

ANNUAL ADMINISTRATIVE REPORT

FOR THE YEAR 2019-2020

PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY

(PUDA)

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

GOVERNMENT OF PUNJAB

ANNUAL ADMINISTRATIVE REPORT

1. BACKGROUND

The merger of the Directorate of Housing & Urban Development with the Punjab Housing Development Board (PHDB) became the first step towards the constitution of Authority. The Punjab Urban Planning & Development Authority (PUDA) constituted under the Punjab Regional and Town Planning and Development Act, 1995 was notified by the government and made effective from 01.07.1995. The Authority has been constituted to promote and secure better planning and development of any area of the State. The Authority has been empowered to acquire, hold and dispose of property, both movable and immovable and to contract. Urban development functions which include housing, development of estates, planning and enforcement have been transferred to PUDA.

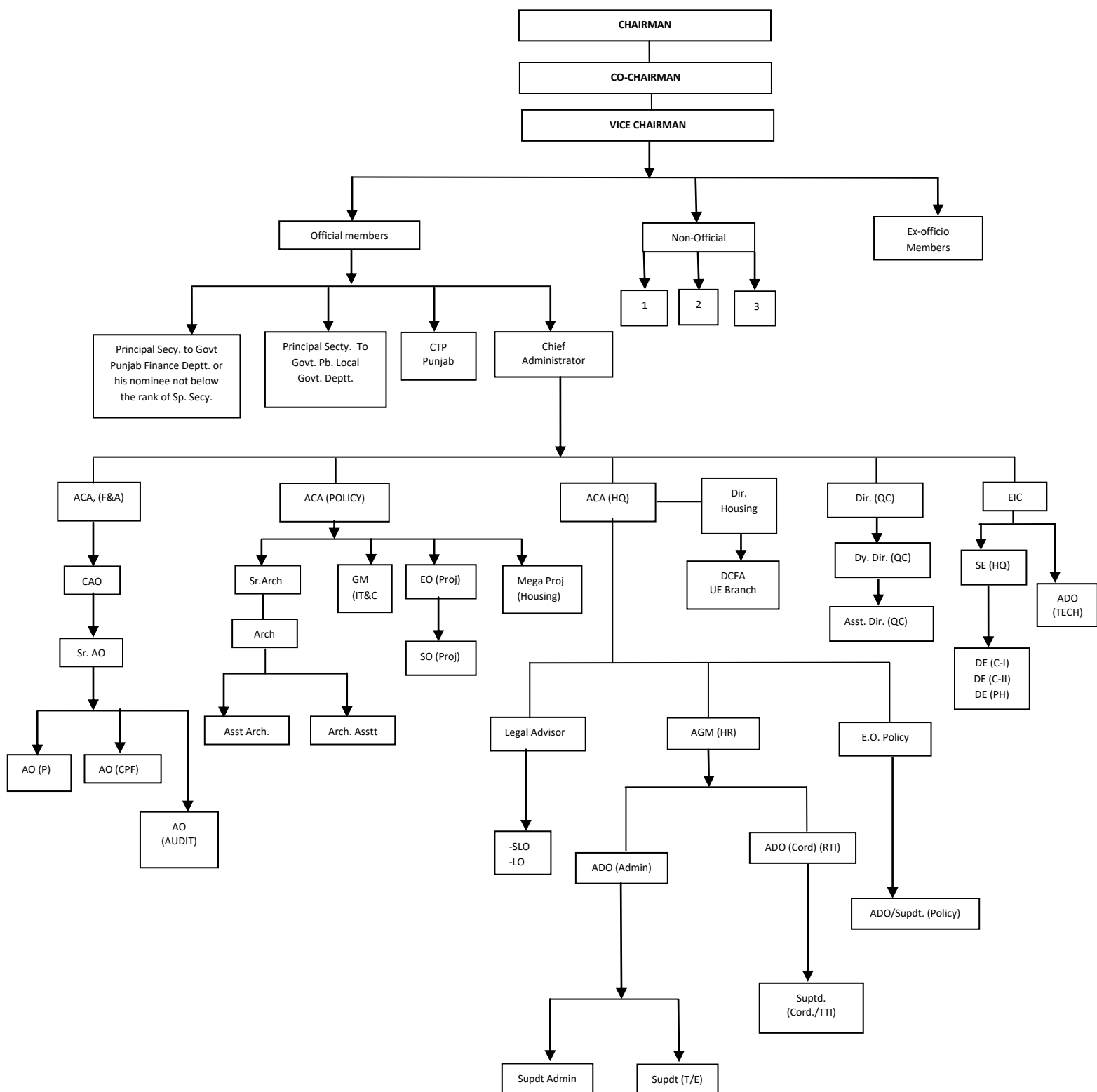
The objectives of the Authority shall be to promote and secure better planning and development of any area of the State and for that purpose the Authority shall have the powers to acquire by way of purchase, transfer, exchange or gift or to hold, manage, plan, develop and mortgage or otherwise dispose of land or other property or to carry out itself or in collaboration with any other agency or through any other agency on its behalf, building, engineering, mining and other operations to execute works in connection with supply of water, disposal of sewerage, control of pollution and other services and amenities and generally to do anything with the prior approval or on direction of the State Government, for carrying out the purposes of this Act.

In particular and without prejudice to the generality of the foregoing provisions, the Authority itself or in collaboration with any other agency or through any other agency on its behalf;

- (i) if so required by the State Government or the Board, take up the works in connection with the preparation and implementation of Regional Plans, Master Plans and New Township Plans, and town improvement schemes;
- (ii) undertake the work relating to the amenities and service to be provided in the urban areas, urban estates, promotion of urban development as well as construction of houses;
- (iii) promote research, development of new techniques of planning, land development and house construction and manufacture of building material;
- (iv) promote companies, associations and other bodies for carrying out the purposes of the Act; and
- (v) perform any other functions which are supplement, incidental or consequential to any of the functions referred above or which may be prescribed.

2. a) ORGANIZATIONAL SETUP OF THE DEPARTMENT:

ORGANIZATIONAL STRUCTURE OF PUDA



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

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

- (i) Members of the authority and detail of category-wise posts in PUDA during the year 2019-20 can be seen at Appendix I & II.

3. VISION, MISSION & GOALS

(a) Vision:

To achieve a rational, integrated, comprehensive and orderly development in Punjab by improving the planning, development, management and delivery capacities of the urban centres.

