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

No. PUDA-A/Cs(Works)2009/ Dated:

To

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

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

Finance and Accounts Committee in its 51st meeting held on 20.07.06 vide agenda item no. 51.18 revised the rates of institutional sites in various urban estates.

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

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

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

This is for your kind information and further necessary action.

DA/ As above.

Sd/-
Chief Accounts Officer

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

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

DA/ As above

Sd/-
Chief Accounts Officer

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

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

DA/ As above.

Sd/-
Chief Accounts Officer

Contd...2

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

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

DA/ As above.

sd/-
Chief Accounts Officer

Endst. No PUDA-A/Cs(W)2006/ 9357 to 9359 Dated: 27-10-2006

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

DA/ As above.

Chief Accounts Officer
26/10/06

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

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

DA/ As above.

Chief Accounts Officer

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

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

DA/ As above.

Chief Accounts Officer

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

(a) It directly serves the interest of the residents of the area in which the site or the building is situated;

(b) It is generally conducive to the planned development of the area;

(c) It is society registered under the societies registration Act, 1860 or is an institution which is owned or controlled by the State Government or is constituted or established under any law for the time being enforce;

(d) It is in possession of sufficient funds to meet the cost of land and the construction of building

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

1. **Offer of Allotment:**

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

However, in case of Govt. Deptt./Public Sector Undertakings and Institutions owned and managed by the Central or State Government, the allotment of land shall be made directly on receipt of applications without going through the process of a public advertisement alongwith token money/earnest money as per rates fixed vide circular No. PUDA-Policy-02/6167-78 dt.20.8.02.

2. **Eligibility:**

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

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

(a) The objectives and activities of the institution and the public [illegible] served by it since its establishment;

(b) The financial position of the institution (statement of Bank account for the proceeding three years).

(c) The present location of the institution;

(d) The benefit likely to accure to the general public of the locality by allotment of the institutional site;

(e) The bonafide and genuiness of the institution as made out in the annual reports audit report etc;

(f) The need of the institutional site by the institution for providing the necessary service in question;

(g) Complete layout plan of the area required for allotment indicating all components including further sub components.

(h) Constitution of the society trust association and list of executive members and their interrelationship among them, qualification and experience if any.

3. Constitution of a Committee:

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

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

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

4. Scrutiny of application:

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

Auction:-

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

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

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

6. **Guidelines for allotment:**

i) For allotting land to institutions except Government Department/Public Sector Undertakings and Institutions, owned and managed by the Central or State Government only those applications which are invited through press advertisement shall be considered. No application which is submitted otherwise, shall be dealt and examined.

ii) The applications received in response to the advertisement would be examined by committee and the recommendations of the committee will be put up to the Finance & Accounts Committee of PUDA for final decision and approval. However, the applications received from Govt. Deptt./Public Sector Undertakings and institutions owned and managed by Central and State Govt. shall be decided by the Chairman, PUDA within the rates, terms & conditions approved under policy.

Iii) Land will be allotted on free hold basis except land for the purpose of religious, police station, fire station, Petrol Pump and Charitable Institutions at the rates fixed from time to time and as per procedure Annexed at 'A'. For religious purpose, police station,

allotted on lease hold basis for a period of 99 years.

iv) Petrol pump sites carved out at various developed Urban Estates shall be floated for allotment in favour of Oil Companies/Govt.. Deptt. State Govt. Undertakings at the rate indicated in Annexure-'A'. The numbers of filling point shall be installed at the site as per norm fixed by the Ministry of Surface Transport Government of India. 10% area shall be permitted for commercial purpose.

v) The Authority shall not allot land to caste and biradari based organizations.

vi) Allotment of land to religious bodies will be made only if there is a demand by local residents and suitable site is available for the purpose with the PUDA. Allotment of religious sites be made only if there are inadequate number of religious places of the concerned religion already existing in the Urban Estate. In general, the religious institutions shall be allotted an area of 1000 sq.yds. However, in exceptional cases depending upon the requirement a maximum of 2000 sq.yds. area shall be allotted.

