

policy.doc

- 174 -

ਪੰਜਾਬ ਸਰਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

(ਪਾਲਿਸੀ ਸਾਖਾ)

ਸੇਵਾ ਵਿਖੇ

1. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਗੁਪਤਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਲੁਧਿਆਣਾ।
3. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਜਲੰਧਰ।
4. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਅੰਮ੍ਰਿਤਸਰ।
5. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਪਟਿਆਲਾ।
6. ਵਧੀਕ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ,
ਪੁੱਡਾ, ਬਠਿੰਡਾ।

7427-32

ਨੰ:ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ-2014/

ਮਿਤੀ: 11.4.2014

ਵਿਸ਼ਾ: ਰਿਹਾਇਸ਼ੀ/ਕਮਰਸ਼ੀਅਲ/ਇਸਚਿਉਸ਼ਨਲ ਅਤੇ ਚੰਕ ਸਾਈਟਾਂ ਨੂੰ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਣ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ।

ਉਪਰੋਕਤ ਵਿਖੇ ਸਬੰਧੀ ਆਖ ਜੀ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਰਿਹਾਇਸ਼ੀ/ਕਮਰਸ਼ੀਅਲ/ਇਸਚਿਉਸ਼ਨਲ ਅਤੇ ਚੰਕ ਸਾਈਟਾਂ ਨੂੰ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਣ ਸਬੰਧੀ ਸ਼ਰਤਾਂ ਨਿਰਧਾਰਤ ਕਰਨ ਬਾਰੇ ਅਜੋਕਾ ਤਿਆਰ ਕਰਕੇ ਪੰਜਾਬ ਸਰਿਰੀ ਯੋਜਨਾਬੰਦੀ ਅਤੇ ਵਿਕਾਸ ਅਥਾਰਟੀ (ਪੁੱਡਾ) ਦੀ ਵਿੱਤ ਅਤੇ ਲੇਖਾ ਕੋਟੀ ਅੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ, ਜੋ ਕੋਟੀ ਦੀ 68ਵੀਂ ਮੀਟਿੰਗ ਵਿੱਚ ਅਜੋਕਾ ਆਈਟਮ ਨੰ. 68.04 ਅਨੁਸਾਰ ਪ੍ਰਵਾਨ ਕੀਤਾ ਗਿਆ। ਅਜੋਕੇ ਦੀ ਕਾਪੀ ਸਮੇਤ ਸਹਿਲੱਗ ਆਖ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਦੀ ਇਨ-ਬਿਨ ਪਾਲਣਾ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ ਜੀ।

ਨੱਥੀ/-ਉਪਰੋਕਤ ਅਨੁਸਾਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ-2014/

7433-34

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਮਿਤੀ: 11.4.2014

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਅਜੋਕੇ ਸਮੇਤ ਸਹਿਲੱਗ ਦੀ ਕਾਪੀ ਸੂਚਨਾ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ ਜੀ:-

1. ਕਾਰਜਕਾਰੀ ਇੰਜੀਨੀਅਰ (ਪ੍ਰੋਜੈਕਟ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।
2. ਸੀਨੀਅਰ ਲੇਖਾ ਅਫਸਰ, ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੱਥੀ/-ਉਪਰੋਕਤ ਅਨੁਸਾਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਪੁੱਡਾ-ਪਾਲਿਸੀ ਸਾਖਾ-2014/

7435

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਮਿਤੀ: 11.4.2014

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਸੁਪਰਡੈਂਟ (ਤਾਲੀਲ), ਪੁੱਡਾ, ਐਸ.ਏ.ਐਸ. ਨਗਰ ਨੂੰ ਉਨ੍ਹਾਂ ਦੇ ਪਿੱਠ ਅੰਕਣ ਪੱਤਰ ਨੰ. 4347 ਮਿਤੀ 6-3-2014 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਪ੍ਰਬੰਧਕ ਅਫਸਰ (ਪਾਲਿਸੀ)

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਪਿ.ਪੇ.ਤੋਂ.