(b) Mission:

- To conceptualize and create unique urban settlements that cater to the cultural, social, residential and commercial needs of Punjab's dynamic population today and for the future.
- To improve access to affordable land;
- To achieve the goal of housing for all;
- To make the State free from slums;
- To promote and encourage innovations in urban planning development management and resource generation;
- To improve productivity of urban areas and increase their share in the State's physical and economics growth;
- To identify valuable natural and man made heritage and making heritage conservation and preservation a public movement by involving communities, local level NGO's, community based organizations, private and corporate sectors;
- To evolve an effective and efficient legal framework, which promoter development, minimizes controls and facilitates involvement of private, cooperative and corporate sectors and creates an enabling environment for planned development of urban centres;

(c) Goals:

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

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

ALLOTMENT POLICIES

TERMS AND CONDITIONS OF AUCTION

(RESIDENTIAL/COMMERCIAL/INSTITUTIONAL AND CHUNK SITES)

These terms and conditions shall supersede all the terms and conditions and other instructions issued on the subject matter covered herein and they shall be applicable to all properties sold after 24-05-2019 by auction. These shall apply to all the Authorities established under the PRTPD Act.

1. MODE OF AUCTION

All Auctions in PUDA and Special Development Authorities shall be by way of e-auction only from 01-09-2017 including OUVGL properties.

2. CLASSIFICATION OF PROPERTIES

The properties to be put to auction shall be classified into following types for the purpose of this policy:-

- Chunk sites including Multiplex/Multi Specialty Hospital/Other Hospital Site/Hotel Site/ Nursing Home Sites/ Group Housing Sites/ School Sites (Reserve Price above Rs. 50 Crore else to be treated as SCO/SCF site)
- SCO/SCF
- Single Storey Shops (SSS)/ Booth
- Residential plot

NOTE:- For GMADA and GLADA, the Sites with reserve price of Rs. 50.00 Crore or more will be treated as chunk sites and for other regional authorities such as PDA, BDA, JDA and ADA the sites with reserve price of Rs. 25.00 Crore or more shall be treated as chunk sites

(Instructions issued vide letter no. 855-66 dt. 10-01-2019)

3. ELIGIBILITY FEE

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

Sr. No.	Type of Property	Eligibility Fee
i	Multiplex/ Multi Specialty Hospital/ Other Hospital Site/ Hotel Site/ Nursing Home Sites/ Group Housing Sites/ School Sites and other Chunk Sites	2% (two percent) of the total reserve price.
ii	SCO/SCF	2% (two percent) of the total reserve price or Rs. 3 lakh which ever is more.

iii	SSS/ Booth	Rs. 1,00,000/- for Mohali, Ludhiana, Amritsar, Jalandhar, Patiala and Bhatinda. Rs. 50,000/- for all other cities of Punjab.
iv	Residential plot	Rs. 2,00,000/- for Mohali, Ludhiana, Amritsar, Jalandhar, Patiala and Bhatinda. Rs. 1,00,000/- for all other cities of Punjab.

4. DEPOSIT AT FALL OF HAMMER AMOUNT

The successful bidder will be required to pay:-

Sr. No.	Type of Property	Fall of Hammer
i	Hospital Site/ Hotel Site/ Nursing Home Sites/ Group Housing Sites/ School Sites and other Chunk Sites	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid as mentioned above at Sr. no. 3(i) payable online plus 2 percent cancer cess extra of Total Bid amount within maximum of 5 working days of the authority from the date of bid acceptance conveyed on SMS/E-mail.
ii	SCO/SCF	10% (Ten percent) of Total Bid amount after adjusting eligibility fee paid as mentioned above at Sr. no. 3(ii)/(iii)/(iv) payable online plus 2 percent cancer cess extra of Total Bid amount within maximum of 5 working days of the authority from the date of bid acceptance conveyed of SMS/ E-mail.
iii	SSS/ Booth	
iv	Residential plot	

- 4.1 In case the final bid price accepted by the Authority is less than the collector rate prevailing then the bidder shall be liable to pay Income Tax at the rate applicable to Authority on the difference between collector rate and bid price.
- 4.2 In case the bidder does not deposit the fall of hammer amount within stipulated period then the eligibility fee shall be forfeited and the bidder shall not have any claim to it whatsoever.

5. PAYMENT OF BALANCE AMOUNT:-

The balance payments shall be payable as follows along with applicable interest as explained in different section:-

Sr. No.	Type of Property	
i	Hospital Site/ Hotel Site/ Nursing Home Sites/ Group Housing Sites/ School Sites and other Chunk Sites	10% within 60 days from the date of auction. Allotment letter will be issued within 30 days after the receipt of 20% of Bid amount. Moratorium period of 2 years from the date of allotment shall be allowed during which the interest on Principal

		amount shall be payable Half Yearly. Balance 80% of the amount to be paid in 12 Half yearly Installments with first installment payable at the end of Two years moratorium period.
ii	SCO/SCF	15% of the bid amount in 30 days from the date of auction. Allotment letter will be issued within 30 days after the receipt of 25% of Bid amount.
iii	SSS/ Booth	75% of the amount to be paid in 8 Half Yearly installments with first installment falling due after 6 months from date of Allotment.
iv	Residential plot	15% of the bid amount in 30 days from the date of auction. Allotment letter will be issued within 30 days after the receipt of 25% of Bid amount. Balance 75% of the amount to be paid in 8 Half Yearly installments with first installment falling due after 6 months from date of Allotment.

- 5.1 In case successful bidder does not deposit the 10/15% amount within 60/30 days to complete 20/25% of the bid amount from the date of auction, then the amount already deposited by him including cancer cess shall be forfeited and the applicant shall have no claim in this regard.
- 5.2 This period of 60/30 days can be extended in case of extreme hardship up to a maximum of 90 days i.e. (30/60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 60/30 days from the date of auction on a payment of 1.5% surcharge on the due amount and 15% penal interest compounded annually for the delayed period. Allotment letter will be issued only after the receipt of the 20/25% amount of the Bid.
- 5.3 Authorities can declare different definitions of date of auction and date of confirmation as per their requirement/need and the word date of confirmation can be used in place of date of auction in the terms and conditions of auction accordingly.

(Instructions issued vide letter no. 31770-777 dt. 09-10-2018)

6. Interest rates Applicable on balance payments and Discount on Lump Sum Payments

Sr. No.	Type of Property	
i	Hospital Site/ Hotel Site/ Nursing Home Sites/ Group Housing Sites/ School Sites and other Chunk Sites	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. Penal Interest in case of default shall

ii	SCO/SCF	be 15% p.a. compounded annually.
iii	SSS/ Booth	Allottee can make lump sum payment of the balance 75/80% within 60 days in case of Sr. No. (i) & (ii) and 30 days in case of Sr. No. (iii) from date of allotment in which case 7.50% discount on the balance Principal amount i.e. 75/80% shall be given. In case of Lump Sum payment towards total Bid amount is made beyond this period of 60/30 days then this discount shall be given on Principal amount apart from that included in next installment.
iv	Residential plot	Interest rate applicable on balance payment shall be 9.5% p.a. compounded annually. Penal Interest in case of default shall be 15% p.a. compounded annually. Allottee can make lump sum payment of the balance 75% within 60 days from date of allotment in which case 5% discount on the balance Principal amount i.e. 75% amount shall be given. In case of Lump Sum payment towards total amount is made beyond this period of 60 days then this discount shall be given on Principal amount apart from that included in next installment.

