁੱਖ ਜਾਣਕਾਰੀ, ਪੁਸ਼ਟੀ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

AGENDA 78th EC P108 ANNEXURE - I

4. Bus Terminals at Mohali, Bathinda and Patiala on PPP mode: Approval of Request For Proposal (RFP) document

1. Request for taking up the Bus Terminal projects at (i) Mohali, (ii) Bathinda and (iii) Patiala was received from GMADA (for sr. (i)) and from Department of Transport (for sr. no. ii & iii). The matter was placed before the Executive Committee in its 72nd meeting held on 25.09.2007 where EC approved mandating M/s FVPL as Project Developer for Mohali Bus Terminal. Further, it was decided that these projects and such similar projects should have multi-storeyed high rise buildings so that maximum revenue can be generated from rentals etc. Time lines mandated for bus terminal at Mohali are 6 months.

Based on the timelines received from IL&FS, they were mandated for carrying out the project development activities for bus terminals at Bathinda and Patiala with a timeline of 6 months each for each bus terminal. This position was noted by the Executive in its 73rd meeting held on 24.10.2007

2. Status of the bid process management carried out by the Project Developers is as follows:-

A. Mohali Bus Terminal

- Expression of Interest was called on 11.01.2008. Last date for receipt of EOIs was 11.02.2008, which was extended to 12.02.2008. Project briefing meeting was held on 25.01.2008
- 28 EOIs were received for the project, from the following parties:-

S.No	EOI's received
1.	AB motions Pvt. Ltd, Ludhiana (Lead Member) and M/s A.B. Sugars Ltd. New Delhi-Consortium
2.	Zoom Developers (P) Limited, New Delhi
3.	India Bulls Real Estate Limited, Mumbai
4.	GMR Infrastructure Ltd., Bangalore
5.	Era Infra Engineering Limited, New Delhi
6.	IVRCL Infrastructure and Projects Limited, Hyderabad
7.	DLF Homes Developers Ltd., Mohali, Punjab (Lead). DLF Commercial Developers Limited-Consortium
8.	Omaxe Limited, New Delhi
9.	Gammon Infrastructure Projects Limited, Mumbai
10.	Parsvnath Developers Limited, New Delhi
11.	Unitech Ltd., Gurgaon
12.	M/s Suncity Projects Ltd (Lead) and M/s STC Developers (P) Ltd. New Delhi-Consortium

13.	London Projects Pvt. Ltd., Mumbai
14.	Nagarjuna Construction Company Ltd., Gurgaon
15.	ELDECO Infrastructure and Properties Ltd., New Delhi
16.	TDI Infrastructure Limited, New Delhi (Lead) and M/s Ridge View Construction Private Limited, New Delhi-Consortium
17.	Ahluwalia Contracts (India) Limited, New Delhi
18.	Unity Infraprojects Limited, Mumbai
19.	Oriental Structural Engineers Pvt. Ltd, New Delhi (Lead) and Gulab Farms Pvt. Ltd., New Delhi-Consortium
20.	Spirit Global Constructions Pvt. Ltd., New Delhi
21.	Akruti City Ltd, Mumbai (Lead) (formally known as Akruti Nirman Limited) and Shri Niranjan Hiranandan and Shri Surender Hiranandani, Mumbai-Consortium
22.	IDEB Projects (P) Ltd., Bangalore
23.	M/s Bengal Silver Spring Projects Ltd. (Lead) and M/s Dhoot Developers Private Limited, Kolkata-Consortium
24.	Pawha International Private Limited (PIPL), New Delhi and Pawha Builders Pvt. Ltd., (PBPL), New Delhi-Consortium
25.	M2K Infrastructure Pvt. Ltd. (Lead), M/s Négolice India Ltd. and M/s M2K Entertainment Pvt. Ltd., New Delhi-Consortium
26.	VXL's Realtors Private Limited, M/s H.S. Duggal and Mr. Prabjit Singh, New Delhi
27.	P.D. Agrawal Infrastructure Ltd., Indore
28.	Garzi Eastern Limited, Mumbai

- The evaluation of proposal was carried out by the Project Developers on the basis of minimum eligibility criteria as mentioned in the EOI advertisement, which reads as follows:-

- Experience of construction of Passenger terminals/parking cum commercial complex/shopping mall/hotels/resorts/group housing
- Completion of atleast one such project as mentioned above of value more than Rs. 50 crores or two such projects of value of Rs. 30 crores each, during the last five years
- Minimum net worth of Rs. 50 crores as on 31st March, 2007

High Net Worth Criteria

Bidders (even from different lines of business) having a net worth of Rs. 500 crores and above will be exempted from the above stated eligibility criteria.

- Pursuant to the Technical Evaluation, 26 parties were shortlisted.

S.No	EOI's received	Status
1.	AB motions Pvt. Ltd, Ludhiana (Lead Member) and M/s A.B. Sugars Ltd. New Delhi-Consortium	Qualified
2.	Zoom Developers (P) Limited, New Delhi	Qualified
3.	India Bulls Real Estate Limited, Mumbai	Qualified
4.	GMR Infrastructure Ltd., Bangalore	Qualified
5.	Era Infra Engineering Limited, New Delhi	Qualified
6.	IVRCL Infrastructure and Projects Limited, Hyderabad	Qualified
7.	DLF Homes Developers Ltd., Mohali, Punjab (Lead), DLF Commercial Developers Limited-Consortium	Qualified
8.	Omaxe Limited, New Delhi	Qualified
9.	Gammon Infrastructure Projects Limited, Mumbai	Committee

		Consideration
10.	Parsvnath Developers Limited, New Delhi	Qualified
11.	Unitech Ltd., Gurgaon	Qualified
12.	M/s Suncity Projects Ltd (Lead) and M/s STC Developers (P) Ltd. New Delhi-Consortium	Qualified
13.	Kingston Properties Pvt. Ltd., Mumbai	Qualified
14.	Nagarjuna Construction Company Ltd., Gurgaon	Qualified
15.	ELDECO Infrastructure and Properties Ltd., New Delhi	Qualified
16.	TDI Infrastructure Limited, New Delhi (Lead) and M/s Ridge View Construction Private Limited, New Delhi-Consortium	Qualified
17.	Ahluwalia Contracts (India) Limited, New Delhi	Qualified
18.	Unity Infraprojects Limited, Mumbai	Qualified
19.	Oriental Structural Engineers Pvt. Ltd, New Delhi (Lead) and Gulab Farms Pvt. Ltd., New Delhi-Consortium	Qualified
20.	Spirit Global Constructions Pvt. Ltd., New Delhi	Qualified
21.	Akruti City Ltd, Mumbai (Lead) (formally known as Akruti Nirman Limited) and Shri Niranjan Hiranandan and Shri Surender Hiranandani, Mumbai-Consortium	Qualified
22.	IDEB Projects (P) Ltd., Bangalore	Qualified
23.	M/s Bengal Silver Spring Projects Ltd. (Lead) and M/s Dhoot Developers Private Limited, Kolkata-Consortium	Qualified
24.	Pawha International Private Limited (PIPL), New Delhi and Pawha Builders Pvt. Ltd., (PBPL), New Delhi-Consortium	Qualified
25.	M2K Infrastructure Pvt. Ltd. (Lead), M/s Negolice India Ltd. and M/s M2K Entertainment Pvt. Ltd., New Delhi-Consortium	Qualified
26.	VXL's Realtors Private Limited, M/s H.S. Duggal and Mr. Prabjit Singh, New Delhi	Not Qualified
27.	P.D. Agrawal Infrastructure Ltd., Indore	Qualified
28.	Garzi Eastern Limited, Mumbai	Not Qualified

The evaluation and other issues concerning the project were considered by Sectoral Sub Committee meeting held on May 8, 2008. As the bidder (M/s Gammon) didn't submitted the requisite documents, hence was disqualified. Thus, for the project 25 parties have been shortlisted.

May 8, 2008

Dr. S S Sandhu, IAS
Managing Director
PIDB

Mr. V. P. Singh, IAS
Chief Administrator,
GMADA

Mr. Rajinder Sharma
CTP, Punjab

Mr. K K Kaul
CTP, GMADA

Mr. G P S Mann
Chief General Manager
PIDB

Mr. Rajiv Moudgil
Chief Engineer, GMADA

Er. C L Kamboj
Asstt. E.D. (O&M), PUNBUS

Er. Subhash Sharma
General Manager (P&D)
Department of Transport, Punjab

Subject: Development of Mohali Bus Terminal-cum-Commercial Complex under PPP format

Dear Sirs,

With reference to the captioned subject and the SSC (Transport) meeting held on 8th May 2008, please find enclosed herewith the "Minutes" of the meeting, for perusal.

Thanks & Regards

for Feedback Ventures Pvt Ltd

Reena Singh
Reena Singh
Legal Advisor

Encl: a/a

*on file at
19/5/08
19/5*

DM (1)

Date 9/5/08

PROCEEDINGS OF THE SECTORAL SUB COMMITTEE (TRANSPORT)
HELD ON 8TH MAY 2008 IN THE CONFERENCE ROOM OF PIDB
REGARDING MOHALI BUS TERMINAL-CUM-COMMERCIAL COMPLEX
UNDER THE CHAIRMANSHIP OF MANAGING DIRECTOR, PIDB

PRESENT:

1. Mr. V. P. Singh, IAS, Chief Administrator, GMADA
2. Mr. Rajinder Sharma, CTP, Punjab
3. Mr. K K Kaul, CTP, GMADA
4. Mr. G P S Mann, Chief General Manager
5. Mr. Rajiv Moudgil, Chief Engineer, GMADA
6. Er. C L Kamboj, Asstt. E.D. (O&M), PUNBUS
7. Er. Subhash Sharma, General Manager (P&D), DoT
8. Mr. A D S Virk, General Manager
9. Mr. Sumit Chhabra, Sr. Manager
10. Ms. Reena Singh, Legal Advisor

Following discussions were held during the meeting:

Feedback Ventures apprised the officials present regarding the current status of the Project. There were certain points of consideration regarding the Project which were elaborately discussed in the meeting.

The first point of consideration was the fixation of Concession Period. Detailed deliberation was carried out for fixing the Concession Period. The reason of having a long Concession Period of 90 years was deliberated on the basis of the fact that by giving the property for long period, the Private Sector Player shall have the option to negotiate with the occupants w.r.t financial terms, resulting into direct financial gain to GMADA. In addition to this, the occupants of the facility shall not have any tribulations to vacate the facility after 90 years, since the building will be in completing its life. The reason for this was also confirmed by Chief Engineer, GMADA by stating that the life of a RCC building is approximately 90 years. Since the Concessionaire's obligations include Maintenance of the building, longer concession period results into good quality construction by the Concessionaire which inturn will have least life cycle cost. In addition to this, for continuous 90 years GMADA will have good financial returns and after the expiry of 90 years, GMADA shall also have the option to demolish or re-plan the building for better financial returns at an enhanced value.

Pursuant to discussions, it was decided that the Concession Period shall be for 90 (ninety) years. It was decided that the Concession Period shall be different for Bus Terminal & related passenger facilities and the

Commercial Complex. Feedback Ventures apprised that for Bus Terminal, the Concession Period is 20 yrs and on expiry of same, the whole of Ground Floor comprising of Bus Terminal and related passenger facilities shall revert back to GMADA. However, for rest of the facility the Concession Period is fixed to 90 years./

The second point which was of importance was the "Appointment of Independent Engineer and its role and obligations". Here, the officials were of the view that Independent Engineer shall be appointed on the basis of QCBS method. However, the Independent Engineer will be monitored by an Engineer appointed by GMADA./

The other point of concern was the role of Department of Transport, GoP as confirming party. It was decided that since the bus terminal operations are involved henceforth, the Department shall control and inspect the Bus Terminal and related passenger amenities. In addition to this, it was also decided that in the Design Approval Committee, to be constituted by GMADA, one of the member shall be from Department of Transport, GoP and shall be of not below the rank of General Manager, PUNBUS (P&D)./

Adda fees and the timely enhancements were also discussed in the meeting. Here, it was confirmed by Feedback Ventures that in the Request for Proposal document, a separate schedule has been made for Adda Fees and also been stated that after every year the same shall enhanced by 5%. However, officials were of the opinion that the enhanced fees shall be a round off figure nearest to Rs 5. /

/Regarding Parking Fees, it was decided that it shall be fixed, by the Government, for the passengers using the Bus Terminal. However, for Commercial Complex, the parking fees shall be flexible and the Private Sector Player shall determine the same./

The issue of freezing of Development Control was also discussed. It was confirmed by CTP, Punjab that for Mohali Bus Terminal-cum-Commercial Complex FAR shall be 3 with 40% Ground Coverage Area. In addition to this, it was also decided that zoning of the project site area will be done by CTP, Punjab and the same shall be provided within 1 week./

/Regarding the office space to be fixed for use and occupation of various Government offices, CA GMADA apprised that it will be finalized after a meeting to be held under the chairmanship of Chief Secretary, Punjab and thereupon, the same shall be intimated. /

Feedback Ventures also raised the issue of shifting of existing petrol pump, shops etc from the project site. Here, the CA, GMADA apprised that the shifting of petrol pump etc is in progress and will be carried out soon. CA, GMADA also apprised that the area of Petrol Pump should be included in the total area for the project hence making the total area as 7.02 acres. /

Feedback Ventures apprised that at present for the whole project, Construction Performance Security has been fixed as Rs 5 Crores and O&M Performance Security is Rs 2 Crores. Here, the officials were of the view that the amount asked for as O&M Performance Security should be split in two parts i.e. Rs 1.50 Crores and Rs 50 Lakhs. /

Meeting ended with vote of thanks to the Chair.

**MINUTES OF THE MEETING OF THE SECTORAL SUB COMMITTEE (SSC) -
TRANSPORT SECTOR OF PIDB FOR BUS TERMINAL PROJECT AT
BATHINDA AND PATIALA ON 14.05.2008 AT 5.00 PM IN THE CONFERENCE
ROOM OF PIDB, CHANDIGARH**

Punjab Infrastructure Development Board (PIDB)

1. Dr. S.S. Sandhu, IAS, Managing Director
2. Sh. G P S Mann, Chief General Manager
3. Sh. R.S. Sandhu, Technical Advisor
4. Sh. Gagan Anand, Chief Legal Advisor

PEPSU Road Transport Corporation (PRTC)

1. Sh. Manvesh Singh Sidhu, Managing Director, PRTC
2. Sh. R.S. Bal, General Manager, PRTC
3. Sh. Subhash Sharma, Department of Transport

IL&FS Infrastructure Development Corporation Ltd.

1. Sh. Rubinder Singh, Assistant Vice President
 2. Sh. Sanjay Sharma, Senior Manager
 3. Sh. W.R. Harinarayanaraj, Senior Manager
 4. Sh. Yashwant Singh Chauhan, Manager
 5. Sh. Gaurav Sharma, Senior Officer
-
1. Discussion on the draft Request for Proposal document:
 - (a) At the outset, the Managing Director, PRTC conveyed that the draft Request for Proposal document prepared by IL&FS IDC has been reviewed by PRTC and is document is largely in complete form. The following modifications were discussed in the draft Concession Agreement:
 - (i) Concession Fee: To the suggestion of PRTC on the Concession Fee (Bidding Parameter) to have a reserve price, it was decided that since the bidding process is an open transparent competitive bidding, there is no requirement to fix the Reserve Price for the Concession Fee.
 - (ii) Annual Concession Fee: The annual concession fee shall be fixed at 20% of the Upfront Concession Fee.
 - (iii) Operations Performance Security: The performance security for the construction period shall be 5% of the Bus Terminal Project Cost while for Operations period the same shall be fixed at 2% of the Bus Terminal Project Cost.
 - (iv) Concession Period: It was suggested that since for Mohali Bus Terminal the concession period is 90 years including the construction period, the concession period for the Bathinda and Patiala projects should also be same.
 - (v) Adda Fees: It was discussed that Adda Fees should be charged for all buses irrespective of whether they are of PRTC or not. Final decision on this is yet to be taken.

- (vi) Technical Specification: The technical specifications shall be re-examined by PRTC with a week and shall make its suggestions before the next SSC meeting
2. Site Demarcation: IL&FS IDC has conveyed that topography survey was carried on 10-11 of May 2008 under intimation of PRTC and draft drawing shall be submitted to PRTC in the week starting May 19, 2008 for finalization.
 3. Suggestions from PIDB: As M/s FBVL is developing similar project at Mohali, SSC directed that a joint meeting be held so that the terms and conditions of the RFP documents for the three Bus Terminals are in sync.
 4. Legal Vetting of Request for Proposal Document:

MD, PIDB conveyed that *Request for Proposal* document must be legally vetted by IL&FS IDC's legal council before its submission to PIDB/SSC for its perusal & finalization.

**MINUTES OF THE MEETING OF THE SECTORAL SUB COMMITTEE (SSC) -
"Development of Bus Terminals cum Commercial Complex at Bathinda and Patiala,
Punjab on DBOT Basis" held on June 04, 2008 at 3.30 PM in PIDB Office, Committee
Room**

Punjab Infrastructure Development Board (PIDB)

1. Dr. S.S. Sandhu IAS, MD, PIDB
2. Sh. G P S Mann, Chief General Manager
3. Sh. Gagan Anand, Chief Legal Advisor

Pepsu Road Transport Corporation (PRTC)

1. Sh. Manvesh Singh Sidhu, PCS, MD PRTC

IL&FS Infrastructure Development Corporation Ltd.

1. Sh. Rubinder Singh, Assistant Vice President
2. Sh. Sanjay Sharma, Senior Manager
3. Sh. Harinarayanaraj, Senior Manager
4. Sh. Sachin Sharma, Asst. Manager
5. Sh. Gaurav Sharma, Senior Officer

Discussion on the draft Request for Proposal (RFP) documents of Bathinda and Patiala submitted by IL&FS IDC:

1. Discussions were held on the following key changes made in the RFP documents of Bathinda and Patiala Bus Terminal projects with a view to harmonize the RFP documents for Bathinda, Patiala and Mohali Bus Terminal projects, and the same were approved:
 - Escrow Mechanism dropped from the Concession Agreement
 - Changes in Performance Securities during Construction Period and O&M Period
 - Adda Fees of Rs. 100 for Big Bus and Rs. 50 for Mini Bus with similar escalation as already put in the submitted draft
 - Concession Period of 90 years for Commercial Facilities and 20 years for Bus Terminal Facilities
 - Upfront Consideration to be taken up in two installments
 - Annual Concession Fee to be 5% of the Upfront Consideration

2. MD PRTC confirmed that the physical demarcation of the land at the site of Patiala Bus Terminal by fencing with barbed wire is under progress and the same is likely to be completed by 8th June. The drawing of unencumbered site for the Project shall be confirmed and stamped by PRTC for inclusion in the RFP document.
3. MD PRTC conveyed that proper revenue record (jamabandi) confirming the ownership of the land in the name of PRTC for Bathinda Bus Terminal shall be provided by PRTC by 6th June. The drawing of unencumbered site for the Project shall be confirmed and stamped by PRTC for inclusion in the RFP document.
4. MD PRTC also confirmed that PRTC would ensure unencumbered land (free from any encroachment/ mortgage/ hypothecation/ etc.) before signing of the Concession Agreements with the selected Concessionaires for both the Projects.
5. IL&FS IDC and Feedback Ventures were also asked to ensure that any remaining necessary harmonization of the three RFPs (while ensuring taking due care of project specific context) is done before submission for EC approval.

**PROCEEDINGS OF THE SECTORAL SUB COMMITTEE (TRANSPORT)
HELD ON 4TH JUNE 2008 IN THE CONFERENCE ROOM OF PIDB
REGARDING BUS TERMINAL-CUM-COMMERCIAL COMPLEX AT
MOHALI UNDER THE CHAIRMANSHIP OF MANAGING DIRECTOR, PIDB**

PRESENT:

1. Mr. V. P. Singh, IAS, Chief Administrator, GMADA
2. Mr. Rajinder Sharma, CTP, Punjab
3. Mr. K K Kaul, CTP, GMADA
4. Mr. G P S Mann, Chief General Manager
5. Mr. Rajiv Moudgil, Chief Engineer, GMADA
6. Er. C L Kamboj, Asstt. E.D. (O&M), PUNBUS
7. Mr. Anil Gandhi, Vice President, FVPL
8. Mr. A D S Virk, General Manager, FVPL
9. Mr. Sumit Chhabra, Sr. Manager, FVPL
10. Rohit Gupta, Senior Legal Advisor, FVPL
11. Ms Reena Singh, Legal Advisor, FVPL

Following discussions were held during the meeting:

Feedback Ventures apprised the officials present regarding the current status of the Project. There were certain points of consideration regarding the Project which were elaborately discussed in the meeting.

Feedback Ventures apprised the officials that Department of Transport (DoT), through their letter addressed to Chief Administrator, GMADA, have asked for transferring the possession of the Bus Terminal and related passenger amenities after the expiry of 20 years to them. In relation to this, the Chief Administrator, GMADA was of the view that the Bus Terminal and related passenger amenities shall remain with the GMADA after the expiry of 20 years.

The second point of consideration, which was put forward by the Department of Transport was that few officials in addition to the inspection being carried out by the Maintenance Board, few members as designated by DoT should also be given the right to visit the site and have surprise checks. Here, it was decided that for Operation & Maintenance Period, the Maintenance Board, chaired by GMADA and consisting of representatives of Department of Transport shall have the right to inspect the Project Site as many times as required.

The other point of concern was the Project Site to be handed over by the GMADA free from encumbrances. Here, Chief Administrator GMADA apprised that whole of the land area except the weigh bridge is free from encumbrances. However, Chief Administrator assured that the matter is


being taken up with the concerned person on regular basis and the same shall be done at the earliest.

In addition to this, the matter relating to office space area to be provided for use and occupation of DoT was also discussed. Here, it was decided that GMADA and Department of Transport shall finalize the applicable rent and accordingly the same shall be incorporated in the RFP Document.

Meeting ended with vote of thanks to the Chair.

10th June 2008

Mr. Vivek Pratap, IAS
Chief Administrator
GMADA



Mr. Mandeep Singh, IAS
Director State Transport



Mr Rajinder Sharma
Chief Town Planner, Punjab

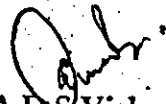
Sub: Development of Bus Terminal cum Commercial Complex at Mohali.

Dear Mr. Mann,

With reference to captioned project, please kind enclosed herewith the minutes of SSC meeting held on 9-06-2008 under the Chairmanship of Managing Director, PIDB.

Thanking you and assuring our best services at all times,

for Feedback Ventures Pvt. Ltd.