ਨੋਟ ਪੈਨਾ 18 ਤੇ ਮਾਨਯੋਗ ਮੁੱਖ ਸੰਤਰੀ -ਕਮ-ਚੇਅਰਮੈਨ ਗਮਾਡਾ ਜੀ ਤੋਂ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਰਿਹਾਇਸ਼ੀ ਪਲਾਟ ਵਪਾਰਿਕ ਚੰਕ ਅਤੇ ਸੰਸਥਾਵਾਂ (ਸਕੂਲ ਅਤੇ ਨਰਸਿੰਗ ਹੋਮਜ਼) ਸਾਈਟਾਂ ਨੂੰ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਣ ਦੀਆਂ ਸਰਤਾਂ ਸੀ.ਪੀ. 68 ਤੇ ਰੱਖੇ ਪੱਤਰ ਮਿਤੀ 11-10-2012 ਨਾਲ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ ਜੋ ਮਿਤੀ 30-9-2013 ਤੱਕ ਲਾਗੂ ਹਨ। ਗਮਾਡਾ ਵੱਲੋਂ ਅਕਤੂਬਰ ਵਿਚ ਕੁਝ ਰਿਹਾਇਸ਼ੀ ਵਪਾਰਿਕ ਅਤੇ ਸੰਸਥਾਵਾਂ ਦੀਆਂ ਸਾਈਟਾਂ ਬੋਲੀ ਰਾਹੀਂ ਵੇਚਣ ਲਈ ਤਜਵੀਜ਼ ਹੈ, ਜਿਸ ਲਈ ਪੱਤਰ ਮਿਤੀ 11-10-2012 ਨਾਲ ਜਾਰੀ ਕੀਤੀਆਂ ਬੋਲੀ ਦੀਆਂ ਸਰਤਾਂ ਦੇ ਸਮੇਂ ਵਿਚ ਵਾਧਾ ਕਰਨ ਦੀ ਲੋੜ ਹੈ।

ਪਹਿਲਾਂ ਪ੍ਰਵਾਨ ਕੀਤੀਆਂ ਸਰਤਾਂ ਦੀ ਕਾਪੀ ਝੰਡੀ-ਓ ਤੇ ਸੂਚਨਾ ਹਿੱਤ ਰੱਖੀ ਹੈ। ਇਸ ਉਪਰੰਤ ਇਨ੍ਹਾਂ ਸਰਤਾਂ ਵਿਚ ਮਿਤੀ 8-5-2013 ਨੂੰ ਸੈਕਟਰ 70 ਵਿਖੇ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ ਦੀ ਬੋਲੀ ਦੌਰਾਨ ਸਰਤ ਨੰ: 22 ਥੀ ਅਤੇ ਮਿਤੀ 18-6-2013 ਨੂੰ ਵਪਾਰਿਕ ਅਤੇ ਰਿਹਾਇਸ਼ੀ ਸਾਈਟਾਂ ਦੀ ਬੋਲੀ ਦੌਰਾਨ ਸਰਤ ਨੰ: 10 ਥੀ ਅਤੇ ਸੀ ਸਮਿਲ ਕੀਤੀਆਂ ਗਈਆਂ ਸਨ ਜੋ ਹੇਠ ਪ੍ਰਕਾਰ ਹਨ:-

- 10(b) 2% Cancer & Drug Addiction Treatment Infrastructure Fund will be charged extra on the final auction amount and shall be deposited alongwith 10% amount.
- 10(c) In case bid price is given by the bidder above reserve price of GMADA but less than the collector rate then the bidder shall be liable to pay income tax @ 33.99% on the difference of collector rate. Collector rate for sector 56 is Rs. 28000/- per Sq.Yds. and Sector 78 is Rs. 13200/- per Sq.Yds.
- 22(b) In case the successful bidder opts for having FAR in excess of 1:2.0, the 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 lumpsum within 60 days or 25% of such amount at the time of sanction of the building plan & balance 75% in four equated yearly installments with @ 12% interest p.a. In case of default, 18% penal interest will be levied for the period of delay.

To illustrate, if the bid amount is Rs. 100 crore and the bidder opts for FAR of 3, the excess FAR charges shall be Rs. 50 Crore".