- 6.1 Interest on the principal amount shall be payable half yearly during the moratorium period in case of sites mentioned at Sr. No 6(i). In case interest is not paid within the given time penal interest @ 15% p.a. compounded annually will be levied for the delayed period. The delay in the payment of interest shall be condoned up to a maximum period of 3 years from the due date. In case of delay beyond 3 years the site shall be resumed and no delay shall not be condoned.
- 6.2 In case any installment or a part thereof is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 15% p.a. compounded annually penal interest will be levied for the period of delay up to 18 months, beyond which delay shall not be condoned under any circumstances and the Site shall be resumed.
- 6.3 Allottee of chunk sites, eligible for the benefit of moratorium period, can deposit dues towards their sites ahead of scheduled date upon payment of which, levy of interest on the amount deposited shall stop as practiced earlier. However, if the allottee also chooses to not get his installments rescheduled, then, upon

payment of last part of the full & final payment, he shall be eligible for 5% discount but only on the principal amount of installments not fallen due yet, as per the original schedule of payment given at allotment. However, it is clarified that this discount shall be given only on the principal amount apart from that included in the next installment as per original schedule of payment.

7. POSSESSION OF SITE

The sites put to auction shall be ready for possession in terms of development of basic amenities and the possession of these shall be handed over to the successful bidders within a period of 90 days from 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.

8. GENERAL TERMS AND CONDITIONS

- 8.1 The bid shall be given in Rs. per sq. mtr.
- 8.2 No one can bid on behalf on another person.
- 8.3 Once the bid is placed, the Bidder shall not permitted to withdraw or surrender his bid on any ground, and in case he does so, the eligibility fee deposited by him/her shall stand forfeited in full.
- 8.4 In case the highest bid is not accepted by the Authorized Officer due to any reason whatsoever, the eligibility fee shall be refunded in full.
- 8.5 Chief Administrator, or any other officer authorized by him reserve the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Authorized Officer shall be subject to the approval by the Chief Administrator, of the Authority.
- 8.6 The land shall continue to vest in the name of concerned Authority until the entire consideration money together with interest and other dues, is paid in full to Authority.
- 8.7 On payment of the entire consideration money together with interest due to the Authority on account of the sale of the Site, the allottee shall have to execute the deed of conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.
- 8.8 The allottee shall have right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before the last installment becomes due with prior permission of the concerned Estate Office and on payment of transfer fee as applicable. If the last installment become due then the allottee has no right to transfer by way of sale, or gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed on making full payment. Mortgage of the site may be permitted with the prior permission of officer authorized by the Authority.

9. FINANCIAL CONDITIONS

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

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

(Instructions issued vide letter no. 855-66 dt. 10.01.2019)

10. APPLICABLE BUILDING BYE LAWS

- 10.1 PUDA Building Bye Laws as amended from time to time will be applicable on the properties disposed. The allottee shall be allowed to undertake construction after getting the Building Plans approved from the relevant Authority. For permissible ground coverage, Set Backs, Height of Buildings, Parking norms etc. also PUDA Building Bye laws shall be applicable.
- 10.2 FAR shall be permitted as specified in the advertisement in case of Chunk Sites including Group Housing / Hospital / Hospital Sites / Hotel Sites / etc. Further, in case the allottee is derirous of purchasing additional FAR then it shall be calculated as follow:

$$\frac{\text{Bid Price} \times 35\% \times \text{Additional FAR}}{\text{FAR as specified in advertisement}}$$

- 10.3 In case successful bidder opts for having FAR in excess of permitted FAR, charges for such increase in FAR would be determined proportionate to the bid amount and date for determination shall be the date of sanction of building plan, Such charges would be payable either in lump sum within 60 days and a discount of 7.50% shall be given to the allottee or the allottee may choose to pay 25% of such amount at the time of sanction of building plan and balance 75% in four equated yearly instalments with 9.5% interest p.a. Compounded Annually. In case of default, 15% p.a. compounded annually penal interest will be levied for the period of delay. Further, in case of Lump Sum payment towards total this amount is made beyond this period of 60 days then this discount shall be given on Principal amount apart from that included in next intallment.
- 10.4 No fragmentation/Sub division of the site and change of land use shall be permitted in case of residential plots/SCOs/SCFs/Booths/Shops. Sub

division of chunk sites will be allowed after approval of the plans from Authority, however license under PAPRA for the same will not be required.

- 10.5 It will be the responsibility of the allottee to obtain No objection certificate from the Fire Department under the provisions of various Acts as are applicable.

11. USAGE AND PERIOD FOR CONSTRUCTION :

- 11.1 Sites except those indicated as " Mixed Use Sites " shall be used only for the purpose of which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
- 11.2 The Site is offered on "as is where is " basis and the authority will not be responsible for leveling the site or removing the structures, if any thereon.
- 11.3 The allottee will have to construct a dwelling unit in case of a residential plot and one storey in case of and SCO/SCF within 3 years from the date of possession. The period can be extended by the concerned Estate Officer in the manner and on payment of such fee as fixed by the authority. However, in case of chunk sites there will be no time limit for construction.
- 11.4 Before occupying the building, the allottee will be required to obtain completion/ occupation certificate from the concerned Estate Officer.
- 11.5 Authority officers may at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/ building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, acts and regulations as amended from time to time.
- 11.6 The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to orders and other instructions as may be issued by the competent authority from time to time.
- 11.7 Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
- 11.8 In case of breach of any condition (s) of allotment or of regulations or non payment of any amount due together with the penalty, the site building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- 11.9 In case of any dispute or difference arising out of the terms and conditions of auction or allotment letter, the same shall be referred to the Chief Administrator of the Authority. The decision of the Chief Administration in this regard will be final and binding on all the parties.

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

Sr. No.	Programme/ Project	Current Year (FY) 2019-20		Previous year (FY-1) 2018-19		2nd Previous year (FY-2) 2017-18	
		Target	Performance	Target	Performance	Target	Performance
1	2	3	4	5	6	7	8
1.	Development of Gateway City, Sector 118-119, SAS Nagar.	-	-	-	-	100% completion	100% completed except for work in the area of Revenue Rastas which are yet to be acquired by LAC, GMADA.
2.	Construction of Hostel at Sports Complex, Sector-62, SAS Nagar.	-	-	100% completion	100% completed	-	-
3.	Providing & Laying Roof Top Rain Water Harvesting System in PUDA Bhawan, Sector-62, SAS Nagar	-	-	100% completion	100% completed	-	-
4.	Providing & Fixing Barbed Wire fencing in Gateway City, Sector 118-119, SAS Nagar.	100% completion	Under Progress	-	-	-	-
5.	Roof Top Solar Panels at PUDA Bhawan, Sector-62, SAS Nagar.	100% completion	Tender allotted	-	-	-	-

4. ORGANISATIONAL SWOT ANALYSIS

- Strength: (steps taken by Organization to leverage its strengths)
PUDA has recruited and deputed staff in various technical & non-technical cadres to improve and expedite the working of the Authority. Well qualified, competent,

diligent and expert staff in related fields exists.