vii) Allotment of land to Charitable Institutions will be made only if there is a demand by Trusts/Societies whose at least 1 member of the Governing body having minimum of 10 years experience in the field of school/institution i.e. Nari Niketan, school for deaf and dumb, blind, mentally retarded and handicapped, Pingalwara or Old Age Home and also having no profit motive in running such institutions. The allotment upto maximum of 2000 sq.yds. shall be considered as per terms and procedure Annexed at 'A'.

viii) Institutions having sufficient funds to meet the cost of land and building proposed thereon as per project report with a greater public concern and having no profit motive should be given priority over others.

7. **Price of land:**

As determined by PUDA from time to time.

8. **Letter of Intent:**

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

II) ALLOTMENT OF LAND BY WAY OF SELECTION

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

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

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

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

A) The token money shall be deposited by the Departments concerned at the rate approved under the policy circulated in this regard vide No. PUDA-Policy-2/6167-78 dated 20-8-2002.

B) 50% of total reserve price, after adjusting the token money shall be deposited within 90 days from the date of issue Letter of Intent. However, this period shall be extendable upto 3 months (only in respect of hardship cases on the written request of the allottee subject to payment of 3% surcharge on the amount due and interest at the rate of 18% per annum for the delayed period as per policy for condonation of delay).

C) Balance 50% payment shall be deposited in four yearly equal instalments with interest at the rate of 12% per annum or as determined by the Authority. The first instalment shall fall due after one year from the date of issue of allotment letter.

B) ALLOTMENT OF INSTITUTIONAL LAND ON LEASE HOLD BASIS.

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

application for allotment of religious and charitable institutional sites where applications are invited through advertisement (to be refundable/adjustable).

(b) Rs. 200/- per sq. yard as non-refundable security shall be charged from the successful applicants.

(c) Lease money shall be charged as indicated in Annexure "A"

10. PROCESSING FEE

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

11. Rebate on full payment

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

12. Issue of allotment letter:

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

13. Possession:

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

14. Ownership:

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

ii) The Institutional sites allotted on free hold basis by way of auction shall be made freely transferable to the Trusts and Societies registered under the relevant Acts subject to the payment of a

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

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

15. Time frame for completion of the project:

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

16. Cancellation of allotment:

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

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

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

18. Regulations of construction

a) All development and construction will be done as per the regulation, bye laws & Zoning restrictions applicable to the area and as indicated by the Authority to the allottee.

b) All the development and building plans will have to be got approved in advance from the Authority and development will be done only as per the approved plans. However, to ensure that delays in the grant of approvals of any kind to the allottee do not cause undue delays in the execution of the project, the Authority will issue all required approvals promptly .

19. Inspection by Authority officials

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

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

20. **Arbitration:-**

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

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

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

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ 5274-81 ਮਿਤੀ: 4/10/2017

ਵੱਲ:

ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ,

ਪੁੱਡਾ, ਪਟਿਆਲਾ, ਜਲੰਧਰ, ਅੰਮ੍ਰਿਤਸਰ, ਬਠਿੰਡਾ, ਲੁਧਿਆਣਾ, ਗਮਾਡਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਵਿਸ਼ਾ:- **Calculation of Reserve Price for Institutional Sites under Development agencies.**

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਪੰਜਾਬ ਸ਼ਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਿਟੀ (ਪੁੱਡਾ) ਦੀ ਮਿਤੀ 01-09-2017 ਨੂੰ ਹੋਈ 55ਵੀਂ ਮੀਟਿੰਗ ਦੇ ਅਜੰਡਾ ਆਈਟਮ ਨੰ: 55.09 ਅਧੀਨ ਹੋਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਸੋਧੇ ਹੋਏ ਅਜੰਡੇ ਅਤੇ ਮੀਟਿੰਗ ਦੀ ਪ੍ਰਸੀਡਿੰਗ ਦੀ ਕਾਪੀ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ।