A D S Virk
General Manager

Encl: a/a (2 pages)

Cc:

Dr. Sukhbir Singh Sandhu, IAS
Managing Director, PIDB

Mr. G P S Mann
Chief General Manager, PIDB

Mr. Gagan Anand
Chief Legal Advisor, PIDB

} for information, please

PROCEEDINGS OF THE SECTORAL SUB COMMITTEE (TRANSPORT) HELD ON
9th June 2008 IN THE CONFERENCE ROOM OF PIDB REGARDING MOHALI BUS
TERMINAL-CUM-COMMERCIAL COMPLEX UNDER THE CHAIRMANSHIP OF
MANAGING DIRECTOR, PIDB

PRESENT:

1. Mr. V. P. Singh, IAS, Chief Administrator, GMADA
2. Mr. Rajinder Sharma, CTP, Punjab
3. Mr. G P S Mann, Chief General Manager
4. Mr Gagan Anand, Chief Legal Advisor, PIDB
5. Mr. K K Kaul, CTP, GMADA
6. Mr. Rajiv Moudgil, Chief Engineer, GMADA
7. Mr. Subhash Sharma, General Manager (P&D), DoT
8. Mr Anil Gandhi, Vice President, FVPL
9. Mr. A D S Virk, General Manager, FVPL
10. Mr. Rohit Gupta, Sr. Legal Advisor, FVPL
11. Ms Reena Singh, Legal Advisor

Following discussions were held during the meeting:

Discussions were held regarding the changes carried out in the RFP Document, circulated through summary of RFP document by Feedback Ventures.

Issue of obtaining Corporate Guarantee from the successful bidder was discussed in detail. It was discussed that it will give an additional comfort to the Concessioneing Authority and the same shall be kept in the RFP document.

In addition to this, the officials were also apprised about the creation of "Operation and Maintenance Welfare Fund" by the Concessionaire. Here, the officials were of the view that the word "welfare" should be deleted and the rest provision was agreed upon by the officials.

SSC discussed in detail the minimum annual lease rent to be charged by the Concessionaire from the sub-lessee. However, on discussion it was decided that the Concessionaire shall charge annual lease rental rate in Rupees per square feet which shall not be less than, at any point during the currency of the Concession Agreement, the "Annual Concession Fee" divided by minimum built-up area, as envisaged in the RFP Document or the total built-up area in square feet of the design as proposed by Concessionaire and approved by the Design Approval Committee, whichever is higher.

During the discussions, department of transport agreed to increase the Adda Fees for buses. It was decided that for normal buses, the Adda fees shall be 50 and 100 for day and night respectively and for mini bus the adda fees shall be 35 and 70 for day and night respectively.

(1/2)

✓

Pursuant to this, discussions were also held regarding O&M of the Bus Terminal area in case the Concession Agreement terminated before completion of concession period. Managing Director, PRTC and representative of Department of Transport, GoP apprised the committee that the O&M of the bus terminal will be easily carried out including the recurring expenditure of air conditioning from the revenue streams of bus terminal i.e. Adda Fees; rentals from commercial areas, advertisement, parking etc.

In addition to the above stated, the discussion was also carried out regarding the Area required for Project Development. Here, Chief Administrator GMADA was of the view that since the weigh bridge is under the ownership of third person hence talks are being carried out regarding it. It was assured by CA, GMADA that the Project Site area shall be provided unencumbered before signing of the Concession Agreement and a duly signed and stamped site plan of the area earmarked for the Project shall be provided at the earliest.

Regarding provision of 15000 sq ft area to Department of Transport in the project, CA-GMADA was of the view that this area can no be given free of cost to DoT. On this issue, representative of the DoT told that in this case they will not be requiring the said area and same can be omitted from the conditions of the RFP document.

Meeting ended with vote of thanks to the chair.

Rediffmail

Mailbox of pidb_amp@rediffmail.com

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From: Rubinder.Singh@ilfsindia.com

To: gpsmann@glide.net.in, manveshssidhu@yahoo.com, clapidb@glide.net.in, esqanand@yahoo.com, Technical Advisor PIDB <ta.pidb@gmail.com>, pidb_amp@rediffmail.com

Subject: Minutes of SSC for Bathinda and Patiala Bus Terminals held on 9th June 2008

Date: Tue, 10 Jun 2008 14:41:04 IST

Cc: Sanjay.Sharma@ilfsindia.com, Harinarayan.Raj@ilfsindia.com, Navendu.Karan@ilfsindia.com, Gaurav.Sharma@ilfsindia.com, Sachin.Sharma@ilfsindia.com

Dear All,

Please find attached the approved Minutes of the SSC Meeting for Bathinda and Patiala Bus Terminals held on 9th June 2008 under the Chairmanship of MD, PIDB.

Hardcopy of the same is also being issued.
(See attached file: MoM_SSC Bus Terminals_9June08.doc)
Regards,

Rubinder Singh
Asst. Vice President
IL&FS Infrastructure Development Corporation Ltd.
159, Sector 27-A, Chandigarh - 160 019
Ph: +91 172 4636 389, 4636 387, 2640 775, 3245 749
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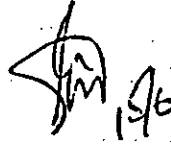
**MoM_SSC Bus
Terminals_9June08.doc**
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10th June 2008

Mr. G P S Mann
Chief General Manager
PIDB
Chandigarh



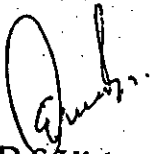
MVP

Sub: Development of Bus Terminal cum Commercial Complex at Mohali.

Dear Mr. Mann,

With reference to captioned project and SSC meeting held on 9-06-08, please find enclosed herewith the revised Executive Summary of the RFP document.

Thanking you and assuring our best services at all times,
for Feedback Ventures Pvt. Ltd.



A D S Virk
General Manager

Encl.: a/a

DEVELOPMENT OF BUS TERMINAL-CUM-
COMMERCIAL COMPLEX
AT
MOHALI

EXECUTIVE SUMMARY

BUS TERMINAL-CUM-COMMERCIAL COMPLEX, MOHALI

Project --- At a Glance

The Private Sector Player (i.e. Concessionaire) is required to plan, design, finance, engineer, construct, develop, equip, operate, maintain and manage the Project i.e. "Integrated Bus Terminal-cum-Commercial Complex" and enjoy its commercial benefits for the Concession Period. The main focus of the Concessionaire should be to develop a State-of-the-Art Bus Terminal with better facilities for passengers/ public and a world class Commercial Complex / Tower thereby creating a "landmark facility" with iconic exteriors / facade.

The total area for the development of the Bus Terminal-cum-Commercial Complex is 28439.4711 sq m (7.02 Acres), wherein the Concessionaire would be given the option to plan and design the integrated Bus Terminal-cum-Commercial Complex Building conforming to the applicable Building Bye-Laws and regulations / norms / standards for respective Project components including arranging approval from the Competent Authority.

The Main Project Components to be developed at the Project Site are:

- o *Bus Terminal with better facilities for passengers. (shall adhere to the design parameters for Bus Terminal Area and Minimum facilities as stipulated in the Concession Agreement)*
- o *Commercial Complex/ Tower*
- o *Sub-way*
- o *Helipad*

DESIGN PARAMETERS FOR BUS TERMINAL

The most important design consideration for a bus terminal is the safety requirements, which can be met by segregating the traffic movements. There shall be separate entry and exit both for local, inter-city buses and users / passengers. The vehicular and passenger traffic movement shall be segregated as well as the segregation within the vehicular movement. Pedestrian circulation inside the bus terminal complex shall be designed in such a manner that no passenger can come on to the bus movement area/s. For efficient working of the bus terminal and to reduce the noise & air pollution the movement of vehicular traffic in the bus terminal shall be totally unobstructed and the entry & exit of buses as well as the arrival and departure bays shall be designed in such a fashion that the bus traffic shall not conflict with any of the other activities of the terminal and where required suitable subways shall be planned and provided.

Passenger concourse of any bus terminal is the central attraction for the passengers. Passenger Concourse of the bus terminal shall be an 'Enclosed Facility' and shall be as defined below.

- (a) The **Enclosed Passenger Concourse** shall be centrally Air Conditioned. The Air-Conditioning System shall be designed and installed based on ambient condition and design parameters in terms of temperature and relative humidity to provide most conducive condition / environment in the area. (200 sq-ft per ton cooling capacity).
- (b) The walls of the enclosed passenger concourse shall have safety Glass Glazing so that the movement of buses etc. can be seen from inside the passenger concourse
- (c) Passenger concourse shall have **Remote Censored Glass Doors** in front of each Bus Bay of the terminal.
- (d) Near the door/s in front of the each bus bay, adequate seating capacity shall be provided for passengers
- (e) The entry/exit doors to the enclosed passenger concourse shall be separate from the bus-bay doors.
- (f) Separate Passenger Waiting Halls shall be provided for the passengers with all kinds of rest facilities like comfortable seating, wash rooms etc.
- (g) An access shall be provided from the passenger concourse to the rest of the Project Facility by means of an escalator or elevator.
- (h) Passenger concourse shall have the facilities for handicapped persons such as ramps for entry/exit, separate toilets/ wash rooms etc.
- (i) Passenger concourse shall be lively designed and provided with facilities such as food courts, rest rooms, family entertainment like games, TV's, restaurants; Bank ATM's, phone booths, location maps, information on tourist destinations & city etc.
- (j) Separate facilities shall be provided for children/kids to pass their time while waiting for the respective bus.

The other main facilities, as envisaged in the Bus Terminal:

Ticket Counters

- Ticket counters shall be provided for each set of bus routes/schedules. Concessionaire shall design these counters in consultation with the Department of Transport
- Separate ticket reservation centre shall be planned

Wash Rooms

One of the most important components of a bus terminal are the toilets/wash rooms (for gents, ladies and handicapped) with adequate number of WC's and at least two bathing areas for out station passengers to get fresh. Wash Rooms should also be provided with hand dryers and towel tissues etc for the facility of users. Also electric razors can be installed in the gent's toilets. Automatic Shoe Shine machine should also be installed in the toilets and else where in the bus terminal where ever essential. The wash room shall have mechanical ventilation as part of the HVAC system.

Tourist Facilities

A separate counter / booth should be designated with the information on tourist places in the city and near by places. These

information centers shall facilitate the passengers for identification of tourist circuit.

Computerization Ticketing & Reservation

The Concessionaire shall make endeavor to install computerized ticketing system in consultation with DOT / GMADA that may enable that the tickets be issued to the passenger at the ticket counter at the bus terminal through an automatic system as well on board in the bus by a tele-ticket issuing system. The reservation of the tickets may be made both at the terminal and through the internet facility.

Facilities for Handicapped

The design of the bus terminal shall ensure the facilities for handicapped persons like

- a) Providing ramps for movement to & from the raised platforms etc.
- b) Specially designed WC/seats in the toilets for handicapped
- c) Provision of adequate number of wheel chairs with manual help readily available in the bus terminal

Bus Circulation Area

The bus circulation area shall be designed in such a manner that there shall not be any conflict between Bus Movement, Pedestrian Movement and Private Vehicle's movement. The Concessionaire shall make sure that no pedestrian can get on the Bus Circulation area as well as any other Vehicular area. The design of the facility shall discourage the pedestrians to get on such areas.

Design of Bays

Bus bays for departure schedules shall be designed in such a fashion that the front of the Scheduled Bus shall be towards the Passenger Concourse

Parking Facilities

Parking facilities in a bus terminal complex can be segregated in to three categories viz; (i) parking for Idle buses, (ii) parking for Intermediate Public Transport & (iii) parking for private vehicles

Schedule Monitoring/Control Tower

The bus terminal shall be provided with a sophisticated monitoring system to monitor the movement of buses in and out of the terminal at every point of time. The control room equipped with automatic and manual guidance for departure of the buses to their respective destinations from the designated platform.

Hi-tech Security System

A closed circuit system shall be strategically installed to keep track of pickpockets, thieves & general surveillance of the facility. Dome Cameras with 360 Degree revolving angle as well as fix focused telescopic cameras can be installed, apart from manual security, to monitor the various activities of the bus terminal from a control room. All the entrances of the bus terminal complex as well as the total Project facility shall be equipped with security check systems such as Metal Detector, X-Ray Machine etc to

ensure the safety of the passengers / general public as well as the building of the facility.

Schedule / Information Display

The Bus Terminal complex shall be equipped with the digital information display monitors. These monitors shall display the information regarding the bus schedules (departures and arrivals with identified bus bays) and other such important information. Electronic / Digital Schedule / information Display panels shall be installed on each Remote Sensered door in front of the each bus bay.

Smart Card Operated Computerized Tolling System

Each driver of the 'Scheduled Bus' of the bus terminal shall be provided with Pre-paid Smart Card. The driver shall use this Smart Card to pay the Toll / Adda Fee through this Smart Card for ensuring fast movement of buses at entry / exit of the bus terminal. The gates of the bus terminal will be synchronized with the Smart Card so that with the touch / identification of the Smart Card, the barrier-gates will open automatically and the Toll / Adda Fee shall be deducted from the pre-paid Smart Card.

Minimum Walking distance

While designing the bus terminal facility the walking distance for the pedestrians/passengers should be minimum. This shall be achieved by providing drive-ways, parking & disembarkation facilities at appropriate locations etc.

Baggage Trolleys

Baggage trolleys shall be provided to facilitate the passengers to move their luggage from the parking lots etc. to their respective bus departure bays, between arrival and parkings, between short route bus bays and long route bus bays etc.

Separate facilities shall be provided to senior citizens like wheelchairs or battery operated buggies to transfer baggage and passengers alike.

Sanitation & Hygiene

For keeping the proper hygiene of the bus terminal area/s, the sanitation facilities should be well equipped with preferably following:

- Mechanical Sweepers for cleaning the surface
- Machine Water Spraying and mechanical mopers
- Vacuum Cleaners
- Scrubbing Machines
- Dust Bins and Spittoons
- Mechanical Ventilation of Toilet / Washrooms including circulation of fresh air.

Drinking Water at the Bus Terminal shall be dispensed from Industrial Water Purifiers with adequate number and provision of disposable tumblers etc.

Cloak rooms

The cloakroom facility to keep baggage for passengers who wish to do so shall be provided at adequate locations. The x-ray machines etc. shall be installed for the searching the baggage for an unwanted/banned articles from a security consideration.

Fire Fighting System & Power backup

The Bus Terminal shall have automatic addressable fire-detection, fire alarm and fire fighting system. The campus shall have adequate number of fire hydrant as per the bye-laws of the region/city with easy access by fire tenders.

Cab/Taxi Facilities: The cab /taxi facility shall be integrated along with the bus terminal.

Interiors of the Bus Terminal

The Bus Terminal should be known for its usefulness, open areas and aesthetics. Bus terminal shall have high quality seating, flooring, ceiling, lighting etc. Marble wainscoting, aluminum finishes, granite floors, beautiful lighting fixtures, granite and limestone should be incorporated into its art deco design including glow signage. Bus terminal should have the provision of Elevators / Escalators suitably located to carry the users from one level to another level of the terminal/project facility.

The entry & exit of the passenger vehicles (private vehicles) should be separate from that of Buses. The 'Drive-Way' Concept should be adopted wherein the private vehicle / taxi carrying the passenger/s enters the bus terminal through a drive-way, which leads to the Passenger Concourse of the terminal building, and alight the passenger/s at the Passenger Concourse and moves out of the terminal via exit of drive-way or park at the parking facility adjacent to the drive-way. The Parking facility for private vehicles and taxis shall be near the entry / exit of Drive-way. The **Pedestrian Subway/s** shall be provided for movement of the passengers / users from city side to the bus terminal/project facility to ensure the safer & faster movement of pedestrians.

The nature of the activities and facilities that shall be allowed for the Commercial Complex / Tower includes:

- o Shopping Mall
- o Multiplex
- o Food Courts
- o Hotel, Restaurants
- o Hypermarket
- o Retail Showrooms for Consumer Goods / Garments / Electronics etc.
- o Bank's and Bank's ATM

The Concessionaire may use or allow the use of the Project Facility for other activities, which are not envisaged at this stage, only after prior written approval of the Concessioneing Authority.

The proposed integrated Bus Terminal-cum-Commercial Complex shall be planned and designed as an iconic / landmark building with contemporary innovative design on the lines of post modernism and design elements such as colonial style using fins, pergolas, glass facia etc. The exterior / facade of the building could be in combination of glass / metal / tile / fusion of materials and the provision of blocking arrangement shall be preferably used. The building shall be planned and designed with efficient floor plates; wide column spans / spacing and having high floor clearance and good circulation area.

With the objective to provide a "State-of-the-Art" and "Landmark Facility", the Concessionaire shall have no restriction on the height of the building subject to clearance from Air Force Authorities and fulfillment of other applicable norms / laws / rules such as set backs, distance between buildings etc. However, adherence to the structural safety and fire safety requirements as per National Building Code shall be compulsory. **The Concessionaire shall be required to construct minimum 10 (ten) storied building above ground level (36.5m of height from the ground level) and having a minimum built up area of 6,00,000 sq ft (Six Lakhs sq ft).**

In addition to this, the Concessionaire is bound to provide a helipad facility. Pursuant to which, the Concessionaire should plan and design the height of the building keeping in mind the provision of Helipad to be provided on the top floor or any other appropriate place of the building. Here, the Concessionaire would be required to take all clearances and approvals in relation to the Helicopter services and the provision of Helipad from the concerned statutory bodies.

Being a transit Bus Terminal, there shall be no workshop for buses in the Project Site. In addition to this, the Concessionaire shall plan, design and construct the Bus Terminal and the related Passenger Amenities, on the ground floor of the Project Facility and shall be utilized accordingly. It is also clarified herewith that no Commercial Complex facilities, other than those mentioned specifically for Bus Terminal, in any circumstances, shall be constructed on the ground floor. All the facilities which are required for creation of a complete State-of-the-Art Bus Terminal shall be developed by the Concessionaire. Atleast, in relation to the Bus Terminal, the Concessionaire shall adhere to the minimum Technical Specifications laid down by GMADA and DoT.

The Concessionaire shall have the discretion to complete the construction works of the Project Building in a phased manner, however with certain limitations. The Concessionaire shall construct the Bus Terminal and related passenger amenities within a period of **18 (Eighteen) months** and should be ready to use in all respect. However, with respect to the structural framework and completion of exteriors/ façade of the entire project facility, the Concessionaire would be required to complete in **30 (thirty) months** with the option to complete the internal finishing works in the upper floors of Commercial Complex as per the requirement/ demand but in no case more than **8 (eight) years**.

The Concessioning Authority shall not unreasonably interfere with the internal layout of the Commercial Complex, proposed by the Concessionaire, except the ground floor where the Bus Terminal and related passenger amenities are constructed.

The Concessionaire shall ensure that the buildings of the "Bus Terminal-cum-Commercial Complex" is constructed in accordance with the design approved by the Committee, constituted by the Concessions Authority and in conformity to the standards and Technical Specifications set forth in the Concession Agreement. It would also be the obligation of the Concessionaire to provide and install all internal and external services i.e. internal sanitary and plumbing; internal electrical services and installation along with Electric Sub-station; fire detection; fire alarm and fire fighting services; air conditioning services (200 sq ft per ton cooling capacity) in entire Commercial Complex including the ground floor wherein the Bus Terminal and the related passenger amenities would be developed and also, elevator/ escalator for the Commercial Complex; communication system and services.

The Concessionaire shall plan and construct adequate public parking area for both Bus Terminal and Commercial Complex area including separate entry and exit for Buses, passengers and users of Commercial Complex. The Concessionaire shall ensure maximum parking space to be planned for the basements. The Concessionaire would be required to follow the parking norms for Commercial Buildings i.e. 3 ECS per 100 sq mtrs covered area on the floors.

The Concessionaire shall plan and provide Estate Services i.e. water supply distribution, storm water collection and disposal, sewage collection, solid waste collection and disposal along-with Municipal Services; campus electrification including arranging service connection from PSEB authorities.

CURRENT STATUS OF THE PROJECT "DEVELOPMENT OF BUS TERMINAL-CUM-COMMERCIAL COMPLEX AT MOHALI UNDER DBOT FORMAT"

- ❖ At present a small bus terminal is located in the City, but the majority of the terminal traffic misses the location and bus-queue shelters at certain locations are acting as major transit points. However, the full transportation demand of the City is not being met by existing Bus Terminal. Keeping in view the requirement of Bus Traffic and to improve & increase the overall infrastructure demands of the city new, GMADA has decided to set up an integrated 'Bus Terminal-cum-Commercial Complex' in the land area of approx 28439.4711 sq m (7.02 Acres) and the same shall be available for the planning, designing, development and implementation of the proposed 'Bus Terminal-cum-Commercial Complex'.
- ❖ Expression of Interest (EOI) consisting of the Scope of Work and Minimum Eligibility Criteria, was published in various newspapers on 11th January 2008 and in response to that 28 (twenty eight) bidders submitted their EOI.
- ❖ The evaluation of the EOIs has been carried out on the basis of following eligibility criteria:-
 - a) Experience in construction of passenger terminals/ parking cum commercial complexes/ shopping malls/ hotels/resorts/ group-housing.

- b) Completion of atleast one such project as mentioned above of value more than Rs 50 Crores OR two such projects of value Rs 30 Crores each, during the last five years
- c) A minimum Net worth of Rs 50 Crores as on 31st March 2007.
Prospective bidder/s having a Networth of Rs 500 Crores and above will be exempted from the above stated Experience Criteria. However, such bidder shall have to demonstrate this net worth independently, without forming a Consortium/Joint Venture.
- ❖ Pursuant to the discussion taken in the SSC (Transport) meeting held on 8th May 2008, 25 (twenty-five) bidders have been pre-qualified for the Project and the RFP document shall be issued to these pre-qualified bidders.
 - ❖ During the inception of the Project, the total land area for the proposed Bus Terminal-cum-Commercial Complex was 6.6 Acres. However, in the SSC (transport) meeting held on 8th May 2008, Chief Administrator, GMADA apprised that the Petrol Pump adjoining the proposed Site is being shifted and same area should be included in the total area for the Project so as to make the total area as 7.02 acres.
 - ❖ In addition to this, in the SSC (Transport) meetings held on 4th June 2008 and 9th June 2008, the Chief Administrator, GMADA apprised that whole of the land area except the weigh bridge is free from encumbrances. In the meeting it was also clarified by the Chief Administrator, GMADA that the weigh bridge is under the ownership of third person and the matter is being taken up with the concerned person on regular basis. It was also assured by the Chief Administrator, GMADA that the same shall be evacuated before the signing of the Concession Agreement and the signed & stamped Site Plan of the unencumbered land shall be made available.