- Weakness: (Steps taken to remove its weaknesses)
 - . Shortage of Staff.

Recruitment process is going on to fill various technical and non-technical posts.
 - . Shortage of Infrastructure.
- Opportunity: (Steps taken to leverage new Opportunity)

(i) **E-auction:-** Authority is conducting e-auctions for disposal of properties. The process of e-auctions has proved beneficial, as Authority has generated handsome revenue by conducting e-auctions during the year, under report.

- Threats: (Steps taken to mitigate threats to Organization).

-Nil-

Provide a summary of the outcomes from surveys, benchmarks for action, and other assessment metrics for schemes and programmes of the Organization. Include data pertinent to the operations of the Organization:-

2. MAJOR ACTIVITIES

4.1 Urban Estates

4.1.1 Establishment of Urban Estates

Government Punjab vide its notifications mentioned below has extended/redefined the boundaries of Regional Development Authorities. Thereby PUDA's role in Urban development of the State was further reduced. Actually entire state has been divided into 6 regional authorities minimizing PUDA's area of jurisdiction only to OUVGL properties in the State. In view of extended boundaries of the regional authorities Urban Estates developed by PUDA since its inception in 1995 have become part of the respective authorities. Redefined boundaries have been notified vide notification given below:-

Notification No. 13/52/06-1HG-2/2494, dated 24.08.2010 (GMADA).

Notification No. 13/192/06-1HG2/2449, dated 24.08.2010 (GLADA).

Notification No. 13/105/07-6HG2/2524, dated 24.08.2010 (JALANDHAR).

Notification No. 13/104/07-6HG2/2508, dated 24.08.2010 (AMRITSAR).

Notification No. 13/31/07-6HG2/2479, dated 24.08.2010 (BATHINDA).

Notification No. 13/14/10-5HG2/2463, dated 24.08.2010 (PATIALA).

Outline Plan showing boundaries of different Authorities may be seen at Appendix-III.

4.2 Optimum Utilization of Vacant Government Land (OUVGL)

The Punjab Government in the year 1997 had formulated an Optimum Utilization of Vacant Government Lands (OUVGL) Scheme. Under this scheme vacant, unencumbered and surplus lands of various Government departments are to be transferred to PUDA which has been declared as nodal agency for commercial exploitation of such lands. The aim is to generate additional financial resources to be utilized for infrastructure development projects. An Empowered Committee under the chairmanship of Chief Secretary, Government Punjab has been constituted to take policy decisions regarding identification, approval and sale of government lands as well as to review and monitor the scheme.

Government of Punjab vide its notification No. 4/3/2014-4hg/138 dt.04.03.2014 had approved an amendment in the Optimum Utilization of Vacant Government Lands (OUVGL) scheme being executed by PUDA. Amendment has widened the scope of development under this scheme. List of amendment may be seen at Appendix-IV.

Detail of the sites completely or partially disposed off under OUVGL scheme:

Sr. No.	Name of the Station	Total Sites/Plots carved out/Planned upto 31.03.2020			Sites allotted during the year 2019-20			Total Sites/Plots allotted upto 31.03.2020		
		Resi.	Comm.	Others	Resi.	Comm.	Others	Resi.	Comm.	Others
1	Ludhiana	01	332	02	-	-	-	01	198	02
2	Bagha Purana Moga	-	72	03	-	01	-	-	24	03
3	Samrala	-	87	-	-	-	-	-	74	-
4	Payal	-	50	-	-	-	-	-	49	-
5	Jagraon	700	115	07	-	-	-	473	-	-
6	Khanna	-	21	-	-	08	-	-	21	-
7	Ferozepur	166	214	-	-	-	-	124	102	-
8	Jalandhar	1245	807	07	-	06	-	331	293	01
9	Phillaur	-	31	-	-	02	-	-	20	-
10	Kapurthala	473	155	-	-	-	-	203	71	-
11	Sultanpur Lodhi	-	36	-	-	-	-	-	36	-
12	Phagwara	-	-	-	-	-	-	-	-	-
13	Hoshiarpur	300	43	01	-	01	-	263	22	-
14	Amritsar	658	311	19	04	05	-	371	163	04
15	Pathankot	45	48	02	-	-	-	45	42	01
16	Gurdaspur	396	76	02	01	-	-	338	61	-
17	Patiala	976	678	03	21	14	03	445	389	04
18	Nabha	1035	178	02	04	-	-	810	23	-

19	Sangrur	-	211	-	-	-	-	32	143	-
20	Barnala	-	30	-	-	-	-	-	30	-
21	Amargarh	178	31	-	-	-	-	41	10	-
22	Bathinda	385	162	10	-	02	01	194	112	06
23	Mansa	379	46	04	-	-	-	85	10	-
24	Malout/ Muktsar Sahib	405	89	03	07	01	-	285	05	-
25	Faridkot	1705	203	05	-	-	-	397	16	-
26	Fazilka	301	92	05	-	01	-	142	01	-
27	Budhlada	1115	28	04	-	-	-	412	-	-
28	Roopnagar	41	-	-	-	-	-	22	-	-
29	Khamano	-	56	-	-	-	-	-	8	-

1.4

INFORMATION TECHNOLOGY AND COMMUNICATION

PUDA initiated the process of providing quick, efficient service to the citizen and its allottee by adopting and implementing various online schemes which are as follow:-