ਇਹ ਮਹਿਸੂਸ ਕੀਤਾ ਗਿਆ ਹੈ ਕਿ ਸਾਈਟ ਦੀ ਕੀਮਤ ਦੀ ਅਦਾਇਗੀ ਦੀਆਂ ਸਰਤਾਂ ਸਮਝ ਹੋਣ ਕਰਕੇ ਅਤੇ ਮਾਰਕੀਟ ਵਿਚ ਯਾਹਕ ਘੱਟ ਹੋਣ ਕਰਕੇ ਸਾਈਟਾਂ ਵੇਚਣ ਵਿਚ ਔਕੜ ਆ ਰਹੀ ਹੈ। ਇਸ ਕਰਕੇ ਐਸ.ਸੀ.ਓਜ਼., ਹੋਟਲ ਸਾਈਟ, ਨਰਸਿੰਗ ਹੋਮ ਸਾਈਟ, ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਸਾਈਟ, ਸਕੂਲ ਸਾਈਟ ਅਤੇ ਚੰਕ ਸਾਈਟ ਦੀ ਅਦਾਇਗੀ ਦੀਆਂ ਸਰਤਾਂ ਵਿਚ ਹੇਠ ਅਨੁਸਾਰ ਢਿਲ ਦੇਣ ਦੀ ਤਜਵੀਜ਼ ਹੈ:-

As per Existing Policy Terms & Conditions	Proposed Terms & Conditions
The Intending bidders are required to deposit an amount equivalent to 5% (five percent) of the total reserve price as eligibility fee for Group Housing Site and School Site, Rs. 5, 00,000/- for SGP/SCO site which is refundable /adjustable on or before the date of auction.	The Intending bidders are required to deposit an amount equivalent to 2% (two percent) of the total reserve price as eligibility fee which is refundable /adjustable on or before the date of auction.

25

177

10	Successful bidders shall have to pay 10% (ten Percent) of the highest bid amount in cash or by A/c payee Demand Draft at the fall of hammer. (Condition No. 10)	Successful bidders shall have to pay 5% (Five Percent) including earnest money of the highest bid amount by A/c payee Demand Draft at the fall of hammer.
11	15% of the bid amount shall be paid with 30 days from the date of Auction (Condition No. 11)	15% of the bid amount shall be paid within 60 days from the date of Auction
	Moratorium period -----Not Exist-----	A moratorium period of <u>two years</u> for payment of principal amount shall be allowed before payment of first installment i.e. principal plus interest. However, interest on the principal amount shall be payable half yearly during the moratorium period. In case interest is not paid within the given time interest @ 12% and penal interest @ 18% will be levied for the period of delay upto 3 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed. First installment shall be commenced immediately after the completion of moratorium period.
	The balance 75% (Seventy Five percent) amount can be paid either in lump sum with 10% rebate on the balance of 75% (seventy percent) amount within 60 days of issue of allotment letter or in 4 yearly equated installments @ 12% per annum interest. In case of other chunk sites and if the consideration amount exceeds Rs. 200 crore, the balance 75% amount can also be paid in 6 yearly equated installments at the same rate of interest. First installment will be due at one year from the date of auction. (Condition No. 15)	The balance 80% (eighty percent) amount can be paid either in lump sum with 10% rebate on the balance of 80% (eighty percent) amount within 60 days from the date of issue of allotment letter or in 5 yearly equated installments @ 12% per annum interest. In case the consideration amount exceeds Rs. 200 crore, the balance 80% amount can also be paid in 6 yearly equated installments at the same rate of interest.