SALIENT FEATURES OF THE REQUEST FOR PROPOSAL (RFP) DOCUMENT:-

- ❖ An Agreement will be drawn up amongst the Greater Mohali Area Development Authority (the Concessing Authority), Department of Transport, GoP (the Confirming Authority 1), Punjab Infrastructure Development Board (the Confirming Authority 2) and the Successful Bidder (the Concessionaire) on PPP basis ("the Concession Agreement"). Revenues from the "Project" will accrue to the successful bidder ("the Concessionaire") undertaking the project
 - ❖ The major revenue source for the Mohali Bus Terminal-cum-Commercial Complex will be generated both from the Bus Terminal and Commercial Complex.
 - **Revenue from Bus Terminal-** Adda Fees; sub-lease of Parking Areas; Annual Lease of shops; Advertisement Rights etc
 - *The Adda Fee shall be levied as and when the development of bus terminal is complete and shall be payable by all the buses, including the buses of Punjab Roadways, Punjab State Bus Stand Management Company Limited (PUNBUS) and buses under km scheme using the bus terminal.*
 - **Revenue from Commercial Complex—**Commercial rentals, parking fees, advertisement rights etc.
 - *Here, it is being specifically clarified that the Private Sector Player shall have the flexibility to charge any rentals from the Commercial Spaces, sub-leased to the Third Party.*
 - ❖ **Commercial Consideration:** The successful bidder would pay an Upfront Consideration to GMADA as per its Financial Proposal. The successful bidder is bound to pay to the GMADA an Upfront Consideration (Bid Variable), in return for the requisite authorization to undertake the development of the said Project Site and shall also pay 5% of the Upfront Consideration as Annual Concession Fee which shall be increased every year at the rate of 5 % per annum, over the previous year's Annual Concession Fee.
 - *50% of the Upfront Consideration shall be submitted within three weeks of issuance of Notice of Award*
 - *Rest 50% of the Upfront Consideration shall be paid within six months from the date of signing of the Concession Agreement.*
 - ❖ **Right to develop the land:** GMADA would grant to the selected Bidder, the right to develop the land required for the development of the Project. The Land shall be made available to the selected Bidder by GMADA free from all encumbrances and occupations.
 - ❖ **Concession Period:** The Concession Period will be of 90 years inclusive of Construction Period.
 - *However, the Concessionaire shall transfer back the area pertaining to Bus Terminal & related passenger facilities after 20 years to the Concessing Authority*
- **Contents of RFP Document:**

	Contents
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Section I	<ul style="list-style-type: none"> • Information on Bus Terminal-cum-Commercial Complex • RFP process and instruction to bidders
Section II	Concession Agreement
Section III	Schedules of Concession Agreement
Section IV	Technical Specification

> **Contractual Structure of the Project:**

- ✓ The Concession Agreement will be signed amongst GMADA, DoT, PIDB and the Successful Bidder.
- ✓ The land area will be handed over to the Private Sector Player, pursuant to the signing of Agreement. For this purpose, the Project Site Lease Deed will be signed between the parties on the terms and conditions co-terminus to the Concession Agreement.
- ✓ Pursuant to this, the Department will give the right to develop land to the PSP. However, mortgage or any kind of security of the land is not permitted to the selected bidder for raising finance for execution of the Project.
- ✓ Concession Period- 90 years

> **Broad Guidelines:**

- ✓ Concession Agreement between the GMADA, DoT, PIDB and PSP
- ✓ One Bid for One Project
- ✓ Bear the Cost of Preparation of Proposal
- ✓ Pre-Bid Conference, wherein project shall be explained to the short listed Private Players
- ✓ The Proposal (Financial and Technical) should be unconditional and any conditionality attached with the proposal shall result in the rejection of the proposal.

> **Proposal/ Bid Submission**

- ✓ Proposal shall consist of two parts (i) Technical Proposal (ii) Financial Proposal
- ✓ Technical Proposal to include:-
 - ❖ Covering Letter consisting of name, address and contact number of the concerned person
 - ❖ Statement confirming that the Bid is valid for 180 days
 - ❖ Power of Attorney
 - ❖ Proposal Security of Rs 5 Lakhs. The Proposal Security shall be valid for One Hundred and Eighty days (180 days) from the Proposal Submission Due Date.
- ✓ Financial Proposal shall consist of financial bid.

> **Proposal Submitted by the Pre-qualified Bidder**

- ✓ The pre-qualified bidders shall submit the proposal in which they have been pre-qualified i.e. as an individual/company/consortium/JV etc.
- ✓ There should be no material change in the membership of the bidder. If changed, would result into rejection of the bid. However, if there is requirement of any change in the membership of the Bidder then prior approvals need to be taken from the Concessing Authority.
- ✓ Need of Memorandum of association from all the concerned members of the Bidder
- ✓ If the successful bidder had applied through consortium or JV then the bidder would be asked to form a Special Purpose Company (SPC)
- ✓ Bidders who have used the Net Worth and/ or Technical Support/ Expertise of their Holding / Parent Company to satisfy the minimum Eligibility Criteria as mentioned in the EOI, shall be required to furnish a Letter of Guarantee from their Holding / Parent Company (including an irrevocable Board Resolution from such Holding/ Parent Company), pledging their Financial strength and Technical support and their expertise towards the development of the Project, apart from authorizing the said Bidder to take part in the Bidding Process.
Such Holding / Parent Company shall also be required to provide their Annual Report(s) and Audited Balance Sheets (for the Financial Years specified in the EOI) - showing the Subsidiary nature of such Bidder company. Failure to furnish such irrevocable Letter of Guarantee (accompanied by a Board Resolution) from the Holding / Parent Company and the required Annual Reports and Audited Balance Sheets of the Holding / Parent Company by such Bidder alongwith their Proposal, may entail automatic disqualification of their Proposals.
- ✓ The aggregate equity share holding of the members/ partners of the Consortium in the issued and paid up equity share capital of the SPC shall not be less than (i) 100% (hundred per cent) for a period of 30 (months) following the Compliance Date and, (ii) 51% (fifty per cent) during the remaining Operations & Maintenance Period thereafter.
- ✓ Every Member of the Consortium shall have a minimum equity share of 10% in the SPC with Lead Member having minimum equity share of 51% for a period of 30 (months) following the Compliance Date and 26% during the remaining Operation and Maintenance Period.
- ✓ Members of the Consortium shall be liable jointly and severally for the execution of the Project in accordance with the terms of the Concession Agreement and a statement to this effect shall be included in the Memorandum of Agreement (MoA).
- ✓ The Lead member nominated at the time of submission of the proposal shall continue to be the lead member of the SPC. Such

lead member shall hold authorization in the form of Power of Attorney.

- ❖ **Project Development Fees:** The Successful Bidder shall submit an irrevocable and non-refundable amount of Rs 1 Crores 25 Lakhs within 3 weeks of issue of Notice of Award.
- ❖ **Performance Security:** There shall be two types of Performance Security.
 - **Construction Performance Security** will be of Rs 10 Crores (Rupees Ten Crores only), to be submitted by Concessionaire to the Concessions Authority within three weeks of the date of issue of "Notice of Award".
 - **Operation and Maintenance Performance Security** for Bus Terminal and Commercial Complex will be of Rs 4 Crores (Rupees Two Crores) and Rs 2 Crores (Rupees Two Crores) respectively.
 - *The O&M Performance Security shall be enhanced at the rate of 25% after every 5 years.*
- ❖ The Successful Bidder, if it is a Subsidiary of a Holding / Parent Company or if it is part of an SPC, it shall be required to furnish a Letter of Guarantee from its Holding / Parent Company (including a Board Resolution of such Holding / Parent Company) pledging such Holding / Parent Company's irrevocable Financial strength and Technical support to its Subsidiary (in case of SPC - in proportion to its Subsidiary's holding in the SPC), at all times during the currency of the Concession Agreement, and even after its termination for any of the acts and liabilities of its Subsidiary prior to termination.
- ❖ The Concession Agreement shall be signed with the successful Bidder within one month of receipt of "Notice of Award".
- ❖ **Condition Precedents of the Concessions Authority:**
 - Transferred the Project Site from GMADA on leasehold basis with right to create sub-lease etc
 - Execute and register with the competent authority the Project Site Lease Deed in favour of the Concessionaire
 - Constitute a Design Approval Committee
 - Approve the design of the Bus Terminal-cum-Commercial Complex from the Design Approval Committee and give comments on the Design submitted by the Concessionaire, within a time period of 15 (fifteen) days from the date of submission of Design.
 - Have appointed the Independent Engineer in accordance with the terms hereof.
 - Have designated the Engineer in accordance with the terms hereof.
 - Issue of Notification as regard to any Local Bye Laws required for Development and Implementation of the Project
- ❖ **Condition Precedents of the Confirming Authority 1:**
 - Issued government orders or gazette notifications as necessary for implementing the Project (i.e., appropriate government orders or notification regarding (i) levy and increase of Adda Fees on buses including buses of Punjab Roadways for use of Mohali Bus Terminal; and (ii) imposing requirement on buses operating in

Mohali to halt, take up and set down bus passengers at the Mohali Bus Terminal

❖ **Condition Precedents of the Concessionaire:**

- Procure all applicable clearances
 - Procure Environment Clearances from Competent Authority
 - Provide Construction Performance Security
 - Submit the detailed design, within a period of 75 days from the Proposal Acceptance Date
 - Incorporate the suggested changes, as asked by Design Approval Committee, in the design, within a period of 15 days
 - Submit detailed cost estimate of the Project
 - Prepare Project Implementation Schedule in consultation with Independent Engineer.
 - Provide the Concessions Authority certified true copies of its constitutional documents and board resolutions authorizing the execution, delivery and performance of this Concession
- ❖ The Concessions Authority, Confirming Authority 1 and the Concessionaire will have to fulfill their respective Condition Precedents within a period of 120 days (One Hundred and Twenty Days) of Proposal Acceptance Date.
- ❖ Upon satisfaction of compliance of the Conditions Precedents by the parties, each party will issue "**Certificate of Compliance**".
- ❖ Obligations of the parties shall commence from the Compliance Date and whereon the Concessions Authority shall issue the **Notice to Commence** to the Concessionaire.
- ❖ **Non-Compliance of the Conditions Precedent by the Parties:**
- (a) In the event that any of the Conditions Precedents relating to the Concessionaire have not been fulfilled within 120 (One Hundred and Twenty) days of the signing of this Agreement and also, the Concessions Authority has not waived them fully or partially, this Agreement shall cease to have any effect as of that date and shall be deemed to have been terminated by the mutual agreement of the parties and no Party shall subsequently have any rights or obligations under this Agreement and Concessions Authority shall not be liable in any manner whatsoever to the Concessionaire or persons claiming through or under it.
 - (b) In the event that the Concessionaire has fulfilled its Conditions Precedent and Concessions Authority/ Confirming Authority 1 has not procured fulfilment of any or all of the Condition Precedents within the period specified in respect thereof, the Concessions Authority shall pay to the Concessionaire damages equivalent to an amount calculated at the rate of 0.1% (Zero point one per cent) of the Construction Performance Security for each day's delay until the fulfillment of the Condition Precedent, subject to a maximum of 20% (twenty percent) of the Construction

Performance Security. In the event when the maximum damages as above has become payable and the Concessing Authority/Confirming Authority 1 has still not been able to procure fulfillment of any or all the Condition Precedent set forth and the period for achievement of the same has not been mutually extended then the Concessing Authority shall be liable to return the Concessionaire the Construction Performance Security and the Upfront Consideration paid by the Concessionaire.

- (c) In the event the Concessing Authority has terminated this Agreement under clause (a) due to non-fulfillment of Conditions Precedent by the Concessionaire, the Concessing Authority shall not be liable in any manner whatsoever to the Concessionaire or its contractors, agents and employees and the Concessing Authority shall forfeit the Construction Performance Security of the Concessionaire and the Upfront Consideration, paid by the Concessionaire before signing of the Concession Agreement.
- (d) Instead of terminating this Agreement as provided in paragraph (a) above or as the case may be, the Parties may extend the time for fulfilling the Conditions Precedent by mutual agreement.

❖ Construction Period

- o The "Construction Period" shall be a period of 18 (eighteen) months (starting from the Compliance Date) for the Bus Terminal & related passenger amenities and 30 (thirty) months (starting from the Compliance Date) for the Commercial Complex in respect of structural framework and completion of exteriors/ façade with the option to complete the internal finishing work as per the requirement/ demand but in no case more than 8 (eight) years from the Compliance Date subject to the condition that no disturbance is caused to other occupants of the Commercial Complex and the Bus Terminal.
- o In the event that respective Construction Completion date is not achieved for any reason other than Force Majeure or reasons attributable to the Concessing Authority or any Competent Authority, the Concessionaire shall pay to the Concessing Authority damages for delay beyond the Construction Completion date to the extent of 0.05% of the Construction Performance Security per day for every day of delay or part thereof until Construction Completion is achieved.
- o In the event that Construction Completion does not occur within 120 (one hundred and twenty) days from the respective Construction Completion date, the Concessing Authority shall be entitled to invoke the Construction Performance Security and to terminate this Agreement for a Concessionaire Event of Default. Provided that instead of terminating this Agreement, the Concessing Authority may at its sole option extend the time for

achieving Construction Completion on such terms and conditions as it deems fit in its sole discretion.

❖ **Obligations of the Concessions Authority**

- Ensure timely approval of the design proposal, proposed by the Concessionaire from the Design Approval Committee.
- Shall bear and be responsible for all costs, expense or charges incurred in making available the Project Site
- Assist in getting permissions and exemptions as may be required under laws relating to and regulating land as applicable in the State of Punjab so as to facilitate the Concessionaire in enjoying Vacant Possession and holding the area of land comprising of the Project Site.
- Ensure that from the date of the Notice to Commence and till the completion of the Concession Period, the Concessionaire has access to the Project Site for the purpose of carrying out the Concessionaire's obligations under this Concession Agreement.

❖ **Obligations of Concessionaire**

- Take over the possession of the Project Site from the Concessions Authority
- Obtain any and all permits, necessary approvals, clearances and sanctions from the Competent Authorities, for building plans, infrastructure facilities including power, water supply, drainage & sewerage, fire fighting, telecommunications etc, as and when they may be required, for the Concessionaire and its employees to perform their obligations under this Concession.
- Submit a detailed design, including Architectural Plans, Structural Drawings of the Bus Terminal and elevations sections, all internal and estate services, facilities of the entire complex etc, of the Bus Terminal-cum-Commercial Complex to the Concessions Authority and also incorporate the necessary suggestions/ amendments proposed by the Design Approval Committee/ Concessions Authority. However, it is clarified here that the construction shall not start until unless the detailed design of the Bus Terminal-cum-Commercial Complex is approved again by the Concessions Authority, after carrying out necessary amendments, which shall not be unduly delayed.
- Achieved Financial Close and delivered complete evidence to the Concessions Authority that Financial Close has been accomplished, within a period of 180 days from the date of signing of this Concession Agreement.
- Undertake to achieve substantial completion no later than 18 (eighteen) months from the Compliance Date for the Bus Terminal and related passenger amenities and 30 (thirty) months from the Compliance Date for the Commercial Complex.
- Ensure that the Bus Terminal and related passenger amenities are constructed on the ground floor of the integrated Bus Terminal-cum-Commercial Complex facility and henceforth, transferred the ground floor to the Concessions Authority after the expiration of 20 years.

- Ensure to provide a helipad facility on the top floor or any other appropriate place of the building. Here, the Concessionaire would be required to take all clearances and approvals in relation to the Helicopter services and the provision of Helipad from the concerned statutory bodies.
- Submit "Structural Safety Certificate" of the proposed facility from competent structural engineer before the commencement of commercial activities. The Concessionaire shall ensure that the certificate is also counter certified/ signed by the Independent Engineer.
- On expiry of the Concession Period or on termination, within a maximum period of 30 days, to leave the Bus Terminal and Commercial Complex in a clean and safe condition to the satisfaction of Concessioning Authority.
- Entitled to subcontract tasks relating to its obligations and responsibilities under this Concession Agreement, including but not limited to tasks relating to construction, installation of services, maintenance and operation of the Project Facility. the Concessionaire shall be sole and primary person responsible to the Concessioning Authority for observance of all the provisions of this Concession Agreement.
- Shall prepare monthly Reports on the progress of construction. Concessionaire shall submit one copy of the Monthly Report to the Concessioning Authority and one copy of the same to the Independent Engineer.
- The Concessionaire shall, within 30 days of the issuance of "Provisional Certificate" (for Bus Terminal), form an "Operation and Maintenance Fund" by opening a Current Account, which shall collect payments from all Sub-Lessees of the Project Facility. This Fund shall especially be created exclusively to meet the recurring costs and expenses towards the operations and maintenance of the Project Facility. The Concessionaire shall notify the Concessioning Authority of status of such Current Account and the details of all the Sub-Lessees in the Project Facility every quarter. In the event of / upon Termination of the Concession Agreement, all such payments towards the operation and maintenance by all the Sub-Lessees shall then be paid to the Concessioning Authority as per the mechanism of payment so notified by the Concessioning Authority to all such Sub-Lessees.
- The Concessionaire shall ensure that each Sub-Lessee pays to the Concessionaire, an annual lease rental rate in rupees per square feet, which shall not be less than, at any point of time during the currency of the Concession Agreement, the "Annual Concession Fee (to be quoted by the Concessionaire in his financial proposal)" divided by 6,00,000 (Six Lakhs) or the total built-up area in square feet of the design as proposed by Concessionaire and approved by the Design Approval Committee, whichever is higher.
- After the issuance of the Provisional Certificate for the Ground Floor wherein the Bus Terminal and passenger related amenities have been developed, the Concessionaire may begin marketing of

allotment of the Commercial Complex and the Passenger Amenities in the Bus Terminal. In addition to this, the Concessionaire shall specifically put an Information Board for General Public, at the Project Site, clearly stating that the allotment of the built up space in the Project Facility shall start only after issuance of the Provisional Certificate.

❖ **Construction Completion Certificates**

○ **Construction Completion Certificate-I**

- Issued after the construction of the Bus Terminal and the related passenger amenities has been completed in all respect and is ready to use.

○ **Construction Completion Certificate-II**

- Issued after the construction of the Commercial Complex and the structural framework and exteriors/ façade of the whole of the Project facility is completed, however, with the option to complete the internal finishing work as per the requirement/ demand but in no case more than 8 (eight) years from the Compliance Date

❖ **Completion Certificates**

○ **Possession Acknowledge Certificate**

- To be issued by Concessioneing Authority after 20 years
- Concludes the Concessionaire's liability under this Concession Agreement for the Bus Terminal and related passenger facilities.

○ **Concession Agreement Completion Certificate**

- Concludes the Concessionaire's liability under this Concession Agreement
 - *Shall prepare a detailed inventory of all movable and immovable properties present in the facility*

❖ **Independent Engineer**

○ **Appointment**

- Either a panel of engincers nominated by GoP supported by independent quality control & monitoring experts
"OR"
- A reputed firm of engineers having adequate experience in similar projects

○ **Fees** and Expenses shall be borne by Concessioneing Authority

○ **Role**

- Shall monitor the Project for the purposes of determining and ensuring compliance with Technical Requirements, the Performance Standards and Costs of the Facilities.

○ **Tenure**

- From the Compliance Date to the date of issue of the Construction Completion Certificate (II).

❖ Engineer

○ Appointment

- Superintending Engineer, (in-charge of Buildings), GMADA shall be designated by GMADA

○ Judicious Assistance shall be by Superintending Engineer, Public Health, GMADA.

○ Role

- Responsible for review of construction, progress monitoring reports and affirmation of all certifications done by the Independent Engineer
- Firmly confirm the works being submitted by the Independent Engineer, in order to avoid any kind of discrepancy.
- Submit the approved report of the Independent Engineer to the Concessioneing Authority.

Till the time the works submitted by Independent Engineer to the Engineer is not approved, the fees shall not be released.

❖ Design Approval Committee

- For the approval of the design of the "Bus Terminal-cum-Commercial Complex", the Concessioneing Authority shall constitute a Committee.

○ Members

- Chief Administrator, GMADA
- Director, State Transport/ Representative of Director, State Transport however not below the rank of General Manager, PUNBUS (P&D)
- Chief Architect, Punjab
- Chief Town Planner, GMADA
- Chief Engineer, GMADA
- Superintending Engineer, (in charge Public Health), GMADA

○ Role

- Approve the design submitted by the Concessionaire
- Give suggestions, if there, for improving the design so as to craft a landmark facility with iconic exteriors/ facade.

❖ Maintenance Board

○ Appointment

- By Concessioneing Authority, on Operations Date

○ Members, representative of

- The Concessioneing Authority
- The District Magistrate who has powers over the Project
- The Concessionaire
- The General Manager Punjab Roadways, Chandigarh/ General Manager PUNBUS (P&D) and
- Assistant Executive Director (Operation & Maintenance) PUNBUS & Assistant Executive Director (Civil) PUNBUS

- o The representative of the Concessioneing Authority shall act as the Chairman of the Maintenance Board and the General Manager Punjab Roadways, Chandigarh/ General Manager PUNBUS (P&D) would be the Convenor.
- c Role
 - Compliance to the O & M Manual
 - Review the Concessionaires periodic reports;
 - Review and verify the implementation of Variations;
 - Approve any improvements or modifications (that are not Variations) proposed by any of the members of the Maintenance Board ;
 - Review performance guarantee requirements
 - Any other matter which it deem necessary for the development, operation or maintenance of the Project.
 - Review and action on matters arising out of the Complaints Register
 - Shall carry out Structural Safety Audit, after every 25 years.
 - Impose Penalty
- ❖ Event of Default: Pursuant to the material breach of the obligations by the parties and non-fulfillment of the same within the cure period would result in Event of Default and henceforth, the termination of the Agreement.
 - o Concessioneing Authority Event of Default
 - Breach of its obligations under this Concession Agreement, which has a Material Adverse Effect upon the Concessionaire or the Project and this breach is not cured within a cure period of 90 days from the date of Default Notice.
 - breach of any representation or warranty made under this Agreement, or it repudiates this Concession Agreement
 - Any defect in the title, ownership and possession of the Concessioneing Authority with respect to the Project Site
 - o Concessionaire Event of Default
 - Breach of its obligations under this Concession Agreement, which has a Material Adverse Effect upon the Concessioneing Authority or the Project.
 - Breach of any representation or warranty made under this Agreement, or it repudiates this Concession Agreement.
 - Abandons the Project or any of its material obligations under this Agreement.
 - Fails to maintain Performance Security
 - Fails to pay Annual Concession Fee
 - Does not comply with its Minimum Equity requirements
 - Fails to achieve Financial Close within the stipulated time period of 90 days from the Proposal Acceptance Date, unless expressly extended by the Concessioneing Authority.
 - Fails to complete the overall structural framework including the exterior of Commercial Complex/ façade, of the Bus

Terminal-cum-Commercial Complex Building within the construction Period.

- Fails to transfer the ground floor, wherein the Bus Terminal and related passenger amenities has been developed, after the expiry of 20 (twenty) years redeemed from the Compliance Date.
- Fails to provide with the Helipad facility and take necessary approvals from the statutory bodies.
- Adjudged bankrupt or insolvent or if a trustee or receiver is appointed for the Concessionaire or for any of its property that has a material bearing on the Project;

❖ **Termination:** Termination can be done by either of the parties and also, in the event Force Majeure continuously preventing a Party's performance for longer than 270 days or more within a continuous period of 365 days from the date of commencement of such Force Majeure event. Pursuant to the termination of the Concession Agreement, the Concessionaire shall transfer back the Project Assets and facilities (except the movable assets).