1	Computerization of citizen delivery services: - For the ease of Allottee's/Citizens online Portal has been launched i.e. http://eservices.gmadaipms.in:801/ . Allottee's can apply for the various RTS services online easily.
2	Hardware procurement:- For the efficient working new latest hardware is being procured from GeM portal by IT Section.
3	Implementation of E-office:- E-office has been successfully implemented in PUDA. Electronically approvals are obtained by all the branches (Admin, Accounts, IT, Project, Architect, Engineering, STP, Policy, Coordination) in PUDA through e-office.
4	Scanning of record:- M/s Stock holding Document Management services Ltd., Mumbai has been allotted work of scanning files in PUDA. Current Status:- Already approx. 90 lacs images of estate office property files have been scanned by the company out of which 40 lacs images have been submitted to Estate office, Admin Branch, Accounts branch, IT Branch etc.
5	Networking in office of PUDA:- For successful implementation of e-office in PUDA, networking is being installed in every section.
6	Internet Lease Line:- Total 2 nos. of link of 16 Mbps is installed. To smoothen the online work flow & proper distribution of heavy load on internet Lease line IT section is upgrading existing lease line with capacity of 64 MBPS link each.
7	Website:- PUDA's website re-development, Upgradation, redesigning are being made accessible to all including persons with disabilities as per GIGW & WCAG 2.0 guidelines under Accessible India Campaign (AIC). Website daily content management, domain,

	hosting renewal, SSL certificate and hosting patches management etc. Policy section and telephone directory of PUDA on website has been redeveloped and updated.
8	HRMS System:- Online centralized H.R.M.S (Human Resource Management System): This is online centralized salary, CPF/GPF, TDS challans processing system which also keeps service data records of all the employees. Updations of office order of all the employees. This can also be checked by officer/official by using user ID & Password provided to them.
9	R.T.I System:- Public can check his RTI application status by the online application with the help of ref. id or application no.
10	Single Window System:- Public can check his application status by the online application with the help of ref. id or application no.
11	Grievance Redressal and Management System:- It provides a facility to general public to lodge own grievance related to any office matter online on the Grievance Redressal and Management system and can check status of his/her rederssal.
12	Scheme Management:- Online Launching of Scheme for applicants with a facility to apply online. Online payment gateway and sms alerts linked to it. Recently Eco City 2 Scheme has been launched online for general public.

1.5 PUBLIC RELATIONS

- Public Relations Wing has been engaged in the image building exercise of the departments. During the year under report, extensive PR exercise has been carried out by frequently issuing press release pertaining to various policies formulated and decisions undertaken. Total of 397 advertisements carrying different messages about policies, programs and activities of PUDA have been published in print media. Copy writing, layout making, designing and media planning has been done with the assistance of empanelled advertising agencies. The effort has evoked encouraging response to the auctions conducted for disposal of property. Besides print media some of the auctions have also been publicized through radio channels and web portals.
- PR wing is independently responsible for the compilation of Annual Report and submitting the same to the State Government for its onward submission to the State Vidhan Sabha. The preparation of report has been mandated under section 54 (i) of the Punjab Regional & Town Planning & Development Act 1995 read with rule 21. The report is compiled on the basis of information collected from different development authorities working under the department of Housing & Urban Development.
- Information required by the Government regarding Governor, Chief Minister and Finance Minister's speech in Vidhan Sabha, achievements of Housing & Urban Development Department etc. sent to the Government on behalf of PUDA, GMADA, GLADA, JDA, BDA, ADA, PDA, ADA and Department of Town & Country Planning. This information is prepared after compiling the information received from regional authorities and is sent to the government after approval of the competent authority.
- The PR wing also takes care of printing work of the organization. This involves printing and designing of colored brochures for the promotion of various allotment schemes pertaining to the sale of OUVGL properties. Designing and printing of

Annual Statement of Accounts, Annual Reports and other printed material has been organized in a professional manner. Issue of photo identity cards and parking stickers has been managed after getting these printed as per approved designs. This has been done as part of security measures in PUDA Bhawan.

- The branch also manages the PUDA library. Newspapers, magazines and books have been made available to the officers in a timely and satisfactory manner. Sending news clippings daily is primary duty of the branch.
- GLADA, BDA, PDA, JDA and ADA have not been provided with a PR Branch. Considering this, policy was formulated which laid that the Public Relations work of all the authorities will be carried out centrally by the PR Branch, PUDA. Necessary support to all these development authorities has been extended by the PR Branch PUDA. Among Public Relations, focus has been on relations with members of Press and PUDA employees.

b) Describe how data driven decision making and policy formulation has been used to improve processes and programs in your Organization:-

1.a) Regulation and Implementation of Acts

MEGA PROJECTS BRANCH

PUDA is the nodal agency for Mega Housing Projects, Super Mega Mixed Use Integrated Industrial Park Projects, Mega/Non Mega Industrial Park Projects, Mega/Non Mega Multiplex Projects and Mega Multiplex-cum-Hotel Projects in the State of Punjab. The detail of works undertaken by Mega Projects Branch during the year 2019-20 is as under:-

1	<u>MEGA HOUSING PROJECTS:-</u> Extension In implementation period has been allowed to 9 No. of projects. Exemption under section 44(2) of PAPRA Act 1995 has been granted to 3 No. of projects. Area extension has been allowed.
2	<u>MEGA INDUSTRIAL PARK PROJECTS:-</u> Extension in implementation period has been allowed to 3 No. of projects. Exemption under section 44(2) of PAPRA Act 1995 has been granted to 1 No. of project.
3	<u>MEGA INDUSTRIAL ESTATE PROJECT:-</u> Extension in implementation period has been allowed to 1 No. of project and Exemption under section 44(2) of PAPRA Act 1995 has been granted to 1 No. of project.
4	<u>SUPER MEGA MIXED USE INTEGRATED INDUSTRIAL PARK PROJECTS:-</u> Extension in implementation period has been allowed to 1 No. of project. Exemption under section 44(2) of PAPRA Act 1995 has been granted to 1 No. of project.
5	<u>IT MEGA PROJECTS:-</u> Extension in implementation period has been allowed to 1 No. of project.
6	<u>SHOPPING MALL AND MULTIPLEX PROJECTS:-</u> Extension in implementation period has been allowed to 1 No. of project.

1.b) ARCHITECT WING

DESIGN / PLANNING WORKS UNDERTAKEN BY THE ARCHITECTURE WING, PUDA DURING THE YEAR 2019-20.

Architecture wing of PUDA has undertaken the following designing and planning works during the year 2019-20.

A) ARCHITECTURAL DESIGN

- i) The Preparation of architectural design of community centre, senior citizen club, sewing centre, computer centre in Sector-32, Ludhiana.
- ii) The preparation of architectural design of Health centre and Recreational centre at Sector 32-A, Ludhiana.
- iii) The preparation of architectural drawings of parks in animal husbandry site, Patiala.
- iv) The preparation of architectural drawings of PUDA Zonal Office, Patiala.

B) SCRUTINY OF BUILDING PLANS

Approval given after scrutinizing the building plans of 60 Residential/ Commercial sites falling under J.D.A

C) ISSUE OF BUILDING PLANS

- i) Building plans were issued to the 47 allottees for addition/alteration of houses, constructed by PUDA (earlier PHDB)
- ii) Architectural Designs related to Houses/Buildings were issued to different field offices.