3/x/17

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

ਨੱਥੀ/ ਉਕਤ ਅਨੁਸਾਰ

ਨੰ: ਪੁੱਡਾ-ਲੇਖਾ (ਵਰਕਸ)/2017/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:

1) ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸ਼ਕ (ਪ੍ਰੋਜੈਕਟ) ਐਸ.ਏ.ਐਸ.ਨਗਰ।
2) ਅਮਲਾ ਅਫਸਰ (ਪਾਲਿਸੀ), ਪੁੱਡਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

3/x/17

ਮੁੱਖ ਲੇਖਾ ਅਫਸਰ

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

Agenda item no. 55.19
(Authority Meeting)
(Accounts Branch)

Subject:- **Calculation of reserve price for institutional sites under development authorities.**

Authority in its 49th meeting held on 28.05.2013 vide agenda item no. 49.21 and subsequent amendment in the 54th Meeting held on 09-11-2016 vide agenda item no 54.08 had approved the policy for fixation of prices of institutional sites on the basis of prices of residential plots.

2. Subsequently, PDA Patiala has proposed changes in the fixation of reserve price for sites mentioned at 1 (b & c),3(a), 4(c), 5 (d & e) and 8. Accordingly the Proposal of revised rate has been prepared and placed at **Annexure-1.**

3. The matter was placed before the Finance and Accounts Committee in 81st meeting held on 10.08.2017 vide agenda item no 81.01 and the same was approved with the remarks that all those sites which are to be sold through allotment may also be put to auction, if required.

4. The matter is now placed before the Authority for ratification of the decision taken by Finance and Accounts Committee vide Agenda Item no. 81.01

Annexure 1

PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY

No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
1	2	3	4	5	7
1	EDUCATIONAL (FAR 1:1.0)				
a)	State Government	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
b)	Central Government including all Autonomous/ Statutory Bodies/ Universities set up by a Statute of Central/ State Government as well as Societies and Trusts promoted by them	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Allotment	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
c)	Others (Private)	School/College/Professional Colleges/ITI's/ Technical Training Institutions/ Research Institutions	Auction	Reserve Price shall be 50% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
2	HEALTH (FAR 1: 1.5)				
a)	State Government	Sites for Dispensaries/ Primary Health Centres etc.	Allotment	Reserve Price shall be 5% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
	Autonomus/ Statutory Bodies such as Punjab Health Systems Corporation Promoted by State/Central Government	Land for Dispensaries/Primary Health Centre etc.	Allotment	Reserve Price shall be 20% of the prevailing highest residential price fixed for the Urban Estate/ Sector/ Scheme	
d)	Private	Multi-Super Speciality Hospitals/ Other Hospitals	Auction	First Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Others	Nursing Home	Auction	First Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
3	SERVICE DEPARTMENTS (FAR 1: 1.0)				
a)	Essential Services - Police, Fire and Similar Services	Police Station/Fire Station and other Similar Services	Allotment	Free of Cost	
b)	For Other Services (Government Departments- State and Central and Statutory Bodies constituted under any Act)	Telephone (BSNL)/ Post & Telegraph Department/ State Power Utilities like Punjab Powercom & Punjab Transco/ Water Supply & Sewerage Board/ Bus Stand	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	