○ **Termination by Concessionaire for Concessing Authority Event of Default:**

In the event the Concessionaire terminates this Agreement for a Concessing Authority Event of Default, the Concessionaire shall transfer the Project Assets and Facility to the Concessing Authority or its nominated agency, as the case may be.

The Concessionaire shall be entitled to receive from the Concessing Authority by the way of Termination Payment a sum equal to:

- i) The total Debt Due, plus
- ii) 100% (one hundred percent) of the outstanding Subordinated Debt, if any, plus
- iii) 125% (one hundred twenty five percent) of the Equity (subscribed in cash and actually spent on the Project) if such Termination occurs at any time during the two years from the Compliance Date and for each successive year thereafter, such amount shall be reduced by 1.2% (One point two percent) per annum.

○ **Termination by Concessing Authority for Concessionaire Event of Default:**

Upon Termination by the Concessing Authority on account of a Concessionaire Event of Default, the Concessionaire shall not be entitled to receive any payments from the Concessing Authority.

❖ Force Majeure:

○ Termination Payments to Concessionaire for Force Majeure Events:

- i) If the Termination in on account of Non Political Event, the Concessionaire shall be entitled to receive only insurance covers. The Concessioneing Authority shall not be entitled to pay any amount to Concessionaire.
- ii) If the Termination of this Concession Agreement is on account of a Political Event, the Concessionaire shall be entitled to receive from the Concessioneing Authority by the way of Termination Payment an amount equal to:
 - (a) The total Debt Due, plus
 - (b) 100% (one hundred percent) of the outstanding Subordinated Debt, if any, plus
 - (c) 125% (one hundred twenty five percent) of the Equity (subscribed in cash and actually spent on the Project) if such Termination occurs at any time during the two years from the Compliance Date and for each successive year thereafter, such amount shall be reduced by 1.2% (one point two percent) per annum.

❖ Transfer of Facilities

- On the Transfer-Date, the Concessionaire shall, transfer and assign to the Concessioneing Authority or its nominated agency, as the case may be, free and clear of any charges, liens and Encumbrances created or suffered by the Concessionaire after the Compliance Date of all the Concessionaire's right, title and interest in and to the Works/ Project Assets and the Facilities. The Concessionaire shall also deliver to the Concessioneing Authority or its nominated agency on such date such operating manuals, plans, design drawings, reports, accounts and other information as may reasonably be required by the Concessioneing Authority or its nominated agency to enable it to continue the operation of the Facility either directly or by its nominated agency. The personnel of the Concessionaire shall continue to be the employees of the Concessionaire and the transfer of the Project Assets and the Facilities shall not in any manner affect their status as employees of the Concessionaire and they shall have no claim to any type of employment or compensation from the Concessioneing Authority or its nominated agency.



Center Diary
CHANDI, Mohali
No. 1276. Dtd: 23/6/08

- Members**
- (i) Financial Commissioner, Revenue
 - (ii) Principal secretary to Government of Punjab
Department of Finance
 - (iii) Principal Secretary to Chief Minister, Punjab
 - Special Permanent Invitee (OUVGL)**
 - (iv) Principal Secretary to Government of Punjab
Department of Local Government
 - (v) Secretary to Government of Punjab
Department of Planning
 - (vi) Secretary to Government of Punjab
Department of Housing and Urban Development
- Invitees**
- (vii) Financial Commissioner to Government of Punjab
Animal Husbandry
 - (viii) Principal Secretary to Government of Punjab
Department of Transport
 - (ix) Principal Secretary to Government of Punjab
Department of Tourism
 - (x) Principal Secretary to Government of Punjab
Department of Industries and Commerce
 - (xi) Secretary to Government of Punjab,
Department of Irrigation
 - (xii) Secretary to Government of Punjab
Department of Public works
 - (xiii) Secretary to Government of Punjab
Department of Medical Education & Research
 - (xiv) Chief Administrator
Greater Mohali Area Development Authority
 - (xv) Managing Director
Punjab Infotech
 - (xvi) Managing Director
Pepsu Road transport Corporation, Patiala
 - (xvii) Chief Engineer (Building)
Punjab PWD (B&R) Branch, Chandigarh
 - (xviii) Chief Engineer (IP)
Punjab PWD (B&R) Branch, Chandigarh

1072
23/6/08
Dary: 20/97
Date: 23/6/08

CA
20.6.08
GMC
AGW
23/6

Sub: Proceedings of the 78th Executive Committee meeting of Punjab Infrastructure Development Board.

Please find enclosed proceedings of the 78th Executive Committee meeting of Punjab Infrastructure Development Board held on June 12, 2008 at 12.00 noon under the Chairmanship of Chief Secretary, Punjab, in the committee Room, 6th Floor, Punjab Civil Secretariat, Chandigarh for your kind perusal and necessary action.

2. Action required to be taken by your department may kindly be initiated and intimated, so that the status can be apprised to Executive Committee in its next meeting.

Chief General Manager
For Managing Director

- Copy to:**
- (i) PS to CS for necessary action and kind information of CS
 - (ii) PS to MD for Kind informaton of MD/PIDB

12. **Status of Infrastructure Projects.**
Noted

SUPPLEMENTRY AGENDA

1. **Properties Identified under the Optimum Utilization of Vacant Government Lands (OUVGL) Scheme: PWD Land in Civil Station Area, Bathinda.**
EC approved the proposal contained in para 2 of the agenda item.

2. **Properties identified under the optimum Utilization of Vacant Government Lands (OUVGL) scheme. 147 Bighas of Land Animal Husbandry Department in Patiala.**
The status was noted. EC approved the proposal contained in para 7 of the agenda item and decided that Department of Animal may take steps to mutate the property in the name of PIDB under OUVGL scheme.

3. **Income and Expenditure Statement for the F.Y. 2007-2008**
Noted and Approved.

4. **Bus Terminal at Mohali, Bathinda and Patiala on PPP mode: Approval of Request for Proposal (RFP) document.**
The projects were discussed in detail. M/s IL&FS-the Project Developer for Patiala & Bathinda Bus Terminals and M/s FVPL-the Project Developer for Mohali Bus Terminal gave detailed presentation on the project concepts, project components, project scope, concession period, financials, salient features of the RFP, bid process management process carried out etc. to the Executive Committee.

Executive Committee noted the bid process management carried out. After detailed deliberations, Executive Committee approved the evaluation of the EOIs. EC also approved the proposed RFP documents for the Bus Terminals at Mohali, Bathinda and Patiala for issuance to shortlisted bidders and calling of bids.



Ref.No.PIDB/MD/08/

Dated

Via Registered Post AD/ Speed Post AD

Akruti City Limited,
Akruti Trade Centre, 6th Floor,
Road No. 7, Marol MIDC,
Andheri (E),
Mumbai-93.
Tel: 022-67037400

O/o Architect & AGM (Pr.)

C No. 2266

Dated 27-8-08

Handwritten notes: 1509, 27/8/08, RA, 25/8, AN (2008)

Sub: Development of Bus Terminal-cum-Commercial Complex at Mohali under PPP format

Notice of Award

Dear Mr Misra,

1) We refer to your Proposal dated 28th July, 2008 in response to our Request for Proposal (RFP) document dated June 2008 and to the Addendum-I issued to the RFP thereafter.

The capitalized terms used herein shall have the same meaning as set forth in the draft Concession Agreement to be executed in terms of the RFP document and this Notice of Award.

2) We are pleased to inform you that your above referred Proposal, including the Financial Proposal, has been accepted and you are being issued this Notice of Award subject to the following terms and conditions:

a) As per your Financial Proposal dated 28th July 2008, the Upfront Consideration payable for the Project shall be Rs 201 Crores (Rupees Two Hundred and One Crores only) and payable in accordance with the provisions of the RFP document.

b) You shall provide the following within three weeks of the receipt of this "Notice of Award":-

i. 50% of the Upfront Consideration of Rs. 201 Crores i.e. Rs 100.50 Crores (Rupees One Hundred Crores and Fifty Lakhs only) in favour of Greater Mohali Area Development Authority (GMADA) through a "Demand Draft" issued by a scheduled bank and payable at Chandigarh. However, it is clarified that as per Article 5.1 of Section-II of the RFP Document, the balance 50% of the Upfront Consideration i.e. Rs 100.50 Crores (Rupees One Hundred Crores and Fifty Lakhs only) shall be submitted/ deposited by you within six months from the Proposal Acceptance Date (i.e. the date of signing of the Concession Agreement).

ii. Construction Performance Security of Rs. 10 Crores (Rupees Ten Crores) in the form of an unconditional and irrevocable Bank Guarantee in local currency issued by a scheduled bank and payable at Chandigarh. The Performance

PUNJAB INFRASTRUCTURE DEVELOPMENT BOARD

SCO 89-90, Sector 34, Sub City Centre, Chandigarh - 160 022. Phones : 91-172-2665417, 2665614, 2620737. Telefax : 91-172-2665596.

E-mail : mdpidb@ptide.net in Visit us at : www.pidb.org

Center Diary GMADA, Mohali No. 18952 Dt. 20/8/08

Center Diary GMADA, Mohali Dt.

Handwritten notes: CTP AGM, 27/8/08, A-1

Security shall be in favour of "Greater Mohali Area Development Authority". The format of the Bank Guarantee is enclosed herewith. The Bank Guarantee should be in the prescribed format.

- iii. The Project Development Fees of Rs 1 Crore and 25 Lakhs (Rupees One Crore and Twenty Five Lakhs only), by way of a "Demand Draft" in favour of "Punjab Infrastructure Development Board" and payable at Chandigarh.
- iv. In case you form a Special Purpose Company (SPC) for this Project, then you shall be required to furnish a Deed of Guarantee towards any such SPC formed as per Appendix-IV of Addendum-I to the RFP Document.
- c) You/ SPC shall sign the Concession Agreement with Greater Mohali Area Development Authority as per the terms and conditions of the RFP Document dated June 2008 and Addendum-I to the RFP which was issued subsequently.
- d) Without prejudice to any other rights and remedies available to GMADA/ PIDB, it is mentioned that in the event you/ SPC fail to comply with Clause 4.12.1 of Section-I of the RFP Document provided by us, GMADA/ PIDB shall be entitled to cancel the award and forfeit the Proposal Security and any other amount deposited till that time as 'Damages'.
- e) You/ SPC shall comply with all the terms and conditions of the RFP document dated June 2008 and Addendum-I issued to the RFP thereafter

It may also kindly be noted that in the event you fail to comply with any one or more of the terms and conditions mentioned in the RFP document (including those mentioned herein above) within the time and in accordance with the manner prescribed therein, we, in addition to all other rights and remedies that may be available to us under the provisions of the RFP document and the applicable laws, shall be at absolute liberty and freedom to treat your Proposal as rejected and deal with the captioned Project as we may deem fit in our absolute discretion.

Kindly acknowledge receipt of this Notice of Award.

We look forward to an early compliance of the above mentioned requirements by you and commencement of work on the project site.

**Chief General Manager
for Managing Director**

Endst. No. PIDB/ MD/ 08/5763(A)

Dated 21/03/08

✓ The Chief Administrator,
Greater Mohali Area Development Authority,
Mohali.

.....for information


**Chief General Manager
for Managing Director**

5. Bus Terminal at Mohali on PPP mode: Award of work

1. Request for Proposal (RFP) document for the bus terminal project at Mohali was considered and approved by the Executive Committee in its 78th meeting held on 12.06.2008. The bid process management for pre-qualification of bidders, carried out by FVPL-the Project Developer was also noted by the Executive Committee.
2. The approved RFP was issued to 25 shortlisted parties. Pre-bid meeting was held on 08.08.08. Based on the discussions during the pre-bid meeting, clarifications to the bidders (pages 90 to 99) were issued and last date of receipt of bids was extended to 05.08.2008. Status of the bids received, technical & financial evaluation of the bids received is at pages 100 to 105 and reads as follows:-
 - Out of the total 25 (twenty five) pre-qualified* bidders, following 5 (five) submitted bids for the project.
 - i. TDI Infrastructure Limited, New Delhi (Lead) and M/s Ridge View construction Private Limited, New Delhi- Consortium
 - ii. M/s Akruiti City Ltd., Mumbai
 - iii. Unity Infraprojects Limited, Mumbai
 - iv. Era Infra Engineering Limited, New Delhi
 - v. Spirit Global Constructions Pvt. Ltd., New Delhi
 - The technical proposals of all the bidders were opened on 5th August, 2008 at 1530 hours in the committee room of PIDB wherein the representatives of the GMDA, PIDB, Feedback Ventures and the bidders were present.
 - Technical evaluation of the bids was carried out by FVPL. The evaluation report was considered by the SSC in its meeting held on 06.08.2008. Technical evaluation report and the proceedings of the SSC meeting are at pages 100 to 102 and pages 103 to 104, respectively.
 - Thereupon, financial bids of the qualified bidders were opened. Following table describes the financial bids of the qualified bidders:-

S.No.	Name of the bidder	Upfront Consideration (Rs. In Cr.)
I.	M/s Akruiti City Ltd., Mumbai	201.00

2.	Spirit Global Construction Pvt. Ltd. . New Delhi	51.51
3.	Unity Infraprojects Limited, Mumbai	12.00
4.	TDI Infrastructure Ltd.	10.00
5.	Era Infrastructure Ltd., New Delhi	7.50

M/s Akruti City Ltd., Mumbai comes out be the H1 bidder for the Mohali Bus Terminal project and has been recommended to be issued award of work. Recommendations of Project Developer are at page 105.

3. The bidding parameter for award of work was "Upfront Consideration". Accordingly, matter for award of work to M/s Akruti City Ltd., Mumbai-the H1 bidder for the Mohali Bus Terminal project, is placed before the Executive Committee for consideration and approval.

Development of Bus terminal cum Commercial complex at Mohali

Addendum-I to RFP Document

S.No	Section No	Heading	Clause No	Page No	Detail of Clause	Pre Bid Query	Clarification
1	Section No-I	End of concession period	2.1.14	7	It should be clearly understood that at the end of the concession period, GMADA can decide to run the property on its own, or reconcession to a third party or manage it in some other manner which GMADA may deem fit.	The First right of refusal should lie with the concessionaire	No Change
2	Section no I	Development Parameters to be followed	2.6	10	Permitted FAR-3	The bye-law mention that FAR for commercial is 1.5, it is not followed?	FAR for the project is 3.
3	Section no I	Development Parameters to be followed	2.6	10	JECS * per 100 sqmt covered area on the floor	Area per ECS will be less in case mechanised parking facility is allowed to be used. Please confirm whether the concessionaire shall be allowed to use mechanised parking facility also?	Concessionaire will be allowed to construct Mechanised Parking, subject to approval of design of Project Facility by the Concessioneing Authority/Design Approval Committee/Independent Engineer.
4					Take over the peaceful and vacant possession of the leased premises, as and when handed over by GO MP	Entire site may be handed over free of encroachments before start of work. Also the concession period should commenced from the date of receipt of all the clearances including Environmental Clearance.	The site shall be handed over to the Concessionaire free of encumbrances/encroachments by the Concessioneing Authority within Conditions Precedent Period. The Concession Period starts after both parties have issued the Certificate of Compliance to each other as per Clause 4.4 of the Section II: Draft Concession Agreement.
5	Section no-II	Scope of Project	2.1 c	19 of 95	Ensure that the Bus terminal and related passenger amenities are constructed at the ground floor of the complex.	Kindly clarify whether it is mandatory to built bus terminus and related passenger amenities at Ground level or it could be placed at any other level?	The Concessionaire can build few of the bus terminal activities on levels other than ground floor level, subject to approval of design of Project Facility by the Concessioneing Authority/Design Approval Committee. However, as defined in the RFP document at the end of 20 years from the Compliance date, Concessionaire have to hand over the bus terminal area & related facilities as defined in Schedule II of Section III of RFP document (on whichever level/floor) to the Concessioneing Authority.
6	Section no-II	Scope of Project	2.1 c	19 of 95	Construction of Commercial complex including all internal and external services — fire fighting system and Electrical system including Electrical Sub station	The concessionaire should be provided with Electrical supply at Sub station further distribution of Electricity should be liability of Concessionaire.	No Change.
7	Section no -II	Action in support of the concession	3.3 g	22 of 95	The concessionaire shall take all necessary approvals / licenses from the competent authority.	The department should arrange the approval from other agencies/local bodies in the interest of project.	The Concessioneing Authority shall facilitate the Concessionaire in taking necessary approvals
8	Section no -II	Concession Period	3.4.2	23 of 95	It is hereby acknowledged that after the expiration of 20 years and on transfer of the Bus terminal and the related facility, the concessioneing authority shall have the discretionary right to retain or replan the stated area in a manner not similar to the existing Project.	Kindly clarify what is meant by replan of the stated area after the expiration of 20 years and on Transfer of the Bus Terminal and the related facility.	It is clarified here that at the end of 20 years from the Compliance Date, the Concessioneing Authority may at its own discretion shall decide to continue the same use or replan the bus terminal area into another use as per Landuse permitted in the existing Zoning Plan of the site. It is specifically mentioned here that Concessionaire shall be given 'First Right of Refusal' for the project as decided by the Concessioneing Authority for the bus terminal & related facilities Area after expiry of 20 years from the Compliance Date.
9						We need a clarification on this clause as it says that after the terminus building is handed over to the government they can make changes in the building which may or may not comply with the design philosophy of the complex. What are the changes anticipated in the future that can be possible?	Please refer above clarification.

S.no	Section No	Heading	Clause No	Page No	Detail of Clause	Pre Bid Query	Clarification
10	Section no -II	Concession period	3.4.1	23 of 95	The concession period for the project shall commence from the compliance date and shall extend for a period of 90-years from such date and during which concessionaire is authorized to implement the project and to operate the Project facility in accordance with the provision here of.	The lease period of commercial area is 90 years, please clarify whether it should be treated as perpetual lease or not then please clarify whether Rent control act will override this agreement in this lease agreement/sublease agreements?	It is specifically clarified that it shall not be treated as Perpetual Lease. The Concessionaire has to transfer back the Project Facility to Concessioning Authority at the termination of the Concession Period. Rent Control Act and all other applicable Acts will override this agreement.
11						The creation of charge/mortgage on commercial area (excluding land) should be allowed to term loan lenders. As the project falls under real estate category, it will be beneficial for project if such securities are provided apart from cash flows.	Please refer to Clause 3.3 (d) of Section II of RFP document.
12						Further please clarify who will have the land rights and the terrace rights of the terminus building after the Concession period?	Concessionaire have to hand over back the Project Facility including land to the Concessioning Authority after the Concession Period.
13	Section no -II	Annual Concession Fee and Up Front Consideration	5.1.a	28 of 95	Annual concession fee payable to the concessioning authority shall be 5% of the upfront consideration which shall be increased every year at the rate of 5% per annum, over the previous years Annual Concession Fee.	Please clarify the service tax applicable on annual lease rentals payable to GMADA.	All applicable taxes etc shall be borne by the Concessionaire. Please refer Clause 8.1 xxiv) of Section II of RFP document.
14	Section no -II	Obligation of Concessionaire	8.1XXIV	35 of 95	To pay at its own cost all applicable existing and future taxes / charges/ fee/ levies including the property tax house tax; stamp duty, registration charges and any other legal documentation charges, if any in respect of the said project facility including land as leviable.	The Concessioning Authority should bear any new tax imposed apart from the mentioned taxes as well as statutory raise of such taxes after submission of tender. It is also requested that exemption of Excise and Customs duties be allowed for import of machinery and technology.	No Change.
15						Escalation clause shall be introduced in the document in order to safeguard the concessionaire from the rising prices of cement, steel and other materials, during the construction period.	No Change.
16	Section no -II	Condition precedent for Concessionaire	4.3	26 of 95	Clause 4.3 under Concession agreement states the condition precedents for concessionaire:	It include achievement of financial closure under sub point "e", the time provided to fulfill the condition precedents is 120 days from proposal acceptance date under clause 4.4. But under clause 19.1.1 of concession agreement, the time provided for financial closure is 180 days. Please clarify which days should be treated for fulfillment of condition precedents and compliance certificate.	Please refer to the Definition of "Financing Documents" on Page 11 of 95 of Section II of RFP document. However, Financial Close has to be met within 180 days. Please refer to definition of "Financial Close" on Page 11 of 95 of Section II of RFP document.
17	Section no -II		8.1	37 of 95	it is mandatory for the concessionaire to charge at all times during the operation and Maintenance Period, from each sub lease, an annual lease rent per square feet (in Rupees) of the Built up area leased out to the sub lessee by the concessionaire.	Under Clause 8.1 of concession agreement sub point "xxviii" states the charging of minimum sub lease from commercial area. Please clarify (a) whether it is over and above the annual lease rentals payable by the concessionaire or it is part of annual lease rentals. (b) If it is part of annual lease rentals then it should not be mandatory because it may vary depending on marketing strategy of the developer.	The clause is limited to the extent of calculation of the Lease Rental rate in terms of Rupees per sq.ft below which the Concessionaire shall not be enter into any agreements with the Sub Lessee.
18	Section no -II	Supply power, water and other consumables	8.15	42 of 95	The concessionaire shall be solely responsible, at its own cost, for the total supply of the electricity, water, fuel, consumables and any other services required for the purposes of the works in the project, for the entire Concession period.	Clause 8.15 of concession agreement states the supply of power, water and other consumables during the entire concession period by the concessionaire. Whereas under clause 15.1, the concessionaire is not required to operate and maintain the bus terminal facilities after 20 years. Please clarify (a) whether charges payable under clause 8.15 will be applicable after 20 years for bus terminal facility.	After the transfer of the Bus Terminal Facility to the Concessioning Authority, the rights on the Concessionaire on the Bus Terminal and related facility shall be cease to exist and shall not continue to pay charges to the extent of the Bus Terminal and related activity which have been transferred to Concessioning Authority. However, it is clarified that Concessionaire shall be liable to pay any charges / penalty/fees to such agencies which is due and payable on date of transfer of the Bus Terminal back to the Concessioning Authority.