ਪ੍ਰਾਣੀਆਂ ਪ੍ਰਵਾਨਿਤ ਸਰਤਾਂ ਨੂੰ ਤਜਵੀਜ਼ਤ ਸਰਤਾਂ ਅਨੁਸਾਰ ਸੋਧੇ ਹੋਏ ਸ਼ੁੱਚੀਆਂ ਸਰਤਾਂ ਹੇਠ ਅਨੁਸਾਰ ਹੋਣਗੀਆਂ:-

TERMS AND CONDITIONS OF AUCTION (INCLUDES RESIDENTIAL / COMMERCIAL / INSTITUTIONAL AND CHUNK SITES)

BIDDING PROCESS AND ELIGIBILITY

1. The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement, which shall be paid by an account payee's demand draft in favour of GREATER MOHALI AREA DEVELOPMENT AUTHORITY payable, before the commencement of the

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

ਨਿਯਮ 3:

auction. Earnest money in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and Chunk Sites is 2% (two percent) of the total reserve price, in the case of SSS/ Booth is Rs. 1,00,000 /- and in case of Residential Plot is Rs. 2,50,000/- as eligibility fee which is refundable /adjustable on or before the date of auction.

2. The bid shall be given in Rs. per sq. mtr.
3. No one can bid on behalf of another person unless he holds a power of attorney or a letter of authority to this effect. Such a document should be deposited with the Presiding Officer supervising the auction, before bidding.
4. After the bidding process is over no person whose bid is accepted, shall be permitted to withdraw or surrender his bid on any ground, and in case he does so, the participation fee deposited by him/her shall stand forfeited in full.
5. Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Presiding Officer shall be subject to the approval by the Chief Administrator, GMADA, Mohali.
6. In case the highest bid is not accepted by the Presiding Officer due to any reason whatsoever, the eligibility fee shall be refunded in full.

FINANCIAL CONDITIONS

7. In no case a bid less than the reserve price shall be accepted.
8. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.
9. All applicable charges promulgated by Govt., any Statutory Authority or Local Govt. other than those for Change of Land Use will be payable over and above the consideration amount as and when due.
- 10(A) The successful bidder will be required to pay 10% of the bid amount in the case of Residential plots, SSS and Booths and in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites /School Sites and Chunk Sites is 5% (after adjusting the participation fee) of the highest bid amount by an account payee demand draft at the fall of hammer OR within one additional working day as the Presiding Officer, may permit.
- 10(B) 2% Cancer & Drug Addiction Treatment Infrastructure Fund will be charged extra on the final auction amount and shall be deposited alongwith the amount payable at the fall of hammer

- 2 -

नियम 3:

10(C) In case bid price is given by the bidder above reserve price of GMADA but less than the collector rate then the bidder shall be liable to pay income tax @ 33.99% on the difference of collector rate.

11. Another 15% of the bid amount shall be paid within 30 days in the case of Residential Plots, SSS and Booths from the date of auction and in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and Chunk Sites 15% of the bid amount is payable within 60 days from the date of auction. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30/60 (thirty/sixty) days to complete 25% / 20% amount from the date of auction, then the 10% / 5% (Ten/Five percent) amount already deposited by him shall be forfeited and the applicant shall have no claim in this regard.
12. This period of 30/60 days can be extended, in case of extreme hardship up to a maximum of 90 days (i.e. 60/30 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30/60 days from the date of auction, explaining the hardship duly supported by the requisite documents, and on a payment of 1.5% surcharge on the due amount and 18% penal interest for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the Bid.
13. Possession of the site will be given within 90 (ninety) days from the date of issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
14. Residential Plots: The balance 75% amount can be paid either in lump sum with 5% rebate on the balance 75% amount within 60 days of issue of allotment or in 6 half yearly equated installments @12% per annum interest. First installment will be due at one year from the date of auction.
15. In the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and Chunk Sites, a moratorium period of two years for payment of principal amount shall be allowed before payment of first installment i.e. principal plus interest. However, interest on the principal amount shall be payable half yearly during the moratorium period. In case interest is not paid within the given time interest @ 12% and penal interest @ 18% will be levied for the period of delay upto 3 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed. First installment shall be commenced immediately after the completion of moratorium period.
- 16(A) SCO/SCF/Institutional and Chunk Properties: The balance 80% amount can be paid either in lump sum with 10% rebate on the balance 80% amount within 60 days from the date of issue of allotment letter or in 5 yearly equated installments @12% per annum interest. First installment will be due at one year from the date of auction. In case the consideration amount exceeds Rs. 200 crore, the balance 80% amount can also be paid in 6 yearly equated installments at the same rate of interest.
- 16(B) Residential/SSS/Booths: The balance 75% amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments @12% per annum interest.