1.c) TOWN PLANNING

The Town Planning Wing in PUDA has prepared various schemes providing residential accommodation to the different sections of society. Besides zoning plans of public buildings and numbering plans of colonies have been scrutinized. More details of work done during the year may be seen at Appendix –V

1.d) QUALITY CONTROL

As per orders of the Higher Authorities, the Quality Control inspections of various ongoing works in the field are to be carried out. Inspections were carried out of respective works and inspection notes were issued to the concerned DEs to comply with the discrepancies/observations observed during inspections, to improve the quality standards under intimation of Higher Authorities.

During Quality Control inspections, the brands of different items of materials are also checked at site to know, whether they are according to the approved brands as mentioned in the DNIT of the work. If any material is found not as per the approved brand list, the instructions are issued at site not to use/consume the same on the work.

4-Year STRATEGIC ACTION PLAN (2019-23)/ANNUAL ACTION PLAN (2019-20) and actions thereunder														
(A) Sustainable Development Goals, Progress of achievement of Goals, Targets and Indicators.														
S. No.	Sustainable Development Goals	Target	Indicator	Indicator unit	Baseline		Targets (Approx.)				Achievements			
					Year	Value	2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22	2022-23
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Affordable Housing in Partnership Vertical of Pradhan Mantri Awas Yojna (Housing for All) (Urban)/ Punjab Shehri Awas Yojana (PSAY)	As per the new PSAY policy, State intends to provide 14,953 free houses to houseless SC/BC families with annual income upto Rs. 3.00 Lakh during the tenure of the Mission for which DPR shall be submitted under AHP vertical to Gol.	• Beneficiaries Registered • House Sanctioned • Houses Completed • Funds Utilized	• Nos. • Nos. • Nos. • Rs. In Crores	2017	14953 EWS houses	4000	4000	4000	2953	176	-	-	-
2		As informed by Local Govt. Deptt. On 02.08.19, a total of 46009 beneficiaries have been validated by respective ULBs under AHP Vertical	• Benficiaries Registered • Houses Sanctioned • Houses Completed • Funds Utilized	• Nos. • Nos. • Nos. • Rs. In Crores	2015	46009 EWS houses.	12000	12000	12000	10009	394	-	-	-

B) Schemes, Projects and Interventions with Indicators.

Sr. No	Schemes/Project /Intervention	Expected Expenditure (Funding Sources)	Indicators	Unit	Baseline		Indicator Targets			Achievements			
					Year	Value	2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Affordable Housing in Partnership Vertical of Prdhan Mantri Awas Yojana (Housing for All) (Urban)/ Punjab Shehri Awas Yojana (PSAY).	For free housing to houseless SC/BC- families - Approx. - Rs. 525 Crore. Funding to be done by respective Special Development Authorities.	• Beneficiaries Registered • Houses Sanctioned • Houses Completed • Funds Utilized	• Nos. • Nos. • Nos. • Rs. In Crores	2017	14953 EWS houses	4000 DUs	4000 Dus	4000 Dus	2953 Dus	176 Dus	-	-

C) **Financial Performance**

Sr.No.	Scheme/ Project/ Intervention	2019-20		Financial Requirements					Actual Expenditure			
		Budget Estimates	Expenditure	2020-21	2021-22	2022-23	2023-24	Total	2020-21	2021-22	2022-23	2023-24
1	2	3	4	5	6	7	8	9	10	11	12	13
Detailed Financial Report of PUDA as below:-												

FINANCE

10.1 Source of funds

- i) Loans
- ii) Internal Receipts

10.1. i Loans

It is laid down in Section 51(2) of PUDA's Act that the Authority may, from time to time, borrow money by way of loans or debentures or bonds or such other financial instruments from such sources, other than the State Govt., and on such terms and conditions as determined from time to time. PUDA has not been provided with any Share Capital by the State Government and it solely depends upon internal resources as well as loans from Financial Institutions like HUDCO and Banks etc. Loan of Rs. 3538.38 lakh has been raised by PUDA during the year 2019-20 against the lands transferred to PUDA under OUVGL Schemes for Infrastructure Development Works. Loan amount of Rs. 51132.09 lakh is outstanding as on 31.03.20 and the detail of which is as under :-

(Figure in Rs./ lakh)

Sr. No.	Particulars	Amount of Loan outstanding as on 31.03.2020	Remarks
1.	For Deposit with Punjab Govt.	14564.45	Loan taken from different banks against mortgage of OUVGL Sites and

			Govt. Guarantee.
2.	For Construction of Jails at Sri Muktsar Sahib, Amritsar, Bathinda and Goindwal Sahib	10413.00	Loan taken from different banks against mortgage of OUVGL Sites
3.	For Infrastructure Development Works	26154.64	Loan taken from different banks against mortgage of OUVGL Sites and Govt. Guarantee (Govt. Guarantee on loan of Rs. 29664.00_Lakh)
	Total	51132.09	

Loan taken from different banks for deposit with Punjab Government is repayable by Government on monthly basis.

10.1.ii Internal Receipts

Interest from banks constitutes a major part of Internal Receipts.

The work pertaining to the recovery of monthly installments from allottees is watched by the Estate Officers, PUDA who in these matters, work under the overall control of Additional Chief Administrators. The detail of Capital Receipt, Revenue Receipt and interest on installment received during the year 2018-19 and 2019-20 is as under: -

(Figure in Rs./lakh)

Sr. No.	Particulars	During the Year	
		2018-19	2019-20
1.	Capital Receipt	-	-
2.	Revenue Receipt	4238.74	1786.70
3.	Interest on Installment	-	-
	Total	4238.74	1786.70

10.2 Expenditure

10.2.i Works Expenditure

The expenditure on Deposit, OUVGL and other works during the year 2018-19 and 2019-20 is given below:-

(Figure in Rs./ lakh)

Year of Expenditure	Expenditure on deposit works	Expenditure on OUVGL Schemes	Other works	Total Exp.
2018-19	361.28	10764.02	74.46	11199.76
2019-20	51.76	9853.62	78.59	9983.97

10.2.ii Repayments of loans (Principal / Interest) :

During the year 2019-20, Rs. 42514.23 lakh has been repaid as principal amount of loan. However, a sum of Rs. 28889.52 lakh has been paid as Interest on the said loan amount.

10.21 FINANCIAL RESULTS

The financial results of PUDA during the year 2018-19 and 2019-20 are as follows:-

Sr. No.	Years	Profit (Rs./ lakh)
1.	2018-19	391.00
2.	2019-20	(2769.81)

10.22 BUDGET

The revised budget estimate of the Authority for execution of works was fixed at Rs. 59197.59 lakh during the year 2019-20 as against Rs.90104.39 lakh during 2018-19. The details are in appendix VI.

10.23 Optimum Utilization of Vacant Government Lands (OUVGL) Scheme

The Punjab Government has declared PUDA as the Nodal Agency for implementation of the OUVGL Scheme.