S.no	Section No	Heading	Clause No	Page No	Detail of Clause	Pre B/very	Clarification
19	Section no -II	Concessionaire Event of Default	22.3	71 of 95	The concessionaire fails to provide with the Helipad facility and take necessary approvals from the statutory bodies	Clause 22.3 sub point "xiv" concession agreement should not be included in concessionaire event of default. Because it will depend on state/central government policies and clearance under security zone area.	No Change
20	Section no -II	Termination payment for Termination by Concessionaire	23.1	74 of 95	Upon termination by the concessionaire on account of the concessioning authority Event of Default under Articles 22.1 and 22.2, the concessionaire shall be entitled to receive from the concessioning Authority by the way of Termination Payment a sum equal to : _____	Termination payment under clause 23.2 of concession agreement should include upfront fees payable to GMADA	No Change.
21	Section no -II	Termination payment for Termination by Concessionaire	23.1	74 of 95	Termination of the concession Agreement pursuant to Article 26.10, Termination payment to the concessionaire shall be made in accordance with the following. a) If the termination of this concession is on account of a political event the concessionaire shall be entitled to receive the appropriate Insurance (converts) Only.	Termination payment under clause 26.11 sub point(i) should be maximum of total debt due or insurance cover.	No Change
22	Section no -II	Non - Political Force majeure Events	26.2	78 of 95	For the purposes of Article 26.1, Non political Force majeure Events shall mean one or more of the following _____	Clause 26.2 of concession agreement states Non political force majeure events; sub points "iv & v" should not be included under this clause. As per other standard documents approved by planning commission these points should be treated as Indirect Non Political Events. Further the termination payment under Indirect non political event should be as per clause 26.11 sub point (iii)	No Change.
23	Section no -II	Maintenance Board	29.1	86 of 95	On the operation date of the Bus terminal, the concessioning Authority shall appoint a maintenance board. The maintenance Board shall consist of representative of the Following and any other member duly nominated by the concessioning Authority.	Please clarify whether any fees will be payable to board members to be appointed under clause 29.1 of concession agreement.	No Fees will be payable to the board members to be appointed under Clause 29.1 of Concession Agreement
24	Section no -II	Local Taxation	31.1	87 of 95	The Concession Agreement shall include all charges towards import license, Toll, Customs duties, import duties, business taxes etc., That may be levied in accordance with the applicable laws as on the Proposal Acceptance Date in INDIA _____	Please clarify the applicability of property tax on project site	All applicable taxes etc. shall be borne by the Concessionaire. Please refer Clause 8.1 xxiv) of Section II of RFP document.
25	Section-III	Value of Performance security	Schedule XIII	80	The value of performance security for the various phases of the project shall be set out in this schedule	O&M guarantee of Rs 3 crore and Rs 2 crore should be deleted because non fulfillment of O&M conditions are already covered under concessionaire event of default.	No Change.
26	ZONING PLAN & REGULATIONS					The zoning plan for the site earmarked for the project is required as the building regulations provided in the tender document do not specify all the regulations for making a detailed design proposal, for which various other details are required. Details such as the setbacks of the plot, the mandatory green areas to be left, etc. are required. The zoning plan also specifies various public facilities which will be mandatory to be provided when we are doing a development of this scale. kindly provide the relevant details.	The Zoning Plan of the Project Site is enclosed to this Addendum-I to RFP document.
						The zoning of areas also varies as per the Master plan of the city. Kindly clarify which area is to be followed.	The Zoning Plan attached to this Addendum-I shall be followed.

S.no	Section No	Heading	Clause No	Page No	Detail of Clause	Pre By	Clarification
27		BASEMENT - WHETHER ALLOWED UP TO THE SETBACK LIMITS				very	Please refer to the Zoning Plan
					The tender document specifies that we can make the basements for parking, but the extent up to which the basements are allowed in the plot is not specified. We would require clarification on the area of the basement that would be permissible to be built. In many cases the authorities do allow to make the basement up to the setback limits of the plot. In such cases the basement area is not limited to the ground coverage of the building.		
28		WHETHER ANY AREA TO BE LEFT AS THE SITE ABUTTS NATIONAL HIGHWAY					Please refer to the Zoning Plan
					In case when any development is adjacent to the National Highway, it is mandatory to leave area in the plot on the side abutting the National Highway. Since the width of the National Highway is not mentioned in the details provided. We are not clear as to how much land is to be left on the side abutting the National Highway. Kindly clarify?		
28		MINIMUM HEIGHT OF THE BUILDING FOR CONSTRUCTING HELIPAD					The minimum height of the building shall be 10 storey (36.5 m) above plinth level. Please refer to Schedule-I of the Section-III of RFP document.
					In the tender document it has been specified that we have to make a provision of Helipad in the complex. We need a clarification on what will be the minimum height of the building for providing a Helipad, as most of the Authorities do specify the height of the building as the minimum criteria for allowing the provision of Helipad.		
					In case if it is to be provided on the ground then what will be the clear area on ground to be left around?		Helipad shall not be provided at the ground level.
29							
					We would also like to enquire that whether the terminus building can be on 2 levels so that the arrivals and departures from the terminus could be totally segregated.		The Concessionaire can build few of the bus terminal activities on levels other than ground floor level, subject to approval of design of Project Facility by the Concessioning Authority/Design Approval Committee. However, as defined in the RFP document at the end of 20 years from the Complianace date, Concessionaire have to hand over the bus terminal area & related facilities as defined in Schedule II of Section III of RFP document (on whichever level/floor) to the Concessioning Authority.
30		ENTRY & EXIT POINTS TO THE SITE					Please refer to Zoning Plan.
					Since the proposed site is located on the corner of a heavy traffic junction there has to be a minimum distances left from the corners of the plot, after which the gates will be allowed to be made. We would like to understand what are the minimum distances to be left from the corners?		
					We would also like to enquire about the no. of entries and exits that will be allowed into the complex. This is required since we have a mixed usage inside the complex of Bus Terminus and commercial activity, we would like to segregate the traffic of both the activities.		Concessionaire shall design the entire project facility in manner keeping in mind the applicable safety norms/factors etc.
31		MINIMUM AREA TO BE BUILT FOR BUS TERMINUS					Please refer to Schedule-II of the Section-III of RFP document.
					We would like to understand what is the minimum commitment that the authority would expect in terms of the built up area of the terminus building apart from the open spaces required for the terminus building.		
32		TERRACE PARKING - ALLOWED OR NOT					Please refer to Zoning Plan.
					Is parking facility permissible on the terrace level of the building or it will be free from FAR allowed?		
33		IS STILTS AT 2 LEVELS ALLOWED					Multi level parking shall be free from FAR.
					Is it allowed to have a multilevel parking in the complex, and whether it will be considered free from FAR or not? This query is raised because we understand that the parking requirements asked would be a difficult proposition to be fulfilled in the basements and surface.		

Sr. No.	LOCAL BUSES ENTRY IN THE COMPLEX REQUIRED	Detail of Clause	Pre Bidding Query	Clarification
		JT	In most of the Bus Terminus buildings there is a direct connectivity of the city bus service to the bus terminus complex. We would like to understand whether the authorities are planning to integrate the city bus service into the Bus Terminus and whether we need to provide some bays for the city bus service (embarking/disembarking)	
35	AT THE TIME OF HANDING OVER OF THE TERMINUS BUILDING TO THE GOVT WHAT WILL BE		IT should be the liability of concessioning Agency that all bus should be routed through the terminal What will be the demarcation of the facility at the time of handing over the terminus facilities to the Government? This will have a bearing on the planning of the terminus building. We would also like to understand whether we can have common infrastructure for the terminus as well as the commercial development.	Concessioning Authority may issue a notification regarding the same. Please refer to Clarification given at Sr. No. 5 above
36	IS CONSTRUCTION OF COMMERCIAL COMPLEX ALLOWED ON TOP OF TERMINUS BUILDING		Whether the demarcation will also be in terms of open areas, means of access, parking facilities and other public amenities. Kindly confirm? Is it feasible to have one built form for the entire complex where we have the bus terminus, commercial activity and other facilities on different levels? This will mean we have one integrated complex which has various activities in the same building.	Please refer to Clarification given at Sr. No 5 above Yes, Concessionaire can build an Integrated Complex, subject to approval of design from the Concessioning Authority.
37	CAN A COMMON ACCESS TO THE COMPLEX BE TAKEN FOR TERMINUS AND COMMERCIAL		Is it allowed to have a common entry and exit to the complex for the terminus building and the commercial building? This will mean persons coming to either the bus terminus or the commercial building will have only one access to the plot.	Design should not encourage the conflict of various movements of public & traffic etc. and subject to approval of design by the Concessioning Authority.
38				
39			We shall be allowed to Electrical supply and water from Municipal corporation during the construction period.	Concessionaire shall be responsible for electrical supply and water supply from Municipal Council/concerned authorities as per applicable procedure.
40			Kindly provide details of location of main sewer line discharge	Main sewer line are not passing through the site.
41			Concessioning Authority should provide the solid waste disposal	Waste Disposal shall be as per applicable norms procedures prescribed by concerned local authorities.
42			Steel should be allowed from primary producers as well as sec	No Change.
43			Clearance for Environment should be arranged by the Concessioning Authority.	No Change.
44			Kindly provide soft copy of the drawings of the existing sewer line which will facilitate the better design of the structure with no obstruction services.	Please refer the REP document.
45			Existence of underground/overhead cables, W/S, sewer lines, drain and any other feature, already laid/passing through the sites i/c their specifications to be indicated clearly on the drawings. Kindly provide quantum and specification of properties i/c Water supply, sewerage distribution and electricity distribution network to be demolished/relocated in Part 1 & 2?	Kindly refer Appraisal Survey Drawing enclosed in the Addendum. Bidders may collect additional data from the site and other agencies in the area. Details shall be provided in the REP document.
46			It is requested that Concessioning Authority may provide meter	Concessionaire shall be responsible for electrical supply and water supply from Municipal Council/concerned authorities as per applicable procedure.
47				Use of any material for all any works shall be got approved from the Independent Engineer before start of construction of all any work.

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No	Section No	Heading	Clause No	Page No	Detail of Clause	Pre Bid	Clarification
48						Kindly obtain the clearance for removal of trees before	The same shall be the responsibility of the Concessionaire. However, Concessioning Authority will facilitate in getting the approvals.
49							
50						Shifting facility of existing residents (at present in Part 1) to new	Concessionaire shall be provided the project site free from any encroachances by the concessioning Authority.
51						Clearance from High Rise Committee for designing high rise Operation and management of Bus terminal shall be responsibility of the Concessionaire.	Please refer to the Clause 4.3 of Section II of RFP document Operation & Maintenance of the Bus Terminal Area shall be the responsibility of the Concessionaire. However, Management of the Bus Operations shall be the responsibility of Department of Transport.
52						Kindly obtain whether Annual lease rental is inclusive of service tax?	
53						As per the Sch, bidder has to comply certain facilities for commercial complex such as mall, food court, multiplex, office etc. Pl clarify whether it's mandatory to comply all of these requirements or can the bidder utilize the space only for one or two of such facilities. Also, if we can utilize the space for facilities other than what is mentioned in this schedule? If yes, is there any restrictions in % area for each of such development?	Bidder can choose any facilities for commercial complex as mentioned in RFP document. However, The Concessionaire may use or allow the use of the Project Facility for other activities, which are not envisaged in RFP document, only after prior written approval of the Concessioning Authority. However, the decision of the Concessioning Authority shall be final in this regard.
54							
55						Whether 6 lakhs sq. ft. 10 Storied building etc (as given in the RFP) is minimum or can be enhanced/modified?, Keeping the conditions of land use (i.e. FAR, 3, and 40% Ground coverage given in the RFP)	The Height & built-up area mentioned in the RFP document is the Minimum requirement for the project. However, concessionaire can build the project facility as big as he wishes keeping into consideration the development controls mentioned in the RFP document i.e. FAR, Ground Coverage etc.
56						Helipad: It is said that concessionaire would be required to take all clearances and approvals in relation to the helicopter services and the provision of Helipad from the concerned statutory bodies	Concessionaire shall take the necessary approvals for Helipad facility from Director, General of Civil Aviation (DGCA) and other concerned agencies. However, Concessioning Authority will facilitate the concessionaire in getting such approvals
57						Who is the Approving authority/ dept for the construction and operation?	
58						Should helipad necessarily be on the top of building?	It can on any appropriate floor as per the guidelines/approval from concerned authorities. It is specifically mentioned that Helipad shall not be designed at Ground Floor
59						As per this no Garage/ work'shop is envisaged, pl confirm.	No Workshop is required to built for bus terminal
60						a) Can we allow public parking (other than mean for users of Bus Terminal Buildg/ commercial complex?) say for cars, two wheelers, autos Etc.	Concessionaire can develop additional parking after full filling the parking for the Project Facility as per the norms mentioned in RFP document.
61						b) Can we have a separate multi level parking building?	Separate Multi Level Parking can be build by the Concessionaire.
62						As per this Clause, Parking for commercial development is 3 ecs per 100 sqm. Covered area-	Concessionaire can provide the parking on surface, underground or multi storied, except as mentioned in RFP document
63						Clarification required on whether this is for open parking also and also it looks 3-ECS per 100 sqm is more and with this no of parking will be less.	
64						The clause describes scope of activity of Passenger amenities	Concessionaire can choose the facilities to be provided out of this list, subject to approval of design by the concessioning authority. However, the facilities required for passengers shall be provided in the bus terminal area. These facilities (passenger & bus terminal related) shall be provided in the passenger concourse
65						a) Do we need to provide all the facilities which are listed out in the Annex-II? Pl confirm. We think some of it like ice cream parlours, textile retail outlets, barber shop, professional may not be necessary. Please confirm	
66						b) Please Provide the area for each of these listed amenities required for us to consider in our proposal	

S.No	Section No	Heading	Clause No	Page No	Detail of Clause	Pre By	Very	Clarification	
67								It is mentioned that arrangement of material requirements for the project and disposal of all the material wastes and debris	As per applicable rules, norms & sites designated by the local authorities.
68								Please clarify the type of arrangement, and where to dispose it off and location if any?	
69								Can we plan the Bus terminal and commercial complex as two different buildings, adhering to the FAR & Ground coverage etc? If yes, is it mandatory to keep the height as 10-storeyed?	Yes, Concessionaire can build an integrated Complex, subject to approval of design from the Concessioning Authority
70								Clause states that the exclusive right, authority and authorization during the subsistence of this agreement, including extension thereof, to plan, design, finance, engineer, construct, develop, equip, operate, maintain, modernize and manage the project	Yes its mandatory to build minimum 10 storeyed building as mentioned in the RFP document
71								QUE: Do we keep provision of the expansion of the Project while designing the project	Concessionaire can do expansion of the project keeping into consideration the development controls & other provisions of the RFP document, at a later stage during the concession period after due approval from the Concessioning Authority However, Project facility developed within 30 months of the Compliance Date shall be completed in all respects (except interiors of the commercial complex) as mentioned in the various provisions of the RFP document. However concessionaire can keep the provision for expansion as per the development controls & other provisions of the RFP document.
72								It is mandatory to modernize part of the project or full, what are the approvals we need to take while modernizing it.	
73								The clause say that the all clearancs will be taken by the successful bidder	Approval/clearances shall be taken by Concessionaire. However, Concessioning Authority will facilitate the concessionaire in taking such approvals.
74								Since the Project is PPP model Concessioning Authority should also be responsible for obtaining the clearances from the competent authorities. Please confirm.	
75								The Clause state that the Bus terminal & Commercial Complex and parking facilities at the GF and shall carry out the construction accordingly.	Please refer the Zoning Plan.
76								Clarify whether we can go for basement parking? And how many basements are allowed?	
77								Could you give more details about the Parking volume of car, auto, rickshaw, cycle etc, mentioned in the schedule and annexure for fees.	The parking requirements for the bus terminal are defined in Schedules and parking for the entire project facility shall be as per the norms defined in the RFP document.
78								As per this Cl, concession period for the commercial complex is 90 years. If the concessionaire has to renovate/reconstruct the building at a late stage, it maybe difficult to do the same with an operational bus stand at the ground floor. It is therefore suggested that the commercial complex and bus terminal can be kept separate, after suitably modifying the Ground coverage % to	Subject to approval of Design by Concessioning Authority.
79								Clause says that " After the expiration of 20 years and transfer of the bus terminal and related facility, the Concessioning Authority shall have the discretionary right to retain or replan the stated area in manner not similar to the existing project"	It is clarified here that at the end of 20 years from the Compliance Date, the Concessioning Authority may at its own descretion shall decide to continue the same use or replan the bus terminal area into another use 'as per existing Landuse permitted in the existing Zonning Plan' of the site.
80								How you will ensure the functioning of the commercial complex and originality of the project envisaged in commercial development is not hampered? It is therefore suggested that the commercial complex and bus terminal shall be kept separate after suitably modifying the Ground coverage % to	It is specifically mentioned here that Concessionaire shall be given 'First Right of Refusal' for the project as decided by the Concessioning Authority for the bus terminal & related facilities Area, after expiry of 20 years from the Compliance Date.
81									
82									

S.no	Section No	Heading	Clause No	Page No	Detail of Clause	Pre Bid Query	Clarification
83						Sub-lease Clarification required on whether this clause is applicable to Bus terminal building only or for commercial complex also?	For entire Project facility
84						Whether the user fee will be same for Govt. and private buses please confirm. Whether parking fee is applicable for Dept/Govt. vehicles also, PI confirm.	The Adda Fee shall be same for all buses as mentioned in RFP document.
85						Information on Bus routes	This can not be defined at this stage
86						Please provide us more details like overnight parking of the buses presently operating, for Govt. as well as for private buses.	
87						We request you to give the list of authorities/offices from whom we need to get the approval for the project and also provide us the Building Bye laws pertain to this project area.	Please refer to Zoning Plan.
88						Do we need to hire the same person for entire period if we selected anyone it	As per provisions of the RFP document and approval of Concessioning Authority.
89						Can we change the auditors.	
90						Do we have the right to choose other than list. Given in the RFP	
91						Independent Engineer,	One
92						How many independent Engineer are required for the project Envisaged	
93						Site investigation details such as, contour map, soil reports, bore log details, ground water table to may please be furnished	Please refer to Zoning Plan and Topographic Map.
94						Whether the Bus Circulation and concourse areas will be taken into account while calculating the FAR? Please clarify	No open areas shall be counted towards FAR.
95						Whether the dept will allow concessionaire to use power and water from the existing facilities during construction and O&M period? What are the tariff/charges for the same?	Concessionaire shall be responsible for electrical supply and water supply from Municipal Council/concerned authorities as per applicable procedure. The tariff charges shall be as applicable.
96						What are the submission other than the technical Bid as per clause?	Other than Technical Bid, Concessionaire has to submit Financial Bid & other requirements as per RFP document.
97						Whether the architectural drawings, concept plan, payouts, planets. Are required to be submitted with the bid?	No architectural drawings are required to be submitted along with bid.
98						What are the submission other than Financial Bid format as per the format E	Please refer above clarification
99						Can we build sky walk in place of subway?	No change. However Concessionaire can develop Commercial Space in the Pedestrian Subway, subject to approval of design from Concessioning Authority.
100						Can we lease out the operation and maintenance of commercial and bus terminal building to a single operator?	Yes.
101						Is there any Govt. grants/ concessions such as, Registration, any fee which is in the under direct control of the state govt.	No
102						Performance security should be retained only upto the period of 20 Years as compared to the said norm of 90 years	No change
103						There a number of trees existing in the proposed site. We expect that PIDB will obtain the necessary clearance for removing the trees from the concerned Dept. PI confirm	The same shall be the responsibility of the Concessionaire. However, Concessioning Authority will facilitate in getting the approvals.

Section No	Heading	Clause No	Page No	Detail of Clause	Pre Bid Query	Clarification
104					It's observed that the site occupied by Truck operators union and is being used for parking trucks. Also, there is an existing IOC petrol pump. We expect that the area will be handed over to the concessionaire free of encroachments. PI confirm.	Concessionaire shall be provided the project site free from encumbrances by the Concessions Authority
105					It is understood that upfront charge is the sole criterion for selection of bidder and no preliminary designs are to be submitted along with bid. PI confirm. In this case, as the Approval Committee can reject/ask the bidder for re-designs after award of work, the upfront charges, revenue calculations and the project cost done by the bidder may go wrong. Hence it is suggested that preliminary design are to be submitted with the bid.	No Change
106					We understand there is no land conversion charges. PI confirm/	There are no land conversion charges
107					Is there any identified quarries for materials/	Concessionaire is required to do the due diligence regarding the same.
108						As per provisions of RFP document
109					Any specified brands of cement / steel to be used?	
110					a) Taking over of the site on "as is where is" basis and planning, designing engineering, constructing and developing the project so as to ensure development of state of the art bus terminal cum commercial complex and arranging approval of competent authorities.	Concessionaire shall be provided the project site free from any encumbrances by the Concessions Authority
111					b) Site clearance and cordoning off site, providing and deputing of security Que: We expect PIDB do hand over the site free of any encumbrances please confirm.	
112					Can we get the scaled drawing for the site of bus terminal cum commercial complex on CD?	Please refer to Zoning Plan & Topographic Map
113					Can we get details of property tax required and any together taxes related to bus terminals? (All such taxes should be borne by the department & shall not be liable to the concessionaire.) Are there any transfer charges for transfer & sub lessee.	All applicable taxes shall be borne by Concessionaire.
114					5% of premium and 5% rise over the previous years premium is very high as a annual concession fee. With the calculation in the 60th year, 5% premium & 5% rise will be equal to premium quoted as on date. This is very exhaustive and requires to be reviewed.	No Change
115					Can we get the traffic analysis during peak hours & non peak hours? And respective timings with classification of vehicles. i.e light/ medium/ heavy.	Please refer to details provided in the presentation made during the pre-bid meeting.
116					Whether provision has to be made for inter state bus traffic?	Yes
117					Please clarify whether the terminal will serve as originating or termination points for public transport system.	
118					Whether segregation has to be made for city public transport system & inter state traffic system.	It is envisaged in RFP document
119					In the tender character classification of the bus terminal is not clear (whether inter state or city public transport)	It is clarified that all long route as well as short route uses will use this bus terminal
120					Whether servicing & minor repairing facilities are required within the premises & if required than to what extent?	This provision shall be restricted to minor repairs only as buses will be get repaired in workshops of respective operators
121					Common passages irrespective of width will be eligible for exemption under the provision of Rules & Byelaws.	Will be as per applicable norms by laws etc.

August 6, 2008

Dr. S S Sandhu, IAS
Managing Director
PIDB

Mr. Vivek Pratap Singh, IAS
Chief Administrator
GMADA

Mr. Mandeep Singh, IAS
Director
Department of Transport, GoP

Mr. G P S Mann
Chief General Manager
PIDB

Mr. Gagan Anand
Chief Legal Advisor
PIDB

Mr. R S Sandhu
Technical Advisor
PIDB

Subject: Development of Bus Terminal-cum-Commercial Complex at Mohali on DBOT format

Dear Sirs,

This is with reference to the Proposals submitted, by the pre-qualified bidders, on 5th August 2008. We would like to apprise you that out of total 25 (twenty-five) pre-qualified bidders, 5 (five) applied for the captioned project.