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

180

ਜਿਸ ਤੋਂ:

17. In case any installment or 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, 18% 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.
18. The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and any other dues, is paid in full to the Authority.
19. On payment of the entire consideration money together with interest due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer within three months of the payment of entire consideration money.
20. The allottee shall have no right to transfer by way of sale, gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed without prior permission of the Estate Officer, GMADA, Mohali and on payment of transfer fee as applicable. Mortgage of the site will also be permitted with the prior permission of officer authorized by the Authority.
21. No interest will be paid for any amount, whatsoever, deposited with GMADA in advance of the due date.

APPLICABLE BUILDING BYE LAWS:

22. PUDA Building Bye Laws will be applicable. The allottee shall be allowed to undertake construction after getting the Building Plans approved from GMADA. For permissible Ground Coverage, Set Backs, Height of buildings, Parking norms etc. PUDA Building Bye Laws may be referred to.
- 23(A) FAR will be permitted as per PUDA Bye Laws in case of Residential Plots. FAR will be as mentioned in the advertisement in case of SCOs/SCFs/SSS/Booths. For Group Housing sites permitted FAR is 1.75, however, number of units that can be constructed in case of residential projects will be governed by population density mentioned in the Master Plan of the area. In case of Commercial Chunk Sites FAR of 3.0 is permitted.
- 23(B) In case the successful bidder opts for having FAR in excess of permitted FAR, the 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 lumpsum within 60 days or 25% of such amount at the time of sanction of the building plan & balance 75% in four equated yearly installments with @ 12% interest p.a. In case of default, 18% penal interest will be levied for the period of delay.
24. 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 GMADA, however license under PAPRA for the same will not be required.

ਮਿਸ: 3:

25. It will be the responsibility of the allottee to obtain NO Objection Certificate from Fire Fighting Department under the provisions of various Acts as are applicable.

USAGE AND PERIOD FOR CONSTRUCTION:

26. Sites except those indicated as "Mixed Use Sites" shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
27. 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.
28. The allottee will have to construct a dwelling unit in case of a residential plot and one story in case of an SCO/SCF within 3 years from the date of possession. The period can be extended by the 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.
29. Before occupying the building, allottee will be required to obtain Completion/Occupation Certificate from the Estate Officer, GMADA, Mohali.
30. GMADA officers 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.
31. GMADA shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs, incurred in connection therewith or in any way relating therewith.
32. In case of breach of any condition (s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
33. In case of any dispute or differences arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Chief Administrator, GMADA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.

ਉਪਰੋਕਤ ਤਜਵੀਜ਼ ਸਰਤਾਂ ਅਕਤੂਬਰ 2013 ਨੂੰ ਕੀਤੀ ਜਾਣ ਵਾਲੀ ਬੋਲੀ ਵਿਚ ਵੀ ਲਾਗੂ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਹੈ। ਇਸ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ -ਕਮ-ਚੇਅਰਮੈਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈ ਲਈ ਜਾਵੇ। ਇਸ ਤਜਵੀਜ਼ ਸਰਤਾਂ ਇਕਸਾਰਤਾ ਰੱਖਣ ਲਈ ਸਾਰੀਆਂ ਅਥਾਰਟੀਆਂ

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਿਟੀ

482-

ਪਿਥੇ ਤੋਂ:

ਵਿਚ ਲਾਗੂ ਕਰਨ ਦੀ ਤਜਵੀਜ਼ ਹੈ ਜੋ ਅਗਲੇ ਹੁਕਮਾਂ ਤੱਕ ਲਾਗੂ ਰਹਿਣਗੀਆਂ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ
-ਕਮ-ਚੇਅਰਮੈਨ ਜੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਮਿਲਣ ^{ਉੱਪਰ} ਇਹ ਨੌਰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਤਾ, ਨੂੰ ਪੁੱਤਾ ਅਥਾਰਿਟੀ
ਵਿਚੋਂ ਕਾਰਜਕਾਨਦ ਪ੍ਰਵਾਨਗੀ ਭੇਜ ਲਈ ਭੇਜ ਦਿੱਤਾ ਜਾਵੇਗਾ ਅਤੇ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਸਾਰੀਆਂ
ਅਥਾਰਿਟੀਆਂ ਨੂੰ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਪੁੱਤਾ ਵੱਲੋਂ ਇਹ ਸਹਤਾ ਜਾਰੀ ਕਰ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ।