1	2	3	Disposal 4	5	7
4	OFFICE BUILDINGS (FAR 1: 1.5)				
a)	State Government	For Office Use including District/Tehsil Administrative & Judicial Comlexes	Allotment	Reserve Price to be 25% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
b)	Central Government	For Office Use	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	For Office Use	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme.	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	For Office Use	Allotment	Reserve Price to be 200% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
5	RESIDENTIAL BUILDINGS				
a)	State Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 50% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
b)	Central Government	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials of Executive & Judiciary	Allotment	Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
c)	All Boards/Corporations (i) State Government (ii) Central Government Including PSU's	Residential Colonies including Group Housing Sites for renting out to Officers/ Officials	Allotment	(i)Reserve Price to be 75% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme. (ii) Reserve Price to be 100% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
d)	All Public Limited Companies including Public Sector & Private Sector Banks	Residential Colonies including Group Housing Sites for renting out to their Officers/ Officials	Allotment	Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	
e)	Private Builders/ Co-operative Societies	Multi- Storey Group Housing Sites	Allotment	First Reserve Price to be 150% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme	Reserve price in case of Auction will be calculated as per previous Policy.
	COMMERCIAL SITES				
a)	~~Multiplex/ Chunk Sites~~	~~Commercial~~	~~Auction~~	~~First Reserve Price shall be 125% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme (Inbuilt FAR 1:2)~~	*DELETED*

(2)

No.	Particulars	Purpose	Mode of Disposal	New Rate w.e.f 01-09-2017	Remarks
	2	3	4	5	7
b)	~~Booth Sites Including Built Up~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 300% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
c)	~~SCO/SCF/ Single Storey Shop~~	~~Commercial~~	~~Auction~~	~~First Reserve Price to be 400% of prevailing Highest residential reserve price fixed for the Urban Estate/Sector/Scheme~~	*DELETED*
7	CHARITABLE INSTITUTIONS				
a)	Government Owned Orphanages, Asylums, Nari Niketan, Pingalwara, Old Age Homes, Schools for Disabled Etc.	Charitable Puposes	Allotment	Free of Cost	
b)	Others- Governments Aided or Private (For Other Purpose)	Charitable Puposes	Allotment	Allotment on Leasehold basis with Lease Premium @ Rs 1000 per sq Yds and Annual Ground Rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on Ground Floor and 5% on First Floor. Lease period for 30 years only.	
c)	Cultural & Literacy Activities (Owned by Government Only)		Allotment	Free of Cost	
d)	Cultural & Literacy Activities (By Other Organisations- Government Aided or Private)	Minimum Area to be 4000 sq yds	Allotment	Allotment on Leasehold basis with Lease Premium @ Rs 1000 per sq Yds and Annual Ground Rent @ 10% of the lease premium with cumulative increase of 7% per annum. Permission to sub let an area of 5% on Ground Floor and 5% on First Floor. Lease period for 30 years only.	
8	RELIGIOUS INSTITUTIONS	Religious Purpose. (The maximum area to be given for religious purpose not to exceed 1000 sq. yd. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area up to a maximum of 2000 sq. yd. as per agenda item no. 25.05/25.10.2000	Allotment	Allotment on Freehold basis at 20% of the prevailing highest residential reserve price. 50% of the consideration money shall be deposited at the time of allotment and balance can be deposited either in lump sum or 4 equal annual installments along with prevailing rate of interest.	

e:- i. Prevailing highest residential reserve price means the rate at which plots/sites sold in the last auction or reserve price for the last auction of that area/sector/scheme with 5% escalation for every year since the last auction.

ii. The Rates for allotment of land for Educational, Health, Service Department and Office Building will increase proportionately if higher FAR than mentioned against these is allowed.

iii. For sites to be alloted on 'Free of Cost' basis or below 'Collector Rate', the 'Income Tax' liability of Authority, if any, shall be recovered from the allottee.

(3)

PUNJAB URBAN PLANNING & DEV.AUTHORITY CHANDIGARH.