The list of pre-qualified bidders, submitting the Proposal for Mohali Bus Terminal-cum-Commercial Complex is as follows:

1. TDI Infrastructure Limited, New Delhi, (Lead) & M/s Ridge View Construction Private Limited, New Delhi – Consortium
2. M/s Akruti City Ltd, Mumbai
3. Unity Infraprojects Limited, Mumbai
4. Era Infra Engineering Limited, New Delhi
5. Spirit Global Constructions Pvt Ltd, New Delhi

The Technical Proposals of all the Bidders were opened on 5th August 2008 at 1530 hrs in the conference room of PIDB wherein the representatives of the GMADA, PIDB, Feedback Ventures and the Bidders were present. Feedback Ventures handed over the Financial Proposals to PIDB and has evaluated the Technical Proposals.

The Bidders were required to submit the Technical Proposal consisting of the following documents:

- a. Envelope 1: Proposal Security of Rs 50 (fifty) Lakhs
- b. Envelope 2:
 - i. Letter of Application and Interest
 - ii. General Information on the Bidder

- iii. Power Of Attorney for Signing of Application
- iv. Affidavit
- v. Original RFP Document duly signed (on each page) by an authorised representative as a token of acceptance.
- vi. Power of Attorney by Each Member of the Consortium in Favour of Lead Member
- vii. If Consortium/ JV
 1. Written Memorandum of Agreement, describing responsibilities and equity commitments of each consortium member.
 2. Letter from both the consortium members confirming that they
 - a. Participated in only one bid
 - b. Will be jointly and severally liable towards GMADA / PIDB

The details of the evaluation of Technical Proposal are enclosed as *Annexure A*.

We would like to apprise you that all the bidders, applying for the Project, have submitted the Proposal Security of Rs 50 Lakhs. Spirit Global Constructions Pvt Ltd, New Delhi; Era Infra Engineering Limited, New Delhi; M/s Akruti City Ltd, Mumbai and Unity Infraprojects Limited, Mumbai have submitted all the required documents, as per the RFP document and hence qualified. TDI Infrastructure Limited, New Delhi; (Lead) & M/s Ridge View Construction Private Limited, New Delhi - Consortium has submitted all relevant documents except the Memorandum of Agreement between the consortium members and requisite letters, from both the consortium members, confirming that they have participated in only one bid and also, that the consortium members shall be jointly and severally liable towards GMADA / PIDB. On clarification, the bidder has submitted the Memorandum of Agreement (MoA), dated 25th January 2008, through fax on 5th August 2008 and also, the letters have been received on 6th August 2008. Considering this, the bidder has been qualified.

In addition to the above stated, it is also brought to your notice that as per the RFP Document the Bidders were asked to submit one original and two duplicate copies of the Proposals. Here, Spirit Global Constructions Pvt Ltd, New Delhi have submitted the original copy of the Proposal however, the 2 (two) duplicate copies of the Proposal have not been submitted.

Pursuant to the evaluation, we would like to conclude that the number of bidders qualifying for the Project are 5 (five) and hence, eligible for opening of Financial Proposals.

We would request you to kindly convene a SSC meeting wherein the evaluation of the Technical Proposals shall be discussed and approved.

Thanks & Regards

for Feedback Ventures Pvt Ltd


Reena Singh
Legal Advisor

Encl: n/a

Development of Bus Terminal-cum-Commercial Complex at Mohali on DBOT basis

Annexure-A

S.No	Name of the Bidder	Proposal Security (Rs 50 Lakhs)	Letter of Application and Interest	General Information on the Bidder	Power of Attorney for signing of Application	Affidavit	Original RFP	Power of Attorney by Each Member of the Consortium in Favour of Lead Member	MOA	Deed of Guarantee	Recommendation
1	Spirit Global Constructions Pvt Ltd, New Delhi	✓	✓	✓	✓	✓	✓	NA	NA	NA	Qualified
2	TDI Infrastructure Limited, New Delhi, (Lead) & M/s Ridge View Construction Private Limited, New Delhi - Consortium	✓	✓	✓	✓	✓	✓	✓	✓	NA	Qualified
3	Era Infra Engineering Limited, New Delhi	✓	✓	✓	✓	✓	✓	NA	NA	NA	Qualified
4	M/s Akrti City Ltd, Mumbai	✓	✓	✓	✓	✓	✓	NA	NA	NA	Qualified
5	Unity Infraprojects Limited, Mumbai	✓	✓	✓	✓	✓	✓	NA	NA	NA	Qualified

FEEDBACK VENTURES

Making Infrastructure Happen

Feedback Ventures Private Limited
Third Floor, SCO 13 to 15, Sector 34A
Chandigarh 160022
Tel: 507 4846 Fax: (0172) 507 4847
Email: inquiries@feedbackventures.com

www.feedbackventures.com

August 6, 2008

Mr. V P Singh
Chief Administrator
GMADA

Mr. Mandeep Singh
Director
Department of Transport, GoP

Mr. Balwinder Singh
ACA, GMADA

✓ Mr. G P S Mann
Chief General Manager
PIDB

Mr. Gagan Anand
Chief Legal Advisor
PIDB

Handwritten initials/signature

Handwritten initials/signature

Subject: Development of Bus Terminal-cum-Commercial Complex at Mohali

Dear Sirs,

With reference to the captioned project, please find enclosed herewith the minutes of the SSC meeting held on 6th August 2008, for your perusal.

Thanks & Regards

for Feedback Ventures Pvt Ltd

Reena Singh
Reena Singh
Legal Advisor

Po. Intra- to Dev. Board

3643

07/07/08

Date

PROCEEDINGS OF THE SECTORAL SUB COMMITTEE MEETING HELD ON 6TH AUGUST 2008 FOR DEVELOPMENT OF BUS TERMINAL CUM COMMERCIAL COMPLEX AT MOHALI

Present:

Mr G P S Mann
Chief General Manager
PIDB

Mr Balwinder Singh
ACA, GMADA

Mr. Subhash
General Manager (P&D)
PUNBUS

Mr. A D S Virk
General Manager
FVPL

Mr. Sumit Chhabra
Sr. Manager
FVPL

Ms. Reena Singh
Legal Advisor
FVPL

Feedback Ventures Pvt Ltd apprised the officials present that for the Bus Terminal-cum-Commercial Complex at Mohali 5 proposals have been received on 5th August 2008 and the evaluation of the Technical Proposals has been carried out.

It was also brought to the notice of officials that all the bidders, applying for the Project, have submitted the Proposal Security of Rs 50 Lakhs. Spirit Global Constructions Pvt Ltd, New Delhi; Era Infra Engineering Limited, New Delhi; M/s Akruti City Ltd, Mumbai and Unity Infraprojects Limited, Mumbai have submitted all the required documents, as per the RFP document and hence qualified.

However, TDI Infrastructure Limited, New Delhi, (Lead) & M/s Ridge View Construction Private Limited, New Delhi - Consortium has submitted all relevant documents except the Memorandum of Agreement between the consortium members and requisite letters, from both the consortium members. On clarification, the bidder has submitted the Memorandum of Agreement (MoA), dated 25th January 2008, through fax on 5th August 2008 and also, the letters have been received on 6th August 2008. Considering this, the officials were of the view that since the required documents have been submitted and counter signed by the bidder's representative so the bidder should be qualified. In addition to the above stated, it was also stated that as per the RFP Document the Bidders were asked to submit one original and two duplicate copies of the Proposals. Here, Spirit Global Constructions Pvt Ltd, New Delhi have submitted the original copy of the Proposal and the 2 (two) duplicate copies of the Proposal have not been submitted. Here, the officials were of the view that as all the required documents have been submitted by the bidder in the *original proposal* hence should be qualified.

Meeting ended with vote of thanks to the chair.

FEEDBACK VENTURES

Making Infrastructure Happen

Feedback Ventures Private Limited
 Third Floor, SCO 13 to 15, Sector 34A
 Chandigarh 160 077
 Tel. 5074846 Fax. (0172) 5074847
 Email. inquiries@feedbackventures.com

www.feedbackventures.com

August 6, 2008

Dr. S S Sandhu, IAS
 Managing Director
 PIDB

Mr. V P Singh
 Chief Administrator
 GMADA

Mr. Mandeep Singh
 Director
 Department of Transport, GoP

Mr. Balwinder Singh
 ACA, GMADA

✓ Mr. G P S Mann
 Chief General Manager
 PIDB

Mr. Gagan Anand
 Chief Legal Advisor
 PIDB

Agenda for the 06

JA 11/9

MVP

Subject: Development of Bus Terminal-cum-Commercial Complex at Mohali

Dear Sirs,

This is with reference to the SSC meeting held on 6th August 2008, regarding the opening of Financial Proposals.

We would like to apprise you that 5 (five) bidders had submitted proposals for the captioned project and were technically qualified. Pursuant to the decision taken, the financial proposals of all the qualified bidders were opened in presence of the representatives of bidders, PIDB, GMADA, DoT and Feedback Ventures Pvt Ltd.

Following tables describes the financial bids of the qualified bidders:

S.No.	Name of the Bidder	Upfront Consideration
1.	M/s Akruvi City Ltd, Mumbai	Rs 201 Crores
2.	Spirit Global Constructions Pvt Ltd, New Delhi	Rs 51.51 Crores
3.	Unity Infprojcts Limited, Mumbai	Rs 12 Crores
4.	TDI Infrastructure Ltd	Rs 10 Crores
5.	Era Infra Engineering Limited, New Delhi	Rs 7.50 Crores

On opening and evaluation of the Financial Proposals, *M/s Akruvi City Ltd, Mumbai* comes out to be the III Bidder for captioned project and recommended for award of work. ✓

Thanks & Regards

for Feedback Ventures Pvt Ltd

Reena Singh
 Reena Singh
 Legal Advisor

fb. Infrastr + Dev. Board

3690
 07/08/08
 Date

6. Polytechnics at Rahon and Nanowal on PPP mode: RFP

1. Vide D.O letter 1079, dt. 22-02-2007, Director, Technical Education and Industrial Training, Punjab requested to re-start the project development processes for developing polytechnics at Rahon and Nanowal Vaid under PPP mode. Based on the request of Department of Technical Education and Industrial Training and timelines submitted by M/s Feedback Ventures Pvt. Ltd (FVPL), M/s FVPL have been mandated as Project Developer with a timeline of 8 (eight) months. This position stands noted by the Executive Committee in its 75th meeting held on 07.03.2008.
2. The Request for Proposal (RFP) document has been prepared by FVPL- the Project Developer, which is appended with the agenda. Approval to the RFP has been conveyed by the Department of Technical Education and Industrial Training, Punjab vide their letter 135TE/Civil/1020-21, dated 28.07.2008 (page 111). Amendments as suggested by the department have been incorporated by the FVPL in the final RFP. Executive Summary of the RFP is at pages 112 to 122 and reads as follows:-
 - An Agreement will be drawn up between the Department of Technical Education & Industrial Training, GoP (the Concessing Authority) Party) and the Successful Bidder (the Concessionaire) on PPP basis ("the Concession Agreement"). Revenues from the "Project" will accrue to the successful bidder ("the Concessionaire") undertaking the project.
 - **Eligibility Criteria:**
 - o Only those bidders meeting both the following "Minimum Eligibility Criteria" will be "Technically Qualified" for the project.
 - a) **Technical Capability**
 - Experience in running institute/s of technical nature with atleast 1200 students or any educational institution/s with atleast 2500 students, on rolls as on 31st March 2008, anywhere in the country or abroad.
 - b) **Financial Capability**
 - Should have minimum Networth of Rs 2 Crores (Rupees Two Crores Only) as on 31st March 2007.
 - Should have an average annual Turnover of Rs 3 Crores from educational institute/s of technical nature or an average turnover of Rs 6 Crores, from any educational institute/s, for the last three years (2004-05 to 2006-07), as per the latest audited annual report and balance sheet statements.

High Networth Route

The prospective bidder/s having a Networth of Rs 50 Crores (Rupees Fifty Crores Only) and above will be exempted from the above stated "Technical Capability" and "Financial Capability".

• Scope of Work:

The scope of work would consist of the following (varying from institute to institute):

Part I: Development Phase

During the development phase, various Civil, Public Health and Electrical Works shall take place and may consist of the following activities. However, the bidders are expected to carry out the activities, which are adequate as per the norms and standards specified by All India Council for Technical Education (AICTE) and also, for Commercial Operations.

Civil Works:

Incremental capital expenditure to substantially complete the Institute, as per approved plans, designs and specifications.

Repairs and finishing work:

- Completion of ancillary buildings, hostel accommodation & staff quarters.
- Other Brick works, internal & external finishing, incomplete boundary walls & flooring etc.
- Land leveling & earth filling.
- Fittings of doors & windows.
- Landscaping, grading, internal roads and culverts.

Public Health:

- Providing and laying internal water supply and plumbing services and sewerage and storm water collection and disposal.
- Source of water supply and distribution. Motor is to be installed to make water supply operational.
- Overhead tank
- Electrical Works
- Electrical connections and earthing of the system.
- Electrical fittings
- Electrical wiring
- Fans & Lights and other fixtures.

Purchase & installation of machinery & equipment in workshops and workplaces necessary for running different courses of the Institute.

Purchase and installation of laboratory equipment, apparatus and furniture.

The Bidder shall be required to construct the entire institutional complex (Polytechnic) as per the norms and standards specified by All India Council for Technical Education.

Part II: Management Phase

The Concessionaire would carry out the following activities:

- Appointment and deployment of trained academic instructors / staff and other support and administrative staff to conduct courses, as per laid down norms and standards of statutory authorities.
- All recurring expenditure and activities necessary for the conduct of courses at the institute.
- Procurement of all statutory approvals so as to satisfy all legal and regulatory requirements.

❖ **Commercial Consideration:** In consideration for the grant of the Concession, the Concessionaire shall, with effect from the date of Operation of Polytechnic and during the Management Period, pay to the Concessioneing Authority an Annual Concession Fee. The Annual Concession fee would increase with increase in Academic fee. The increase in Annual Concession Fee would be 10% of incremental Academic Fee receipts from (upto) 300 students. For reaching the figure of 300, students would be counted in ascending order of Academic Fee.

Revenue Sharing

At any time during the Concession Period, if the number of Students exceeds 300, the Concessionaire would share with the Concessioneing Authority 10% of the incremental Academic Fee. For reaching the figure of 300 numbers, all the students in ascending order of Academic Fee would be considered (students with lower Fee would be considered first).

The Concessionaire would pay this extra revenue to the Concessioneing Authority within 3 months of end of academic year or by 30th September, whichever is earlier. In case the Concessionaire delays the payment, a damage of 10% of the amount payable will be levied as per SBI medium term Prime Lending Rate plus 4% per annum till the date of making payment.

- **Right to develop the land:** DTE&IT would grant to the selected Bidder, the right to develop the land required for the development of the Project. The Land shall be made available to the selected Bidder by DTE&IT free from all encumbrances and occupations.
- **Concession Period:** The Concession Period will be of 60 (sixty) years inclusive of Development Period.
 - **Development Period:** Substantial Completion of Building within 12 (twelve) months of financial closure and one month prior to commencement of academic session (preferably by July 2009)

Contents of RFP Document:

	Contents
Section I	<ul style="list-style-type: none"> • Information on Polytechnic • RFP process and instruction to bidders
Section II	Concession Agreement
Section III	Schedules of Concession Agreement

Contractual Structure of the Project:

- ✓ The Concession Agreement will be signed between DTE&IT and the Successful Bidder.
- ✓ The land area will be handed over to the Private Sector Player, pursuant to the signing of Agreement. For this purpose, the Project Site Lease Deed will be signed between the parties on the terms and conditions co-terminus to the Concession Agreement.
- ✓ Pursuant to this, DTE&IT will give the right to develop land to the PSP. However, mortgage or any kind of security of the land is not permitted to the selected bidder for raising finance for execution of the Project.

Broad Guidelines:

- ✓ Concession Agreement between the DTE&IT and PSP
- ✓ One Bid for One Project
- ✓ Bear the Cost of Preparation of Proposal
- ✓ Pre-Bid Conference, wherein project shall be explained to the short listed Private Players
- ✓ The Proposal (Financial and Technical) should be unconditional and any conditionality attached with the proposal shall result in the rejection of the proposal.

❖ **Proposal/ Bid Submission**

- ✓ Proposal shall consist of two parts (i) Technical Proposal (ii) Financial Proposal
- ✓ Technical Proposal to include:-
 - ❖ Covering Letter consisting of name, address and contact number of the concerned person
 - ❖ Statement confirming that the Bid is valid for 180 days
 - ❖ Power of Attorney
 - ❖ Proposal Security of Rs 5 Lakhs. The Proposal Security shall be valid for One Hundred and Eighty days (180 days) from the Proposal Submission Due Date.
- ✓ Financial Proposal shall consist of financial bid.

❖ **Proposal Submitted by the Pre-qualified Bidder**

- ✓ The pre-qualified bidders shall submit the proposal in which they have been pre-qualified i.e. as an individual/ company/consortium/JV/ society/ trust etc.
- ✓ There should be no material change in the membership of the bidder. If changed, would result into rejection of the bid. However, if there is requirement of any change in the membership of the Bidder then prior approvals need to be taken from the Concessioning Authority.
- ✓ Need of Memorandum of Agreement from all the concerned members of the Bidder

- ✓ If the successful bidder is a Company or consortium or JV then the bidder would be asked to form a Society / Trust.
 - ✓ Members of the Consortium shall be liable jointly and severally for the execution of the Project in accordance with the terms of the Concession Agreement and a statement to this effect shall be included in the Memorandum of Agreement (MoA).
 - *Performance Security:* Rs 20 Lakhs or the Annual Concession Fee, whichever is higher, to be submitted by Concessionaire to the Concessions Authority within three weeks of the date of issue of "Notice of Award".
 - The Concession Agreement shall be signed with the successful Bidder within one month of receipt of "Notice of Award".
3. Executive Committee may kindly take note of the project (s) and approve the RFP document, Executive Summary of which is at pages 112 to 122.



ਮੋਮ ਨੰਬਰ: 1938/19393
 ਡਾਇਰੀ ਨੰ: 2990
 ਮਿਤੀ: 2/9/08

ANNEX - V

Ref. No. PIDB/CGM/08/5854
 Dated: 2/9/08

[Handwritten Signature]

Members

- (i) Financial Commissioner, Revenue
- (ii) Principal Secretary to Govt. of Punjab, Department of Finance
- (iii) Principal Secretary to Chief Minister, Punjab

Special Permanent Invitees

- (iv) Principal Secretary to Govt. of Punjab, Department of Local Government
- (v) Secretary to Govt. of Punjab, Department of Planning
- (vi) Secretary to Govt. of Punjab, Department of Housing and Urban Development

Invitees

- (vii) Chairman, PSEB
- (viii) Principal Secretary to Govt. of Punjab, Department of Technical Education and Industrial Training
- (ix) Chief Administrator, PUDA
- (x) Secretary to Govt. of Punjab, Department of Water Supply and Sanitation
- (xi) Secretary to Govt. of Punjab, Department of Public Works
- (xii) Director-cum-Secretary, Department of Local Government
- (xiii) Chief Administrator, GMADA
- (xiv) Deputy Commissioner, Mukatsar
- (xv) Commissioner, Municipal Corporation, Ludhiana
- (xvi) Chief Engineer (IP) Punjab PWD (B&R) Branch, Chandigarh.

C.A.

CTE

AGM

Wale
2/9/08

P-1

[Handwritten Signature]

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PAPER

Center Diary
 G.M.A.D.A. Mohall
 No. 19323 D: 1/9/08

Sub: Proceedings of the 80th Executive Committee meeting of Punjab Infrastructure Development Board

Please find enclosed proceedings of the 80th meeting of the Executive Committee of PIDB held on 21.08.2008 at 12:30 PM under the Chairmanship of Chief Secretary, Punjab in the Committee Room, 6th Floor, Punjab Civil Secretariat, Chandigarh for your kind perusal and necessary action.

2. Action required to be taken your department may kindly be initiated and intimated, so that the status can be appraised to the Executive Committee in its next meeting.

[Handwritten Signature]
 Chief General Manager
 For Managing Director

Copy to;

- (i) PS to CS for kind information of C.S.
- (ii) PS to MD for kind information of MD/PIDB.

PUNJAB INFRASTRUCTURE DEVELOPMENT BOARD

**PROCEEDINGS OF THE 80TH EXECUTIVE COMMITTEE MEETING OF
PIDB HELD ON AUGUST 21, 2008, AT 12.30 P.M. UNDER THE
CHAIRMANSHIP OF CHIEF SECRETARY, PUNJAB IN THE
COMMITTEE ROOM , 6TH FLOOR, PUNJAB CIVIL SECRETARIAT,
CHANDIGARH.**

Following were present in the meeting:

Members

1. Mr. D.S. Kalha, IAS, Principal Secretary, Finance
2. Mr. S.S. Sandhu, IAS, Managing Director, PIDB

Special Permanent Invitee (OUVGL)

3. Mr. Arun Goel, IAS, Secretary Housing and Urban Development

Invitees

4. Mr. P.S. Aujla, IAS, Secretary, Water Supply and Sanitation
5. Mr. Som Parkash, IAS, Chief Administrator, PUDA
6. Mr. V.P. Singh, IAS, Chief Administrator, GMADA
7. Mr. Rajat Agrawal, IAS, ADC (G), Mukatsar
8. Mr. G.S. Ghuman, Commissioner, MC, Ludhiana
9. Mr. O.P. Popli, Additional Secretary, PWD (B&R)
10. Mr. H.D. Sekhri, Deputy Director, Deptt. of Tech. Edu. & Ind. Trg.
11. Mr. Balwant Singh, Deputy Director, Deptt. of Planning
12. Mr. Daljit Singh, Chief Engineer (IP), Pb. PWD (B&R)
13. Mr. V.K. Jain, Deputy Chief Engineer, PSEB

PIDB

14. Mr. G.P.S Mann, Chief General Manger
15. Mr. Gagan Anand, Chief Legal advisor
16. Mr. R.S.Sandhu, Technical Advisor
17. Mrs. Shalini Munjal, Sr. Manager (legal)
18. Mr. Rajesh Gupta, Manager (Projects)

FVPL

19. Mr. A.D.S. Virk, General Manager
20. Mr. Sumit Chhabra, Senior Manager
21. Ms. Reena Singh, Deputy Manager
22. Mr. Rohit Gupta
23. Mr. Navneet Singh

IL&FS

24. Mr. Rubinder Singh, Vice President
25. Mr. Sanjay Sharma, Senior Manger

- 26. Mr. Navendu Karan, Senior Manager
- 27. Mr. Ankur Mishra

Following decisions were taken in the meeting:

- 1. **Confirmation of the minutes of the 79th meeting of Executive Committee of PIDB.**
EC approved and confirmed the minutes of the 79th meeting of EC.

- 2. **Action taken report on the decisions taken in the 79th Executive Committee meeting of PIDB.**
EC noted the action taken on the decisions of the 79th EC meeting.