ਪ੍ਰਵਾਨਗੀ/ਯੋਗ ਹੁਕਮਾਂ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

24/9/13

[Signature]

ਸ. ਸ. ਸ. 9 R

[Signature]

For approval of the same proposal.

10/9

will chairman

[Signature]

16/9/13

ਉਸ ਮੁੱਖ ਮੰਤਰੀ ਜੀ

Discussed with DY. CM on

24/09/2013. Instead of 6 years equated instalment

it will be 8 years equated instalments as proposed

① N.P. 25. Aftail from this, it will be appld
to all other authorities who are submited for approval

Hon'ble Deputy Chief Minister

Hon'ble CM

24-9-13

24/09/13

24/9/13

CM

24/9/13

24/9/13

24/9/13

24/9/13

24/9/13

24/9/13

24/9/13

24/9/13

SUB:- TERMS AND CONDITIONS OF AUCTION (INCLUDES
RESIDENTIAL /COMMERCIAL/ INSTITUTIONAL
AND CHUKK SITES)

BIDDING PROCESS AND ELIGIBILITY

1. The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement, which shall be paid by an account payee's demand draft in favour of The Concerned Authority, before the commencement of the auction. Earnest money in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and ChukK Sites is 2% (two percent) of the total reserve price. In the case of SSS/ Booth is Rs. 1,00,000 /- and in case of Residential Pot is Rs. 2,50,000/- as eligibility fee which is refundable /adjustable on or before the date of auction.
2. The bid shall be given in Rs. per sq. mtr.
3. No one can bid on behalf of another person unless he holds a power of attorney or a letter of authority to this effect. Such a document should be deposited with the Presiding Officer supervising the auction, before bidding.
4. After the bidding process is over no person whose bid is accepted, shall be permitted to withdraw or surrender his bid on any ground, and in case he does so, the participation fee deposited by him/her shall stand forfeited in full.
5. Chief Administrator, or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Presiding Officer shall be subject to the approval by the Chief Administrator, of the Authority.

For 3 lac
which
is more

6. In case the highest bid is not accepted by the Presiding Officer due to any reason whatsoever, the eligibility fee shall be refunded in full.

FINANCIAL CONDITIONS

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

8. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.

9. All applicable charges promulgated by Govt., any Statutory Authority or Local Govt. other than those for Change of Land Use will be payable over and above the consideration amount as and when due.

10(A) The successful bidder will be required to pay 10% of the bid amount in the case of Residential plots, SSS and Booths and in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites /School Sites and Chunk Sites is 5% (five percent) (after adjusting the participation fee) of the highest bid amount by an account payee demand draft at the fall of hammer OR within one additional working day as the Presiding Officer, may permit.

10(B) 2% Cancer & Drug Addiction Treatment Infrastructure Fund will be charged extra on the final auction amount and shall be deposited alongwith the amount payable at the fall of hammer

10(C) In case bid price is given by the bidder above reserve price fixed by the Authority, but less than the collector rate then the bidder shall be liable to pay income tax @ 33.99% on the difference of collector rate.