The receipt and expenditure during 2018-19 and 2019-20 is as under :-
(Figures in Rs. / lakh)

Sr. No.	Particulars	2018-19	2019-20
1.	Receipt	24703.50	19698.26
2.	Expenditure	10764.02	9853.62

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

I.T. Initiative

- **mPUDA App:-** In order to provide quick delivery and facility to common citizen to access property details, 'mpuda' a mobile application has been developed. This mobile application has been designed on a modular concept which comprises the modules including Property Module, RTI/Grievances/Single Window, Central Diary, Department Login and Feedback/ Location depicting image, Longitude and Latitude based complaint. The mobile application is available on Play Store (Android) as well as on App Store (IOS).

'mpuda' mobile application has been given SKOCH Order of Merit Award. This Mobile Application provides an easy access to the user/ allottee to search their property details. Grievance Redressal System in the app assures that the user grievances can be attended in an efficient & effective manner & user can track his/her application. The app provides a user friendly environment for public to access information related to their property, RTI & Single Window Daak and a facility to organization employees to access their service book online.

- **PUDA- UCIC App:-** To put a check on mushrooming of unauthorized colonies and constructions in the state, department of Housing & Urban Development has developed an app named PUDA-UCIC (Unauthorized Constructions Illegal Colonies). The officers of the department in various development authorities install the app in their mobile phones. On noticing any unauthorized construction in their area, the field staff click the pictures of the same from the location and in turn upload these through the app. The app is satellite and geo tagging based and provide the unique details of the location such as khasra no., mustil no., land use etc. which help the officials to take quick action to stop the ongoing illegal construction on the land.

In addition to this feature of keeping a track of unauthorized constructions and development of illegal colonies, the app would also enable the field staff to mark their attendance, while they are at site. While the primary motive behind the move is to ensure that works should not get hampered because of the compulsion to the technical employees to come to the office only for the sake of marking attendance, this would put the employees also at ease.

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

Sr. No.	Key Functionary /Key Performance Parameter	KPP unit	Targets				Achievements			Remarks
			2019-20	2020-21	2021-22	2022-23	2019-20	2020-21	2021-22	
1	Providing & Fixing Barbed Wire fencing at Gateway City at SAS Nagar.	Length in metres.	5244 mtr.	-	-	-	5114 mtr.	-	-	Length of 130 mtr. withheld due to court case.

2	Construction of retaining wall/boundary wall and filling of earth in low lying plots at Gateway City, Sector 118-119, SAS Nagar	1) Quantity of earth filled 2) Length of Retaining wall 3) Length of Boundary wall	-	1,38,329 cum. 1334 mtr. 1003 mtr.	-	-	-	-	-	The work is under progress and is likely to be completed at the available site by March 2021. However, the site which is yet to be cleared by EMAAR MGF Land Ltd. will require another two months to complete work from the date of possession.
3	Affordable Housing in Partnership Vertical of Pradhan Mantri Awas Yojna (Housing for All) (Urban)/ Punjab Shehri Awas Yojana (PSAY).	No.of EWS houses	4000	4000	4000	2953	176 EWS houses completed at Patiala.			Suitable lands are being indentified by respective Chief Administrator of other Special Development Authorities at towns falling under their jurisdiction for constructing the aforesaid EWS houses to be provided free to houseless SC/BC families. Further, the construction of such DUs shall be undertaken by the respective Special Development Authorities after seeking approvals from State & GOI.

8. Progress of disposal of pending Audit Paras during the year:-

Initially Pending (as on 01.04.2019)	Received (during F.Y. 2019-20)	Disposed (during F.Y. 2019-20)	Pending as on 31.03.2020
28	9	8	29

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

PART- II
APPENDICES

Appendix- I

(Para2 b (i))

Section – 17 (i) of the Punjab Regional and Town Planning and Development Act, 1995 provides for establishment and constitution of Authority. The Authority established under sub-section (i) shall consist of the following members to be appointed by the State Government namely:-

- i) Chairman
- ii) Vice – Chairman
- iii) Chief Administrator who shall be appointed from amongst the officers of the Government of Punjab having such qualifications and experience as may be prescribed, and
- iv) Not more than twelve and not less than six official and non-official members including the secretaries to Government of Punjab holding the charge of Local Government and Town & Country Planning. The number of non official members shall not at any time exceed three.

The Chief Minister, Minister-in-charge of Housing and Urban Development and the Secretary to Government of Punjab, holding the charge of Housing and Urban Development shall, respectively, be the Chairman, Co-Chairman and the Vice-Chairman of the Authority.

LIST OF MEMBERS OF THE AUTHORITY DURING THE YEAR (01.04.2019 to 31.03.2020)

Sr. No.	Name Sarv Sh./Smt.	Designation	Period of Stay	
			From	To
1.	Capt. Amarinder Singh	Hon'ble Chief Minister Punjab-cum-Chairman PUDA.	01.04.2019	31.03.2020
2.	Tripat Rajinder Singh Bajwa	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman PUDA.	01.04.2019	06.06.2019
3.	Sukhbinder Singh Sarkaria	Hon'ble Minister in-charge, Housing-cum-Co.-Chairman PUDA.	13.06.2019	31.03.2020
4.	Karan Avtar Singh, IAS	Chief Secretary, Govt. of Punjab	01.04.2019	31.03.2020
5.	Anirudh Tiwari, IAS	Addl. Chief Secretary, Finance	01.04.2019	31.03.2020
6.	Venu Parsad, IAS	Secretary, Department of Local Govt., Punjab	01.04.2019	23.12.2019
7.	Sanjay Kumar, IAS	Secretary, Department of Local Govt., Punjab	23.12.2019	31.03.2020
8.	Vini Mahajan, IAS	Addl. Chief Secretary Department of Housing & Urban Deptt.. Punjab–Cum-Vice Chairperson, PUDA	01.04.2019	09.08.2019
9.	Ravneet Kaur, IAS	Addl. Chief Secretary Department of Housing & Urban Deptt.. Punjab–Cum-Vice Chairperson, PUDA	09.08.2019	23.09.2019

10.	Sarvjeet Singh, IAS	Principal Secretary, Department of Housing & Urban Deptt.. Punjab–Cum-Vice Chairman, PUDA	23.09.2019	31.03.2020
11.	Dharam Pal Gupta, IAS	Chief Administrator, PUDA	01.04.2019	31.03.2020
12.	Gurpreet Singh	Chief Town Planner, Town & Country Planning Department, Government of Punjab	01.04.2019	06.11.2019
13.	Harinder Singh Bajwa	Chief Town Planner, Town & Country Planning Department, Government of Punjab	07.11.2019	31.03.2020

Appendix-II
(Para2 b (i))

Category-wise detail of Posts during the year 2019-20 is as under:

Class of Employment	Working Positions		
	Ministerial Cadre	Technical Cadre	Regular Work Charge
Class –A	36	92	-
Class – B	215	198	-
Class – C	270	01	-
Class – D	116	-	-

APPENDIX-IV

(PARA-4.2 Part-I)

[Extract from the Punjab Govt. Gaz.(Extra), dated the 5th March, 2014]

GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

(HOUSING BRNACH 1)

NOTIFICATION

The 4th March, 2014

No.4/3/2014-4hg1/138.- Whereas in pursuance to the decision of the Council of Ministers, the Government of Punjab had framed the optimum Utilization of vacant Government Lands (OUVGL) Scheme, being executed by the Punjab Urban Planning & Development Authority (PUDA), and

Whereas the Council of Ministers had approved certain amendments and modifications in the aforesaid Scheme in its meeting held on 10.3.2005 and in accordance with this decision of the Council of Ministers, a notification No. 13/23/2001-5HG2/3066, dated 31.3.2005 was issued by this Department.