- 3. **Development of 5 star and 3 star hotels in Amritsar on PPP mode: Revised RFP.**
Executive Committee was apprised of its decision taken in the 79th meeting and decision taken by the Sub Committee constituted for finalization of the RFP. The revised RFP was discussed in detail and M/s FVPL-the Project Developer gave a detailed presentation on the revised RFP document. After detailed discussions, EC approved the revised RFP with the following amendments:-
 - (i) For 5 star hotel at Amritsar, the bid security will be Rs. 2.00 cr. (Rupees Two crore only)
 - (ii) For 5 star hotel at Amritsar, the concessionaire has to build 22 storied building with minimum 300 rooms, as per the master plan of M/s Jurong
 - (iii) For 3 star hotel at Amritsar, the bid security will be Rs. 1.00 cr. (Rupees one crore only)
 - (iv) For 3 star hotel at Amritsar, the concessionaire has to build 16 storied building with minimum 100 rooms, as per the master plan of M/s Jurong
 - (v) For both the projects of 5 star and 3 star hotels at Amritsar, for the built up area of the hotel rooms, the parking standards will be applicable as per the recommendations of M/s Jurong International and for the banquet facility, the parking standards will be as per the norms fixed by GoP for the commercial area.

4. **Development of 5 star Hotel near Thermal Lakes, Bathinda: Revised RFP**

Executive Committee was apprised of its decision taken in the 79th meeting and decision taken by the Sub Committee constituted for finalization of the RFP. The revised RFP was discussed in detail. M/s IL&FS-the Project Developer gave a detailed presentation on the revised RFP.

After detailed discussions, EC approved the RFP document. Based on the request of PSEB, EC decided that the RFP document will be issued after the same is approved by the Board of PSEB.

5. **Bus Terminal at Mohali on PPP mode: Award of Work**

Executive Committee noted the status of the financial bids received for the project. EC approved issuance of notice of award to M/s Akruti City Ltd., Mumbai, as brought out in the agenda item.

6. **Polytechnics at Rahon and Nanowal on PPP mode: RFP.**

Executive Committee was apprised that earlier the concession period was 33 years, however as no bids were received earlier, the concession period has been revised to 66 years. Executive Committee noted the status of the project and approved the Request for Proposal (RFP) document, as discussed in the agenda item.

7. **Comprehensive City Development plans for Amritsar, Ludhiana, Jalandhar, Bathinda and Mohali: Mandate to FVPL & selection of design consultant/ Award of work to design consultant**

The matter was discussed in detail. Agenda item 3 of the Supplementary agenda III was also discussed along with this agenda item. EC noted the bid process management carried out and accorded post facto approval to the mandate of 6 (six) months issued to FVPL for the project.

Based on the observations of Department of Local Government, detailed out in the agenda item 3 of the Supplementary Agenda III, following decisions were taken by the EC:-

- EC approved issuance of award of work for two cities (i) Jalandhar and (ii) Mohali to M/s Dickson Rothschild India Pvt. Ltd, who emerged L-1, as per their quoted fee of Rs.1,20,49,852.00 &

Rs. 72,11,756.00 respectively, to which Deptt. of Local Government has no observations/ comments.

- EC decided that a committee of officers of department of Local Government under the Chairmanship of PSLG will negotiate on the issue of fee(s) with the other preferred bidders/consultants for remaining cities and put-forth recommendations to the Executive Committee in its next meeting. FVPL will coordinate with office of PSLG.
- On the issue of funding of the consultancy fee payable to the Design Consultant (s), EC decided that this issue will also be considered by the above Committee to be headed by PSLG and its recommendations be put to the next EC for consideration.

8. **Ludhiana Ring Road: Re-alignment**
Executive Committee noted the status and approved to carry forward the project as per the option II contained in para 4 of the agenda item. EC also approved the proposal of M/s Mott MacDonald for conducting the realignment study, as brought out in para 9 of the agenda item. Inputs of GLADA will also be taken into consideration by the consultant while finalizing the alignment.

SUPPLEMENTRY AGENDA - I

1. **Properties to be auctioned by PIDB on freehold basis under the OUVGL Scheme.**
Executive Committee approved the proposals contained in para 1 of the agenda item and also approved initiating the process of auction of these properties.

EC also approved mandating FVPL and IL&FS for a period of 8 (eight) months each for each project, as brought in the agenda item.

2. **Vacant land measuring 1.9 acres identified under the OUVGL scheme.**
Executive Committee approved initiating mutation of 1.9 acre land of PWD situated on Patiala-Samana-Sangrur road, as detailed out in the agenda item. Representative of PWD (B&R) also expressed no objection to this. EC also approved release of funds amounting to Rs. 1.17 lacs to Department of PWD (B&R) for fencing the site.

3. **Consultancy services for preparation of Detailed Project Report for up-gradation of Southern Bypass (along Sidhwan Canal), Ludhiana: Award of Work.**
Executive Committee noted the bid process management carried out for selection of consultant and approved issuance of award of work to M/s SAI Consulting Engineers Ltd. for an amount of Rs. 48.95 lacs (plus service tax as applicable), as brought out in the agenda item.
4. **Replacement of bridge on old Bhangi Choe District Hoshiarpur: Financial Sanction.**
EC accorded financial sanction of Rs. 10.50 crores for the project, as brought out in the agenda item.

SUPPLEMENTARY AGENDA II

1. **Funding of various EPC projects by PIDB.**
Executive Committee noted the status and approved the proposal contained in para 5 of the agenda item. However, EC desired that suitable amendments may be carried out in PIDB Bye Laws 2002, if required.
2. **Commercial exploitation of 12 acres of land on Kotkapura road, Mukatsar: Requirement of funds for development in Mukatsar Town**
Executive Committee approved release of funds amounting to Rs. 26.74 crores for the works as detailed in table 1 and 2 of the agenda item. However, EC decided that the demand of funds as received from the Administrative Department (s) only should be considered.
3. **Comprehensive City Development plans for Amritsar, Ludhiana, Jalandhar, Bathinda and Mohali: Mandate to FVPL & selection of design consultant/ Award of work to design consultant**
Decision taken may kindly be read, as for agenda item no. 7 of the main agenda.

Meeting ended with a vote of thanks to the chair.

ANNEX - 6
Members

- (i) Financial Commissioner, Revenue
- (ii) Principal Secretary to Govt. of Punjab,
Department of Finance
- (iii) Principal Secretary to Chief Minister, Punjab

Special Permanent Invitees


- (iv) Principal Secretary to Govt. of Punjab
Department of Local Government
- (v) Secretary to Govt. of Punjab,
Department of Planning
- (vi) Secretary to Govt. of Punjab,
Department of Housing and Urban Development

Invitees

- (vii) Principal Secretary to Govt. of Punjab,
Department of Transport
- (viii) Principal Secretary to Govt. of Punjab,
Department of Tourism
- (ix) Principal Secretary to Govt. of Punjab,
Department of Industries
- (x) Principal Secretary to Govt. of Punjab,
Department of Cultural Affairs
- (xi) Chief Administrator,
PUDA
- (xii) Secretary to Govt. of Punjab,
Department of Public Works
- (xiii) Managing Director,
Punjab Infotech.
- (xiv) Chief Administrator,
GMADA
- (xv) Commissioner,
Municipal Corporation, Bathinda
- (xvi) Commissioner,
Municipal Corporation, Ludhiana
- (xvii) Director General,
Centre for Training and Employment of Punjab Youth,
Chandigarh.
- (xviii) Chief Engineer (IP)
Punjab PWD (B&R) Branch, Chandigarh.

Sub: Minutes of the 81st Executive Committee meeting of Punjab Infrastructure Development Board

Please find enclosed minutes of the 81st meeting of the Executive Committee of PIDB held on 08.10.2008 at 04:30 PM under the Chairmanship of Chief Secretary, Punjab, in his office room, 6th Floor, Punjab Civil Secretariat, Chandigarh for your kind perusal and necessary action.


Chief General Manager
for Managing Director

Copy to;

- (i) PS to CS for kind information of C.S.
- (ii) PS to MD for kind information of MD/PIDB.

PUNJAB INFRASTRUCTURE DEVELOPMENT BOARD

SCO 89-90, Sector 34-A, Sub City Centre, Chandigarh - 160 022. Phones : 91-172-2665417, 2665614, 2620737 Telefax : 91-172-2665596.

E-mail : mdpidb@glide.net.in Visit us at : www.pidb.org


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**PROCEEDINGS OF THE 81ST EXECUTIVE COMMITTEE MEETING
OF PIDB HELD ON OCTOBER 08, 2008, AT 04:30 P.M. UNDER THE
CHAIRMANSHIP OF CHIEF SECRETARY, PUNJAB IN THE OFFICE
OF CHIEF SECRETARY AT 6TH FLOOR, PUNJAB CIVIL
SECRETARIAT, CHANDIGARH.**

Following were present in the meeting:-

Members

1. Mr. D.S. Kalha, IAS, Principal Secretary, Finance
2. Mr. D.S. Guru, IAS, Principal Secretary to Chief Minister
3. Mr. S.S. Sandhu, IAS, Managing Director, PIDB

Special Permanent Invitee

4. Mr. Arun Goel, IAS, Secretary Housing and Urban Development

Invitees

5. Mr. D.S. Jaspal, IAS, Principal Secretary, Department of Transport
6. Mrs. Geetika Kalha, IAS, Principal Secretary, Department of Tourism
7. Dr. Swarn Singh, IAS, Principal Secretary, Department of Cultural Affairs
8. Mr. Som Parkash, IAS, Chief Administrator, PUDA
9. Mr. Kulbir Singh, IAS, Secretary, Department of Public Works
10. Mr. Samir Kumar, Director, Local Govt.
11. Mr. Rakesh Verma, IAS, Managing Director, Punjab Infotech.
12. Mr. V.P. Singh, IAS, Chief Administrator, GMADA
13. Mr. Manvesh Singh Sidhu, PCS, Managing Director, PRTC
14. Mr. G.S. Ghuman, PCS, Commissioner, Municipal Corporation,
Ludhiana
15. Mr. Brig G.J. Singh, Director General, C-PYTE
16. Mr. Diljeet Singh, Chief Engineer (IP), Punjab PWD (B&R) Branch, Chd
17. Mr. Satpal Angurala, C.E., PWSSB
18. Mr. Balwant Singh, Deputy Director, Planning Board

PIDB

19. Mr. Gagan Anand, Chief Legal Advisor
20. Mr. R.S. Sandhu, Technical Advisor
21. Mrs. Shalini Munjal, Sr. Manager (legal)
22. Ms. Taranjyot Kaur, Asst. Manager (Projects)

FVPL

23. Mr. A.D.S. Virk, General Manager
24. Mr. Sumit Chhabra, Senior Manager
25. Mr. Rohit Gupta
26. Mr. Navneet Singh

IL&ES

27. Mr. Rubinder Singh, Vice President
28. Mr. Navendu Karan, Senior Manager
29. Mr. Gaurav Sharma, Senior Officer

Following decisions were taken in the meeting:

1. **Confirmation of the minutes of the 80th Executive Committee meeting**
Noted and confirmed.
2. **Action taken report (ATR) on the decisions taken in the 80th Executive Committee meeting**
Noted.

Item no. 7 of ATR. Comprehensive City Development Plans for Amritsar, Ludhiana, Bathinda, Jalandhar and Mohali

Director Local Government informed that negotiations were held with the design consultants for Amritsar, Bathinda and Ludhiana by the Committee constituted under the Chairmanship of Principal Secretary, Local Government. However, no design consultant has reduced their financial bids to the level acceptable to the Committee. Therefore, the only option left is to recall the financial proposals from the design consultants for Amritsar, Bathinda and Ludhiana.

EC approved the above proposal of Director Local Government.

3. **Multi Level Parking at Bathinda: Award of work and Addendum to RFP**
EC noted the bid process management carried out and approved the issuance of the Notice of Award to M/s CHD Developers Limited-the BII bidder for the project, as detailed out in the agenda note.
4. **Operation and Maintenance of Fast Food Counters at Morinda, Khattarkhalan, Kurali : Approval of RFP**
EC noted the salient features of the RFP document. The Principal Secretary (Tourism) mentioned that some more fast food counters/Tourist Complexes should be included in the RFP document. The EC authorized the Principal Secretary (Tourism) to approve the RFP document after necessary additions/amendments.
5. **Bus Terminal at Bathinda**

ਸੈਕਟਰ 64-65 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਨੂੰ ਚੌੜਾ/ਮਜ਼ਬੂਤ ਕਰਨ ਅਤੇ 66/67/80/81 ਦੇ ਜੰਕਸ਼ਨ ਤੋਂ ਸੈਕਟਰ 99/100, 99/104, 104/105 (ਖਰੜ ਬਨੂੰੜ ਸੜਕ) ਦੇ ਜੰਕਸ਼ਨ ਤੱਕ ਸੜਕ ਬਨਾਉਣ ਸਬੰਧੀ।

ਚੰਡੀਗੜ੍ਹ ਅਤੇ ਇਸ ਦੇ ਆਲੇ ਦੁਆਲੇ ਦੇ ਏਰੀਏ ਵਿੱਚ ਵੱਖ ਵੱਖ ਸਰਵਿਸਜ਼ ਦੇ ਦਬਾਅ ਨੇ ਮੋਹਾਲੀ ਯਾਨੀ ਕਿ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਸ਼ਹਿਰ ਨੂੰ ਜਨਮ ਦਿੱਤਾ ਹੈ ਤਾਂ ਕਿ ਇਹ ਚੰਡੀਗੜ੍ਹ ਦਾ ਵਾਧੂ ਵਜਨ ਲੈ ਸਕੇ। ਇਸੇ ਲਈ ਮੋਹਾਲੀ ਨੂੰ ਚੰਡੀਗੜ੍ਹ ਲੈਵਲ ਤੇ ਵਿਕਸਿਤ ਕਰਨ ਲਈ ਯੋਜਨਾਬੰਦ ਤਰੀਕੇ ਨਾਲ ਵਿਕਾਸ ਕਰਨਾ ਜ਼ਰੂਰੀ ਹੈ। ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦਾ ਵਿਕਾਸ ਸਾਲ 1970 ਤੋਂ ਸ਼ੁਰੂ ਹੋਇਆ ਸੀ ਜੋ ਕਿ ਅੱਜ ਇੱਕ ਛੋਟੇ ਜਿਹੇ ਅਰਬਨ ਅਸਟੇਟ ਤੋਂ ਉਭਰ ਕੇ ਪੰਜਾਬ ਦਾ ਇੱਕ ਇੰਡਸਟਰੀਅਲ, ਆਈ. ਟੀ. ਹੱਬ ਅਤੇ ਰਿਹਾਇਸ਼ੀ ਤੌਰ ਤੇ ਵਿਕਸਤ ਮਹਾ-ਨਗਰ ਬਣ ਚੁੱਕਾ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਮੋਹਾਲੀ ਸ਼ਹਿਰ ਦੇ ਤੇਜ ਵਿਕਾਸ ਕਾਰਣ ਇਸ ਸ਼ਹਿਰ ਵਿੱਚ ਅੰਤਰਰਾਸ਼ਟਰੀ ਪੱਧਰ ਦਾ ਕ੍ਰਿਕਟ ਸਟੇਡੀਅਮ ਵੀ ਬਣ ਚੁੱਕਾ ਹੈ। ਜਨਸੰਖਿਆ ਦੇ ਵਾਧੇ ਕਾਰਣ ਅਤੇ ਚੰਡੀਗੜ੍ਹ ਵਿੱਚ ਜਮੀਨ ਦੇ ਰੇਟ ਬਹੁਤ ਜਿਆਦਾ ਹੋਣ ਕਾਰਣ ਵੀ ਮੁਹਾਲੀ ਬਹੁਤ ਤੇਜੀ ਨਾਲ ਵਿਕਸਿਤ ਹੋ ਰਿਹਾ ਹੈ। ਚੰਡੀਗੜ੍ਹ/ਮੁਹਾਲੀ ਦੇ ਵਿਕਾਸ ਕਾਰਣ ਹੀ ਅੰਤਰਰਾਸ਼ਟਰੀ ਪੱਧਰ ਤੇ ਵੀ ਇਸ ਸ਼ਹਿਰ ਦਾ ਨਾਮ ਦਰਜ ਹੋਇਆ ਹੈ ਅਤੇ ਇਸੇ ਕਾਰਨ ਇਹ ਸੜਕ ਬਨਾਉਣ ਦੀ ਤਜਵੀਜ਼ ਹੈ।


ਸ਼ਹਿਰ ਐਸ. ਏ. ਐਸ. ਨਗਰ ਦੇ ਬਹੁਪੱਖੀ ਵਿਕਾਸ ਅਤੇ ਇਸ ਸ਼ਹਿਰ ਨੂੰ ਆਈ. ਟੀ. ਹੱਬ ਵੱਜੋਂ ਪੂਰੀ ਤਰ੍ਹਾਂ ਵਿਕਸਤ ਕਰਨ ਲਈ ਇਹ ਜ਼ਰੂਰੀ ਹੈ ਕਿ ਇਸ ਸ਼ਹਿਰ ਦੇ ਚੰਡੀਗੜ੍ਹ ਨਾਲ ਜੁੜਦੇ ਵਰਟੀਕਲ ਲਿੰਕਸ ਜੋ ਕਿ ਪਹਿਲਾਂ ਬਣੇ ਹੋਏ ਹਨ, ਉਨ੍ਹਾਂ ਨੂੰ ਮਜ਼ਬੂਤ/ਚੌੜਾ ਕੀਤਾ ਜਾਵੇ ਅਤੇ ਬਾਕੀ ਰਹਿੰਦੇ ਵਰਟੀਕਲ ਲਿੰਕਸ ਨੂੰ ਵੀ MORT & H ਸਪੈਸੀਫਿਕੇਸ਼ਨਾਂ ਅਨੁਸਾਰ ਬਣਾਇਆ ਜਾਵੇ। ਇਸ ਸੜਕ ਦੇ ਬਣਨ ਨਾਲ ਚੰਡੀਗੜ੍ਹ ਅਤੇ ਮੁਹਾਲੀ ਦਾ ਨੈਸ਼ਨਲ ਹਾਈਵੇ ਨਾਲ ਇੱਕ ਹੋਰ ਸਿੱਧਾ ਸੰਪਰਕ ਕਾਇਮ ਹੋ ਜਾਵੇਗਾ।

ਇਸ ਸੜਕ ਨੂੰ ਹੇਠ ਲਿਖੇ ਕਾਰਨਾਂ ਕਰਕੇ ਵੀ ਬਣਾਉਣਾ ਬਹੁਤ ਜ਼ਰੂਰੀ ਹੈ:-

1. ਇਸ ਸੜਕ ਨੂੰ ਬਣਾਉਣ ਨਾਲ ਨੌਲੇਜ ਸਿਟੀ ਸੈਕਟਰ-81 ਨੂੰ ਸਿੱਧ ਲਿੰਕ ਸਥਾਪਿਤ ਹੋ ਜਾਵੇਗਾ।
2. ਇਸ ਸੜਕ ਨੂੰ ਬਣਾਉਣ ਨਾਲ ਸਰਕਾਰ ਵੱਲੋਂ ਪ੍ਰਵਾਨਿਤ ਕਈ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਵੀ ਲਿੰਕ ਕਾਇਮ ਹੋ ਜਾਵੇਗਾ।
3. ਇਸ ਸੜਕ ਦੇ ਬਣਾਉਣ ਨਾਲ ਚੰਡੀਗੜ੍ਹ/ਮੁਹਾਲੀ ਦੇ ਇੰਡਸਟਰੀਅਲ ਸੈਕਟਰਾਂ ਨੂੰ ਬਹੁਤ ਲਾਭ ਹੋਵੇਗਾ ਅਤੇ ਮੁਹਾਲੀ/ਚੰਡੀਗੜ੍ਹ ਦੀਆਂ ਬਾਕੀ ਸੜਕਾਂ ਤੇ ਟਰੈਫਿਕ ਵਿੱਚ ਬਹੁਤ ਸਹੂਲਤ ਆਵੇਗੀ, ਕਿਉਂਕਿ ਸੜਕਾਂ ਤੇ ਵੱਧ ਰਿਹਾ ਟਰੈਫਿਕ ਇਸ ਸੜਕ ਦੇ ਬਣਨ ਨਾਲ ਵੰਡਿਆ ਜਾਵੇਗਾ।

ਇਸ ਸੜਕ ਦੇ ਵਿਕਾਸ ਲਈ ਹੇਠ ਲਿਖੀਆਂ ਗੱਲਾਂ ਧਿਆਨ ਵਿੱਚ ਰੱਖੀਆਂ ਜਾਣਗੀਆਂ:-

- 1) ਇਸ ਸੜਕ ਦੀ ਚੌੜਾਈ ਮਾਸਟਰ ਪਲਾਨ ਅਨੁਸਾਰ 100 ਫੁੱਟ ਅਤੇ 200 ਫੁੱਟ ਹੋਵੇਗੀ।
- 2) ਇਹ ਸੜਕ ਸੀ.ਟੀ.ਪੀ. ਪੰਜਾਬ ਵੱਲੋਂ ਜਾਰੀ ਹੋਏ ਕਰਾਸਸੈਕਸ਼ਨ ਅਨੁਸਾਰ ਬਣਾਈ ਜਾਵੇਗੀ।
- 3) ਸੈਕਟਰ-64 ਅਤੇ 65 ਨੂੰ ਵੰਡਦੀ ਸੜਕ ਨੂੰ ਜਿਆਦਾ ਟਰੈਫਿਕ ਵਧਣ ਕਾਰਨ ਹੋਰ ਚੌੜਾ ਅਤੇ ਮਜ਼ਬੂਤ ਕੀਤਾ ਜਾਵੇਗਾ। ਜਿਸ ਲਈ ਤਕਰੀਬਨ 155 ਦਰੱਖਤ ਕੱਟਣੇ ਪੈਣਗੇ।
- 4) ਇਸ ਸੜਕ ਲਈ ਜਮੀਨ ਪ੍ਰਾਪਤ ਕਰਨ ਦੀ ਪ੍ਰਕਿਰਿਆ ਵੀ ਸ਼ੁਰੂ ਹੋ ਚੁੱਕੀ ਹੈ। ਸੈਕਟਰ-80/81 ਵਾਲੇ ਹਿੱਸੇ ਵਿੱਚ ਜਮੀਨ ਪਹਿਲਾਂ ਹੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾ ਚੁੱਕੀ ਹੈ, ਪਰੰਤੂ ਕੁਝ ਥਾਵਾਂ ਤੇ ਪਿੰਡ ਮੌਲੀ ਬੈਦਵਾਨ ਨੇੜੇ ਕੁਝ ਜਮੀਨ ਦੀ ਲਿਟੀਗੇਸ਼ਨ ਹੈ ਅਤੇ ਕੁਝ ਅਜੇ ਪ੍ਰਾਪਤ ਕਰਨੀ ਰਹਿੰਦੀ ਹੈ। ਇਸ ਬਾਰੇ ਸਬੰਧਤ ਦਫਤਰਾਂ ਵੱਲੋਂ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਸੜਕ ਦੀ ਅਲਾਈਨਮੈਂਟ ਦੇ ਨਾਲ-2 ਸੱਲੇਜ ਸੀਵਰ ਦਾ ਕੰਮ ਪਹਿਲਾਂ ਹੀ ਚਲ ਰਿਹਾ ਹੈ ਤਾਂ


DEC-11

ਕਿ ਮਾਨਯੋਗ ਹਾਈਕੋਰਟ ਦੇ ਆਦੇਸ਼ਾਂ ਅਨੁਸਾਰ ਮੁਹਾਲੀ ਦਾ ਸੀਵਰ ਨਵੇਂ ਬਣੇ ਐਸ.ਟੀ.ਪੀ. ਪਲਾਟ ਨਾਲ ਜੋੜਿਆ ਜਾ ਸਕੇ।

5) ਇਸ ਸੜਕ ਦੀ ਉਸਾਰੀ ਦੀ ਪ੍ਰਕਿਰਿਆ ਸਰਵੇ ਕਰਵਾਉਣ ਉਪਰੰਤ ਅਤੇ ਤਖਮੀਨਾ ਬਣਾਉਣ ਉਪਰੰਤ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਦੀ ਪ੍ਰਸ਼ਾਸਕੀ ਪ੍ਰਵਾਨਗੀ ਲੈ ਕੇ ਆਰੰਭੀ ਜਾਵੇਗੀ।

6) ਇਸ ਸੜਕ ਦੇ ਵਿਕਾਸ ਦਾ ਕੰਮ ਸੀ.ਵੀ.ਸੀ. ਗਾਈਡ ਲਾਈਨਜ਼ ਦੇ ਮੁਤਾਬਿਕ ਪੋਸਟ ਕੁਆਲੀਫਿਕੇਸ਼ਨ ਕਰੀਟੇਰੀਆ ਅਡਾਪਟ ਕਰਕੇ ਅਲਾਟ ਕੀਤਾ ਜਾਵੇਗਾ, ਜਿਸ ਅਧੀਨ ਸਿਰਫ ਉਹ ਹੀ ਏਜੰਸੀਆਂ ਹਿੱਸਾ ਲੈ ਸਕਣਗੀਆਂ ਜੋ ਸੀ.ਵੀ.ਸੀ. ਕੰਡੀਸ਼ਨਾਂ ਪੂਰੀਆਂ ਕਰਦੀਆਂ ਹੋਣਗੀਆਂ, ਸੀ.ਵੀ.ਸੀ. ਗਾਈਡ ਲਾਈਨਜ਼ ਹੇਠ ਅਨੁਸਾਰ ਹਨ:-

- i) Average annual financial, turnover during last three years, ending 31st March of the previous financial year should not be less than Rs. 5.00 Crores in any one of year in requirement. The figure may be updated with 5% increase per annum.
- ii) Experience of having successfully completed similar works during last seven years ending last day of month previous to the one in which tenders were invited should be either of the following:
 - a) Three similar completed works costing not less than the amount equal to 40% of the estimated cost.
 - b) Two similar completed works costing not less than amount equal 50% of the estimated cost.
 - c) One similar completed work costing not less than the amount equal to 80% of the estimated cost.