- 105
- 185 -
11. Another 15% of the bid amount shall be paid within 30 days in the case of Residential Plots, SSS and Booths from the date of auction and in the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and Chunk Sites 15% of the bid amount is payable within 60 days from the date of auction. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30/60 (thirty/sixty) days to complete 25% / 20% amount from the date of auction, then the 10% / 5% (Ten/Five percent) amount already deposited by him shall be forfeited and the applicant shall have no claim in this regard.
 12. This period of 30/60 days can be extended, in case of extreme hardship up to a maximum of 90 days (i.e. 60/30 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30/60 days from the date of auction, explaining the hardship duly supported by the requisite documents, and on a payment of 1.5% surcharge on the due amount and 18% penal interest for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the Bid.
 13. Possession of the site will be given within 90 (ninety) days from the date of issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
 14. Residential Plots: The balance 75% amount can be paid either in lump sum with 5% rebate on the balance 75% amount within 60 days of issue of allotment or in 6 half yearly equated installments @12% per annum interest. First installment will be due after one year from the date of auction.
 15. In the case of SCO/SCF/Hotel Site/Nursing Home Sites/Group Housing Sites/School Sites and Chunk Sites, a moratorium period of two years for payment of principal amount shall be allowed before payment of first installment i.e. principal plus interest. However, interest on the principal amount shall be payable half yearly during the moratorium.

period. In case interest is not paid within the given time interest @ 12% and penal interest @ 18% will be levied for the period of delay upto 3 months beyond which delay shall not be condoned under any circumstances and the site shall be resumed. First installment shall be commenced immediately after the completion of moratorium period.

16(A) SCO/SCF/Institutional and Chunk Properties: The balance 80% amount can be paid either in lump sum with 10% rebate on the balance 80% amount within 60 days from the date of issue of allotment letter or in 5 yearly equated installments @12% per annum interest. First installment will ~~be due after one year from the date of auction.~~ ⁺ In case the consideration amount exceeds Rs. 200 crore, the balance 80% amount can also be paid in 8 yearly equated installments at the same rate of interest.

16(B) SSS/Booths: The balance 75% amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments @12% per annum interest. *First installment will become due after one year from the date of auction*

17. In case any installment or 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, 18% 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.

18. The land shall continue to vest in the name of the concerned Authority until the entire consideration money together with interest and any other dues, is paid in full to the Authority.

19. On payment of the entire consideration money together with interest due to the Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the concerned Estate Officer within three months of the payment of entire consideration money.

20. The allottee shall have no right to transfer by way of sale, gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed without prior permission of the concerned Estate Officer, and on payment of transfer fee as applicable. Mortgage of the site will also be permitted with the prior permission of officer authorized by the Authority.
21. No interest will be paid for any amount, whatsoever, deposited with Authority in advance of the due date.

APPLICABLE BUILDING BYE LAWS:

22. PUDA Building Bye Laws will be applicable. The allottee shall be allowed to undertake construction after getting the Building Plans approved from the Authority. For permissible Ground Coverage, Set Backs, Height of buildings, Parking norms etc. PUDA Building Bye Laws may be referred to.
- 23(A) FAR will be permitted as per PUDA Bye Laws in case of Residential Plots. FAR will be as mentioned in the advertisement in case of SCOs/SCFs/SSS/Booths. For Group Housing sites permitted FAR is 1.75, however, number of units that can be constructed in case of residential projects will be governed by population density mentioned in the Master Plan of the area. In case of Commercial Chunk Sites FAR of 3.0 is permitted.
- 23(B) In case the successful bidder opts for having FAR in excess of permitted FAR, the 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 lumpsum within 60 days or 25% of such amount at the time of sanction of the building plan & balance 75% in four equated yearly installments with @ 12% interest p.a. In case of default, 18% penal interest will be levied for the period of delay.

103

- 188 -

24. 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.

25. It will be the responsibility of the allottee to obtain NO Objection Certificate from Fire Fighting Department under the provisions of various Acts as are applicable.

USAGE AND PERIOD FOR CONSTRUCTION:

26. Sites except those indicated as "Mixed Use Sites" shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.

27. 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.

28. The allottee will have to construct a dwelling unit in case of a residential plot and one story in case of an 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.

29. Before occupying the building, allottee will be required to obtain Completion/Occupation Certificate from the concerned Estate Officer.

30. Authority officers at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, may 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.

31. Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs, incurred in connection therewith or in any way relating therewith.
32. In case of breach of any condition (s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
33. In case of any dispute or differences arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Chief Administrator of the Authority. The decision of the Chief Administrator in this regard will be final and binding on all the parties.