To

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

No.PUDA-Policy-02/ 6167-75
Dated: 7-8-02

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

Please refer to the subject cited and this is to inform that the cases for allotment of land to Govt.Departments/Public sector undertakings and Institutions owned and managed by Central and State Governments are processed without taking any token money/earnest money. As per the decision of the Finance & Accounts Committee vide item no. 20.19 the lands are allotted to these Departments directly on receipt of applications without going through the process of a public advertisement. After the allotment process is completed and if these departments refused to accept the allotment letter due to the one reason or the another, PUDA was unable to deduct any processing charges and the whole exercise used to become futile. Keeping in view the above facts, the matter was placed before the Finance & Accounts Committee in its 32nd meeting held on 9.8.02 vide agenda item no. 32.18 The Finance Committee has approved the following rates of token money/earnest money in case of allotment of land to the departments:-

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

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

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

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

Administrative Officer(Policy)
For Chief Administrator,

(POLICY BRANCH)

To

Addl. Chief Administrator,
GMADA, Mohali.

Estate Officer,
GMADA, Mohali.

No. GMADA (Policy)/2007/ 8643-44
Dated: 30-7-08

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

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

The Authority of Greater Mohali Area Development Authority (GMADA) in its 3rd meeting held on 317-6-2008 vide item No. 3.13 has Revised the policy regarding allotment of land to the Central/State Government departments, Public Undertakings and Institutions owned and managed by Central and State Government and it has been decided not to ask the concerned organization to deposit the 1% token money as required in the letter referred above. On receipt of request from the concerned department for allotment of land, approval be taken from the Hon'ble Chief Minister, Punjab –cum- Chairman, GMADA and thereafter concerned department be asked to deposit 50% cost of the land within 90 days and no extension in time shall be given. On receipt of 50% amount, allotment letter will be issued and concerned department will be asked to deposit balance 50% amount in instalments or in lump sum as per the policy. In case the department refuses to accept the allotment or fails to make the payment of due amount within given date, the allotment of land shall be cancelled and amount shall be forfeited as per provisions of the Punjab Regional and Town Planning and Development Act, 1995.

Addl. Chief Administrator (Policy),
GMADA, SAS Nagar.
Dated: 30.7.08

Endst. No. GMADA (Policy)/2008/ 8645-50

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

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

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

PUDA BHAWAN, SECTOR 62, SAS Nagar.

To

The Chief Administrator
PUDA, S.A.S. Nagar.

Memo no: No.GMADA-A/cs(HQ)-2016/
Dated:

Subject :- Calculation of reserve price of Commercial Chunck sites,Nursing Home Sites, Hospital sites and Group Housing Sites through Auction by GMADA.

Ref: – Your Office Letter No:-PUDA/Accounts(works)/2013/5762 Dated15.07.2013

Please refer to the subject cited above.

In supersession of your letter referred above, it is intimated that GMADA in its 19th-meeting of the authority vide Agenda item No-19.20 has revised the method for calculation / fixation of reserve price of Commercial Chunck site, Nursing Home Sites, Hospital sites and Group Housing sites through Auction ,which is as under:-

(A)

Sr.No-	Particulars	Present Policy	Revised Policy
1	Commercial Chunk sites	200% of the rate of residential Sites fixed in that sector/ area	135% of the rate of residential Sites fixed in that sector/ area
2	Nursing Home Sites	50% of the rate of residential Sites fixed in that sector/ area	75% of the rate of residential Sites fixed in that sector/ area
3	Hospital Sites	25% of the rate of residential Sites fixed in that sector/ area	50% of the rate of residential Sites fixed in that sector/ area

(B) In case of Group housing sites (where F.A.R. upto 1:2.5 is allowed as per master plan) in built F.A.R. of 1:2.5 is allowed in the reserve price.

(C) In all those cases, where as per master plan more than 1:2.5 F.A.R. is allowed, additional F.A.R. will be purchasable as per formula approved vide agenda item No-17.17 by paying 35% additional amount proportionate to the reserve price at that time.

(D) All those sites which have been sold by the authority earlier and as per master plan more than 1:2.5 F.A.R. is allowed , additional F.A.R. will be purchasable proportionate to the 135% of the present reserve price or the bid price whichever is higher.