And Whereas, the Council of Ministers in its meeting held on 18.7.2012 further re-considered the para 6(xi) of the OUVGL scheme approved in the earlier meeting of Council of Ministers held in June 1997 and decided that the receipt under OUVGL scheme which earlier could be utilized for infrastructure development in the urban area only, the same shall be utilized in rural area.

Now, therefore, in exercise of powers vested in him under section 40(1) of the Punjab Regional and Town Planning and Development Act, 1995, read with section 43(1)(a), Section 49(1)(d), Section 49(2)(d) and Section 28 and Section 14 thereof, and all other powers enabling him to act in this behalf, the Governor of Punjab is pleased to amend para 6(xi) of the memorandum for the Council of Ministers dated 26.05.1997 as under:-

"The proceeds so realized from the disposal of these lands will be directly credited to the Government and utilized to create a separate 'Punjab Infrastructure Fund' which shall be exclusively utilized to finance infrastructure schemes and projects in urban as well as rural areas in the State of Punjab.

That the decision vide notification No. 13/23/2001-5HG2/3066, dated 31.3.2005 would remain operative till the balance of PUDA account, whereby the PUDA funds have been utilized under the OUVGL Scheme. PUDA shall maintain PUDA-OUVGL Account wherein all receipt and expenditure will be accounted as is being done presently. However, after the accounts of OUVGL is squared up, the sale proceeds of Government land/properties shall be remitted to the consolidated fund of the State Government as per provisions of notification mentioned above.

The Governor of Punjab is further pleased to direct the Chief Administrator, PUDA to secure the implementation of above decision.

Sd/-

(A Venu Prasad)

The 4th March, 2014
Development

Secretary Housing & Urban

APPENDIX-V

(PARA-2 (1.c), Part-I)

Town Planning Wing (Now Architect Wing) of Puda has undertaking the following works during 2019-2020:-

A) PREPARATION OF LAYOUT/ZONING PLANS (OUVGL SCHEMES)

- i) Revised layout plan and zoning plan of Animal Husbandry site, Patiala Multiuse 1 and Multiuse 2 were prepared.**
- ii) Zoning plan of Phase-2, Part-1, Patiala was prepared.**
- iii) Zoning plan of residential plots (Odd size and Regular size) in Gateway city Sector 118-119, SAS Nagar**

B) LAND OWNERS BECOME PARTNERS SCHEME

- i) Planning, Monitoring and co-ordination of a Residential project having an area of 121.25 acres at Sector 118-119 at SAS Nagar.**
- ii) Commercial planning of reserved sites having an approximate area of 22 acre under the above scheme.**

C) ISSUE OF NUMBERING PLANS

- 1) 47 numbering plans were issued to the allottees of house by PUDA, Punjab for conveyance deed purpose.**

APPENDIX-VI

(Para 10.22 Part I)

BUDGET PROPOSAL FOR THE YEAR 2018-19 AND 2019-2020.

(Figures in Rs./lacs)

Sr. No.		Name of Scheme	Revised Budget Provisions for the year 2018-19	Revised Budget Provisions for the year 2019-20
1		DEPOSIT WORKS (GOVT.)		
	i	C/o Sports Hostel at Sec-63, SAS Nagar, c/o Gymnasium at P.U Chandigarh, c/o Sports Boys Hostel at Guru Nanak Dev Stadium, Ludhiana, C/o EWS Houses at S.A.S. Nagar, Ludhiana, Patiala, Jalandhar & Amritsar.	408.00	77.00
	ii	Construction of EWS Houses	0.00	426.15
2		OTHER WORKS		
		Const. Of Sports Complex, Moga & Development of Sugarcane Farm at Jalandhar	146.00	142.00
3		OUVGL WORKS		
	i	Construction of DAC/Tehsil Complex under OUVGL Scheme	50.00	21.00
	ii	Government OUVGL Works	4927.00	3916.00
	iii	Funds released to various departments /Punjab Government under OUVGL Schemes	3510.81	4524.13
4		Punjab State Development Welfare Fund payable to Punjab Government	963.25	0.00
5		Repayment of loan against FDR'S	0.00	0.00
6		Payment to Other Departments/Authorities/Government PIMS on account of Transfer of Sale Proceeds of Chotti Baradari, Jalandhar.	0.00	0.00
7		Loan taken from Banks for Govt. Against OUVGL properties Principal Interest	45024.00 6776.23	23163.00 2329.00
8		Repayment of Loan taken from Banks for construction of Jails at Sri Mukatsar Sahib, Amritsar, Bathinda	5834.00 1682.00	6251.00 1117.43.00

		and Goindwal Sahib against OUVGL properties Principal Interest		
9		Repayment of Loan Taken from Bank for infrastructure development works in state of Punjab: Principal Interest	11668.00 3332.00	10418.00 2446.74
10		Expenditure under Land Owners Become Partners in Development Policy of EMAAR MGF Land Ltd. Scheme i) Payment of CLU, SIF, UDF, L.F. and Cess PR-7 of EMAAR MGF Land Ltd. ii) Dev. Of Gateway City Sector118-119, SAS Nagar iii) Amount paid for refund to allottees iv) Payment of Land Cost etc. to EMAAR MGF Land Ltd. v) Payment of 80% Profit Share to EMAAR MGF Land Ltd. vi) Payment of 20% profit share to PUDA	0.00 151.00 0.00 1650.00 1320.00 330.0	0.00 111.00 350.00 1091.00 873.00 218.00
11		Other Misc. Provisions	19.00	314.00
12		Cancer Cess and 5% PSDWF of Various Authorities	1613.10	709.14
13		Director Local Government Punjab under HFA Scheme	0.00	0.00
14		Loan given to Amritsar Development Authority	700.0	700.00
		TOTAL	90104.39	59197.59