ਇਸ ਕੰਮ ਲਈ ਫੰਡਜ਼ ਦੀ ਵਿਵਸਥਾ ਗਮਾਡਾ ਵੱਲੋਂ ਅਤੇ ਮੈਗਾਂ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ ਪ੍ਰਾਪਤ ਹੋਈ ਈ.ਡੀ.ਸੀ. ਵਿੱਚੋਂ ਕੀਤੀ ਜਾਵੇਗੀ।

ਅਜੰਡਾ ਅਥਾਰਟੀ ਅੱਗੇ ਸਕੀਮ ਨੂੰ ਘੋਖਣ ਅਤੇ ਪ੍ਰਵਾਨ ਕਰਨ ਹਿੱਤ ਪੇਸ਼ ਹੋ ਜੀ।

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਡਿਵੈਲਪਮੈਂਟ ਅੱਥਾਰਿਟੀ

ਵਿਸਾ: ਐਸ. ਏ. ਐਸ. ਨਗਰ ਵਿਖੇ ਮੁਲਾਂਪੁਰ ਰੋਡ ਦੀ ਉਸਾਰੀ ਬਾਰੇ।

ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 9.18

(ਅਥਾਰਿਟੀ ਮੀਟਿੰਗ)

1. ਮੈ/ਸ ਜੁਰੋਂਗ ਸਿੰਗਾਪੁਰ ਬੇਸਡ ਏਜੇਂਸੀ ਜੋ ਕਿ ਮੋਹਾਲੀ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਲਈ ਬਤੌਰ ਕੰਨਸਲਟੈਂਟ ਨਿਯੁਕਤ ਕੀਤੀ ਹੋਈ ਹੈ, ਵੱਲੋਂ ਮੁਲਾਂਪੁਰ ਵਿੱਚੋਂ ਲੰਘਦੀ ਸੜਕ ਦੀ ਅਲਾਈਨਮੈਂਟ ਕਰਨ ਦਾ ਸੁਝਾਅ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਸੀ. ਟੀ. ਪੀ. ਪੰਜਾਬ ਵੱਲੋਂ ਜੋ ਸੜਕ ਦਾ ਕਰੋਸ ਸੈਕਸ਼ਨ ਤਿਆਰ ਕੀਤਾ ਗਿਆ ਹੈ ਅਤੇ ਮੈ/ਸ ਜੁਰੋਂਗ ਵੱਲੋਂ ਜੋ ਅਲਾਈਨਮੈਂਟ ਪ੍ਰੋਜੈਕਟ ਕੀਤੀ ਗਈ ਹੈ, ਜਿਹੜੀ ਕਿ ਪਲਾਨਿੰਗ ਬੋਰਡ ਵੱਲੋਂ ਪ੍ਰਵਾਨਗੀ ਅਧੀਨ ਹੈ, ਇਸ ਸੜਕ ਲਈ ਆਪਣਾ ਲਈ ਜਾਵੇਗੀ।
2. ਇਸ ਸਮੇਂ ਇਸ ਸੜਕ ਦੇ ਪ੍ਰੋਜੈਕਟ ਦੀ ਪਲੈਨਿੰਗ ਪੀ. ਆਈ. ਡੀ. ਬੀ. ਵਿਭਾਗ ਅਧੀਨ ਅਤੇ ਭੌਂ ਦੀ ਪੋਜੈਸ਼ਨ ਅਤੇ ਇਸ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਪੀ. ਡਬਲਯੂ. ਡੀ. (ਬੀ. ਐਂਡ ਆਰ.) ਵਿਭਾਗ ਕੋਲ ਹੈ। ਪਰੰਤੂ ਹੁਣ ਸਰਕਾਰ ਪੱਧਰ ਤੇ ਇਹ ਫੈਸਲਾ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਇਸ ਸੜਕ ਦੀ ਉਸਾਰੀ ਦਾ ਕੰਮ ਗਮਾਡਾ ਵੱਲੋਂ ਤੁਰੰਤ ਤੋਂ ਆਪਣੇ ਹੱਥ ਵਿੱਚ ਲੈ ਲਿਆ ਜਾਵੇਗਾ ਅਤੇ ਇਸ ਕੰਮ ਲਈ ਲੋੜੀਂਦੀ ਭੌਂ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਕਾਰਵਾਈ ਵੀ ਗਮਾਡਾ ਵੱਲੋਂ ਕੀਤੀ ਜਾਵੇਗੀ।

3. ਇਸ ਸੜਕ ਦੀ ਉਸਾਰੀ ਨਾ ਸਿਰਫ ਮੋਹਾਲੀ ਦੀ ਸੜਕਾਂ ਦੀ ਟਰੈਫਿਕ ਨੂੰ ਹੀ ਘਟਾਵੇਗੀ ਬਲਕੀ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਸ ਅਤੇ ਪਿੰਡ ਮੁੱਲਾਂਪੁਰ ਅਤੇ ਇਸ ਦੇ ਨਾਲ ਲਗਦੇ ਹੋਰ ਪਿੰਡਾਂ ਨਾਲ ਵੀ ਇੱਕ ਮਹੱਤਵਪੂਰਣ ਲਿੰਕ ਹੋਵੇਗਾ। ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਨੂੰ ਅਪਰੋਚ ਰੋਡ ਅਤੇ ਲਿੰਕ ਮਿੱਥੇ ਸਮੇਂ ਵਿੱਚ ਦੇਣ ਲਈ ਆਸਵਾਸਨ ਦਿੱਤਾ ਹੈ ਅਤੇ ਗਮਾਡਾ ਨੂੰ ਮੋਹਾਲੀ ਜਿਲੇ ਦਾ ਮਾਸਟਰ ਪਲੈਨ ਲਾਗੂ ਕਰਨ ਲਈ ਨੋਡਲ ਏਜੇਂਸੀ ਘੋਸ਼ਿਤ ਕੀਤਾ ਗਿਆ ਹੈ।

4. ਪਿੰਡ ਮੁੱਲਾਂਪੁਰ ਤੋਂ ਕੁਰਾਲੀ ਸਿਸਵਾਂ ਦੇ ਟੀ. ਜੰਕਸ਼ਨ ਤੱਕ ਦਾ ਕੰਮ ਗਮਾਡਾ ਵੱਲੋਂ ਕਰਨ ਲਈ ਅਜੰਡਾ ਅਥਾਰਿਟੀ ਵਿੱਚ ਪ੍ਰਵਾਨਗੀ ਲਈ ਪੇਸ਼ ਕਰ ਦਿੱਤਾ ਹੈ। ਭੌਂ ਪ੍ਰਾਪਤੀ ਅਤੇ ਸੜਕ ਦੀ ਉਸਾਰੀ ਲਈ ਫੰਡਜ਼ ਗਮਾਡਾ ਮੁਹੱਈਆ ਕਰਵਾਏਗਾ ਅਤੇ ਇਹ ਰਕਮ ਈ. ਡੀ. ਸੀ. ਦੇ ਚਾਰਜਿਜ਼ ਵਿੱਚੋਂ ਜਿਹੜੇ ਕਿ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟਾਂ ਤੋਂ ਇਕੱਠੇ ਕੀਤੇ ਜਾਣਗੇ, ਬਾਅਦ ਵਿੱਚ ਵਸੂਲ ਕਰ ਲਈ ਜਾਵੇਗੀ।

ਵਿਸ਼ਾ:- ਮੋਹਾਲੀ ਦੇ ਮਾਸਟਰ ਪਲੈਨ ਨੂੰ ਲਾਗੂ ਕਰਨ ਲਈ ਅਤੇ ਦੱਖਣੀ ਸੈਕਟਰਾਂ ਨੂੰ ਸਹਿਰ ਨਾਲ ਜੋੜਨ ਲਈ ਸੜਕਾਂ ਦੇ ਵਿਕਾਸ ਸਬੰਧੀ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌ ਦੇ ਮੁਆਵਜੇ ਸਬੰਧੀ।

ਮਾਸਟਰ ਪਲੈਨ ਮੋਹਾਲੀ ਵਿੱਚ ਦਿੱਤੀਆਂ ਤਜਵੀਜਾਂ ਦੇ ਸਨਮੁੱਖ ਸਹਿਰ ਦੇ ਵਿਕਾਸ ਲਈ ਅਤੇ ਸਹਿਰ ਦੇ ਦੱਖਣ ਵੱਲ ਪੈਂਦੇ ਸੈਕਟਰ ਜਿਹਨਾਂ ਵਿੱਚ ਮੰਨਜੂਰ ਸੁਦਾ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਪੈਂਦੇ ਹਨ, ਨੂੰ ਕੁਨੈਕਟੀਵਿਟੀ ਦੇਣ ਲਈ ਇਹਨਾਂ ਸੜਕਾਂ ਹੇਠ ਆਉਂਦੇ ਰਕਬੇ ਦੀ ਭੌ ਪ੍ਰਾਪਤੀ ਦੀ ਕਾਰਵਾਈ ਆਰੰਭੀ ਜਾ ਚੁੱਕੀ ਹੈ ਇਸ ਤੋਂ ਇਲਾਵਾ ਪ੍ਰਸਥਾਵਿਤ ਏਅਰਪੋਰਟ ਦੇ ਨਵੇਂ ਟਰਮੀਨਲ ਨੂੰ ਮੋਹਾਲੀ ਅਤੇ ਪੰਚਕੂਲੇ ਨਾਲ ਜੋੜਨ ਲਈ ਸੜਕਾਂ ਹੇਠ ਪੈਂਦੇ ਰਕਬੇ ਦਾ ਵੀ ਭੌ ਪ੍ਰਾਪਤੀ ਸਬੰਧੀ ਕੇਸ ਆਰੰਭਿਆ ਜਾ ਚੁੱਕਾ ਹੈ। ਇਸ ਦੇ ਨਾਲ ਹੀ ਕੁਝ ਮਹੱਤਵਪੂਰਨ ਸੜਕਾਂ ਦੇ ਆਸੇ ਪਾਸੇ ਮਾਸਟਰ ਪਲੈਨ ਮੋਹਾਲੀ ਦੀਆਂ ਤਜਵੀਜਾਂ ਅਨੁਸਾਰ ਪ੍ਰਸਥਾਵਿਤ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਜੋਨ ਹੇਠ ਪੈਂਦੇ ਰਕਬੇ ਦੀ ਭੌ ਪ੍ਰਾਪਤੀ ਲਈ ਕੂਲੈਕਟਰ, ਭੌ ਪ੍ਰਾਪਤੀ, ਗਮਾਡਾ ਦਫਤਰ ਵੱਲੋਂ ਕਾਰਵਾਈ ਆਰੰਭੀ ਜਾ ਚੁੱਕੀ ਹੈ।

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ਉਪਰੋਕਤ ਸੜਕਾਂ / ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਜੋਨ ਲਈ ਭੋ ਪ੍ਰਾਪਤੀ ਦੀ

ਸਮੁੱਚੀ ਤਜਵੀਜ਼ ਦਾ ਵੇਰਵਾ ਹੇਠ ਅਨੁਸਾਰ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ:-

ਲੜੀ ਨੰ:	ਸਕੀਮ ਦਾ ਨਾਂ	ਪ੍ਰਾਪਤ ਕੀਤੇ ਜਾਣ ਵਾਲਾ ਰਕਬਾ
1.	ਗਰਿਡ ਰੋਡ (100 ਫੁੱਟ ਚੌੜੀ) :- ਸੈਕਟਰ 79/80, ਸੈਕਟਰ 85 /86 ਦੇ ਜੰਕਸ਼ਨ ਤੋਂ ਲਾਂਡਰਾ ਬਨੂੜ ਸੜਕ ਤੱਕ 3.50 ਕਿਲੋ ਮੀਟਰ	30 ਏਕੜ
2.	ਗਰਿਡ ਰੋਡ(200 ਫੁੱਟ ਚੌੜੀ) ਸੈਕਟਰ 73 ਤੋਂ ਐਨ.ਐਚ. 21 ਤੱਕ 3.356 ਕਿਲੋਮੀਟਰ	138 .65 ਏਕੜ
3.	ਗਰਿਡ ਰੋਡ ਸੈਕਟਰ 66 /66 ਏ ਉਦਯੋਗਿਕ ਤੋਂ ਸੈਕਟਰ 82 ਤੱਕ	1.30 ਏਕੜ
4.	ਗਰਿਡ ਰੋਡ ਸੈਕਟਰ 80/81 ਤੋਂ ਸੈਕਟਰ 98/104 ਅਤੇ ਸੈਕਟਰ 99/105	115.4019 ਏਕੜ
5.	300 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਸੈਕਟਰ 66 ਥੀ ਤੋਂ ਲੈ ਕੇ ਅੰਤਰਰਾਸ਼ਟਰੀ ਹਵਾਈ ਅੱਡਾ ਨੂੰ ਜੋੜਨ ਵਾਲੀ ਸੜਕ (ਲੰਬਾਈ 3.88 ਕਿਲੋਮੀਟਰ)	88 ਏਕੜ
6.	200 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਸੈਕਟਰ 66/66-ਏ ਤੋਂ ਐਨ.ਐਚ. 64 ਜੀਰਕ ਪੁਰ ਪਟਿਆਲਾ ਰੋਡ (ਲੰਬਾਈ 6.02 ਕਿਲੋਮੀਟਰ)	1017.66 ਏਕੜ
7.	200 ਫੁੱਟ ਚੌੜੀ ਸੜਕ ਐਨ.ਐਚ. 64 ਤੋਂ ਸੈਕਟਰ 21 ਪੰਚਕੂਲਾ (ਲੰਬਾਈ 11 ਕਿਲੋਮੀਟਰ)	363.73 ਏਕੜ
	ਕੁੱਲ	1740.75 ਏਕੜ

ਉਕਤ ਦਿੱਤੇ ਵੇਰਵੇ ਅਨੁਸਾਰ ਜਿਵੇਂ ਕਿ ਪਹਿਲਾਂ ਹੀ ਦੱਸਿਆ ਗਿਆ ਹੈ ਕਿ

ਪਸ਼ਾਵਿਤ ਸੜਕਾਂ ਅਤੇ ਮਿਕਸਡ ਲੈਂਡ ਯੂਜ ਹੇਠ ਤਕਰੀਬਨ 1740.75 ਏਕੜ

ਰਕਬੇ ਦੀ ਭੌ ਪ੍ਰਾਪਤੀ ਦੀ ਕਾਰਵਾਈ ਕੂਲੈਕਟਰ ਭੌ ਪ੍ਰਾਪਤੀ, ਗਮਾਤਾ ਦਫਤਰ ਵੱਲੋਂ

ਆਰੰਭੀ ਜਾ ਚੁੱਕੀ ਹੈ। ਜਿਸ ਤੇ ਕਾਫੀ ਖਰਚਾ ਆਉਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ। ਇਸ ਸਬੰਧ

ਵਿੱਚ ਇਸ ਦਫਤਰ ਦਾ ਹੇਠ ਲਿਖਿਆ ਸੁਝਾਅ ਅਥਾਰਟੀ ਦੀ ਮੀਟਿੰਗ ਵਿੱਚ ਵਿਚਾਰਨ

ਲਈ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਹਿੱਤ ਪੇਸ਼ ਹੈ।

ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਅਤੇ ਹੋਰ ਲਾਇਸੈਂਸਡ ਕਾਲੋਨਾਈਜ਼ਰਾਂ ਵੱਲੋਂ

ਮੋਹਾਲੀ ਦੇ ਦੱਖਣੀ ਸੈਕਟਰਾਂ ਵਿੱਚ ਕਾਫੀ ਭੌ ਖਰੀਦ ਲਈ ਗਈ ਹੈ। ਉਪਰੋਕਤ

ਦਿੱਤੇ ਵੇਰਵੇ ਅਨੁਸਾਰ ਸੜਕਾਂ ਲਈ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਭੌ ਵਿੱਚ ਇਹਨਾਂ

ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਅਤੇ ਲਾਇਸੈਂਸਡ ਕਾਲੋਨੀਆਂ ਦਾ ਕੁਝ ਰਕਬਾ ਆਉਣ ਦੀ

ਸੰਭਾਵਨਾ ਹੈ। ਉਕਤ ਦੱਸੀ ਗਰਿਡ ਸੜਕਾਂ ਲਈ ਅਕਵਾਇਰ ਕਰਦੇ ਹੋਏ ਜਿਹੜਾ

ਰਕਬਾ ਮੰਨਜੂਰ ਸੁਦਾ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਦੀ ਮਲਕੀਅਤ ਹੇਠ ਪੈਂਦਾ ਹੋਵੇ ਉਸ

ਸਬੰਧੀ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ ਵੱਲੋਂ ਰਜਿਸਟਰੇਸ਼ਨ ਮੰਤਵ ਲਈ ਨਿਰਧਾਰਤ ਕੀਤੇ

ਕੂਲੈਕਟਰ ਰੋਟਾਂ ਅਨੁਸਾਰ ਬਣਦਾ ਮੁਆਵਜਾ ਸਬੰਧਤ ਮੈਗਾ ਹਾਊਸਿੰਗ ਪ੍ਰੋਜੈਕਟਾਂ ਅਤੇ

ਲਾਇਸੈਂਸਡ ਕਾਲੋਨੀਆਂ ਨੂੰ ਗਮਾਡਾ ਕਬਜ਼ਾ ਲੈਣ ਸਮੇਂ ਅਣ-ਪੇਂਡ ਬਾਹਰੀ ਵਿਕਾਸ
ਖਰਚੇ (ਈ.ਡੀ.ਸੀ.) ਵਿੱਚ ਅਡਜਸਟ ਕਰ ਸਕਦਾ ਹੈ। ਇਸ ਨਾਲ ਗਮਾਡਾ ਨੂੰ ਇਸ
ਰਕਬੇ ਬਾਰੇ ਕੈਸ ਮੁਆਵਜ਼ਾ ਨਹੀਂ ਦੇਣਾ ਪਵੇਗਾ ਕਿਉਂਕਿ ਇਸ ਸਮੇਂ ਗਮਾਡਾ ਪਾਸ ਕੈਸ
ਫਲੋ ਵੀ ਸੀਮਿਤ ਹੈ। ਇਸ ਪ੍ਰਕਿਰਿਆ ਨਾਲ ਮੁਆਵਜ਼ਾ ਦੇਣ ਵੇਲੇ ਬਣਦੇ ਵਿਆਜ ਦਾ
ਵੀ ਲਾਭ ਹੋ ਸਕਦਾ ਹੈ। ਜੇਕਰ ਬਾਅਦ ਵਿੱਚ ਪ੍ਰਬੰਧਕੀ ਵਿਭਾਗ ਵੱਲੋਂ ਭੌਂ ਪ੍ਰਾਪਤੀ
ਵਾਸਤੇ ਪ੍ਰਵਾਨ ਕੀਤੇ ਰੇਟਾਂ ਦਾ ਉਪਰੋਕਤ ਕੂਲੈਕਟਰ ਰੇਟਾਂ ਨਾਲੋਂ ਫਰਕ ਆਉਂਦਾ ਹੈ ਤਾਂ
ਇਹ ਫਰਕ ਵੀ ਪੁਰਾਣੀ ਤਰੀਕ ਤੋਂ (ਜਿਸ ਦਿਨ ਤੋਂ ਗਮਾਡਾ ਵੱਲੋਂ ਕਬਜ਼ਾ ਲਿਆ ਹੋਵੇ)
ਸਬੰਧਤ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਤੋਂ ਵਸੂਲਣ ਯੋਗ ਕੀਤੇ ਜਾਣ ਵਾਲੇ ਬਾਹਰੀ ਵਿਕਾਸ ਖਰਚੇ
ਵਿੱਚ ਅਡਜਸਟ ਕਰ ਲਿਆ ਜਾਵੇਗਾ।

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