(E) All those Sites, whose bid amount is more than 75 Crore, the balance 80% amount shall be payable in 10 annual installments by giving 2 years moratorium period.

The copy of agenda item and proceedings of the meeting of the authority is attached herewith for your kind information please.

Sd/-
Chief Accounts Officer,
GMADA,S.A.S. Nagar.
Dated 29/01/16

End.No.Gmada/A/cs(HQ)/2016 / 309

Copy of the above is forwarded to the following for information and necessary action :-

1) Estate Officer (Housing), GMADA, S.A.S. Nagar.
2) Estate Officer (Plots), GMADA ,S.A.S. Nagar.
3) ADO Policy, GMADA, S.A.S. Nagar.

Chief Accounts Officer,
GMADA,S.A.S.Nagar.

29-1
1/2/16

ਪੰਜਾਬ ਸਹਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਸਾਹਿਬਜਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ

ਸੇਵਾ ਵਿਖੇ,

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

ਨੰ: ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸ਼ਾਖਾ-ਸ-5-2015/ 7908-13 ਮਿਤੀ: 31/12/15

ਵਿਸ਼ਾ: ਇੰਸਟੀਚਿਊਸ਼ਨਲ ਸਾਈਟਾਂ ਦੀ ਅਲਾਟਮੈਂਟ ਪਾਲਿਸੀ ਬਾਰੇ।

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

ਗਮਾਡਾ ਅਥਾਰਿਟੀ ਦੀ ਪਲੈਨਿੰਗ ਐਂਡ ਡਿਜਾਇਨ ਕਮੇਟੀ ਦੀਆਂ ਉਕਤ ਸਿਫਾਰਸਾਂ ਦੇ ਮਦੇ ਨਜਰ ਮਾਮਲਾ ਪੁੱਡਾ ਦੀ ਵਿੱਤ ਤੇ ਲੇਖਾ ਕਮੇਟੀ [redacted] ਨੂੰ

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

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸ਼ਾਖਾ-ਸ-5-2015/ ਮਿਤੀ: 30/5/15
ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰਸੂਚਨਾ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

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

ਪ੍ਰਬੰਧਕ ਅਫਸਰ(ਪਾਲਿਸੀ)

ਗਮਾਡਾ ਮੁਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

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

GMADA

(ਪਾਲਿਸੀ ਸ਼ਾਖਾ) 2018 - 3

ਵੱਲ

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

ਨੰ. ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ/ਸ-1 /2019/ 5170-71

ਮਿਤੀ : 7/11/19

ਵਿਸਾ : **Revision of Rates on Instituitional sites in various Urban Estates-Sites meant for Cultural and Literary activities.**

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

ਮਿਤੀ 11-10-2018 ਨੂੰ ਗਮਾਡਾ ਅਥਾਰਟੀ ਦੀ 23ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਮੱਦ ਨੰ: 23.02 ਰਾਹੀਂ ਸਾਹਿਤਿੱਕ ਅਤੇ ਸਭਿਆਚਾਰਕ ਗਤੀਵਿਧੀਆਂ ਲਈ ਰੇਟਸ ਵਿੱਚ ਨਿਮਨ ਅਨੁਸਾਰ ਸੋਧ ਕਰਨ ਦਾ ਫੈਸਲਾ ਲਿਆ ਗਿਆ ਹੈ:-

7.	**Charitable Institutions**			
c)	Cultural and Literary Activities (Owned by Government Only)		Allotment	Free of cost
d)	Cultural and Literary Activities (by Other Organisations- Government Aided or Private)	Minimum area 4000 sq yds.	**Allotment**	**Reserve Price to be 50% of the prevailing highest residential reserve price fixed for the Urban Estate/ Sector / Scheme.**

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

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

ਸੁਪਰਡੈਂਟ(ਪਾਲਿਸੀ)

ਵਾ: ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