

## **ANNUAL REPORT**

( Under Section 54 (i) of the Punjab Regional & Town Planning & Development Act 1995 read with rule 21)

For the Year

**2009-2010**

**PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY**

(Established under Section 17 of the Punjab Regional & Town Planning & Development Act 1995)

---

PART – I

**GENERAL INFORMATION ON THE ACTIVITIES OF PUDA**

---

## HIGHLIGHTS

Government of Punjab realizing that acquisition of land is the only key to speed-up infrastructure development in the state, has notified Land Pooling Scheme. The scheme provides for allotment of 50% land to the farmers against each acre of land acquired. The land allotted to the farmers would 50% of the land available for sale after leaving the remaining 50% for common services. The allotment constitutes both residential and commercial land. Actually, the development, now onwards, would be undertaken in partnership with farmers so that the value enhancement on account of development goes to the original landowners.

Government during this year has taken another progressive decision to facilitate acquisition of land in the state and has notified unique instrument known as Land Purchase Policy. The policy provides for purchase of land from the open market through tenders/bids. As such farmer/land owner himself would be able to fix the price of his own land. The acquisition of land through this instrument would be transparent and with the willingness of the farmers. The bids/tenders would be invited through advertisement published in the newspapers.

The new Land Purchase Policy is not only farmer friendly but will also facilitate the process of acquisition of land. The policy will eliminate the scope for litigation and save both farmers as well as the government from wasting their time and money in the various courts of law.

PUDA during this year has spent Rs. 248.67 crore on various development works in the state. This also include expenditure incurred on the development works carried out at Amritsar, Gurdaspur, Hoshiarpur, Bathinda, Mohali and Ludhiana under the OUVGL scheme and deposit works.

Under the OUVGL scheme 240 residential plots and 210 commercial sites have been carved out of which 17 residential and 61 commercial sites have been allotted at different locations in the state.

Financial results of the year (2009-10) have shown a net profit of Rs. 12.74 crore as compared to previous year's profit amounting to Rs. 160.73 crore. Also, PUDA has proposed budget estimates worth Rs. 343.31 crore..

## **2. GENESIS AND FUNCTION:**

### **2.1 Genesis**

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 & Town Planning & Development Act, 1995

was notified by the government and has been made effective from 1.7.1995. The Authority has been constituted for the execution of plans and programmes under the Act and shall work under the directions of the Punjab Regional & Town Planning & Development Board. 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.

## **2.2. Function**

Regional Development Authorities have been established at Mohali (GMADA) Patiala (PDA), Bathinda (BDA), Ludhiana (GLADA), Jalandhar (JDA), Amritsar (ADA) for planning development of Regulation of Urban Development in their respective Jurisdiction. The initiative for the Development of an urban Estate is taken up at the level of concerned Regional Development Authority. Such proposal can also be suggested by the Department of Town & Country Planning. Such proposal are scrutinized at district level Committee for the selection of most suitable site amongst the various proposed sites. No Objection Certificate is issued by the Deputy Commissioner under whose jurisdiction the proposed Urban Estate falls. There after the matter is submitted for approval of project Approval Committee PUDA. The proposal is then sent to the State Land Acquisition Board (SLAB). Once the most suitable/ approved site is selected, Notification under section 4 of Land Acquisition Act-1854 by the Regional Development Authority concerned. No, Development shall be under taken by PUDA except planning & Design components as well as scrutinization of estimates or the OUVGL schemes. Similarly, all kinds of proposals for housing schemes are also prepared by Regional Development Authority concerned. At least one S.E has been posted in each development authority for supervision of various projects and preparation of project report for loan from financial institutions if required. The construction / development is under taken through contractor after the Administration approval/ Technical sanction is accorded by the Competent Authority. Tenders are invited through e-tendering process.

## **3. ORGANISATIONAL STRUCTURE**

Section – 17 (i) of the Punjab Regional & Town Planning & 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 organizational chart is placed at Appendix – I. The members of the Authority who worked during this period are listed at Appendix –II.

The Minister and Principal Secretary in-charge of Housing & Urban Development Department Government of Punjab shall respectively be the Chairman and the Vice-Chairman of the Authority.

#### **4. MAJOR ACTIVITIES**

##### **4.1 Urban Estates**

###### **4.1.1 Establishment of Urban Estates**

Before the formation of different Authorities namely GMADA, GLADA, JDA, ADA BDA & PDA, the Urban Estates were developed at SAS Nagar, Ludhiana, Patiala, Bathinda, Phagwara, Batala, Jalandhar, Malout, Rajpura, Kapurthala, Ferozepur & Amritsar. Plots carved out and plots allotted upto March, 2010 in the Urban Estates that are still in PUDA's jurisdiction may be seen at Appendix –III . Besides, development of Urban Estate at Sultanpur Lodhi, Gurdaspur has been undertaken during the year.

##### **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 for the State Government 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.

The Council of Ministers in its meeting held on 08.12.2000 has also authorized the Chief Minister, Punjab to transfer such Government lands as deemed fit, to PUDA, under the OUVGL scheme.

The details of the sites are given below which are completely or partially disposed off under this scheme.

Sr. No.	Name of the Station	Total Sites/plots carved out/planned upto 31-3-2010.			Sites sold during the year 2009-2010			Total Sites/plots sold upto 31.3.2010		
		Resi.	Comm	Others	Resi	Comm	Others	Resi.	Comm	Others
1.	Ludhiana	-	254	1	-	5	1	-	132	2
2.	Moga	-	1	3	-	-	-	-	-	3
3.	Samrala	-	87	-	-	-	-	-	57	-
4.	Jalandhar	168	307	12	8	4	2	115	189	2
5.	Phillaur	14	64	11	-	-	-	14	-	4
6.	Kapurthala	360	165	2	2	4	-	36	52	-
7.	Sultanpur Lodhi	-	38	-	-	-	-	-	38	-
8.	Phagwara	-	01	-	-	-	-	-	-	-
9.	Payal	-	50	-	-	-	-	-	48	-
10.	Hoshiarpur	06	72	3	4	-	-	4	-	-
11.	Amritsar	73	138	2	-	-	-	73	106	1
12.	Malikpur	45	39	-	-	4	-	16	28	-
13.	Gurdaspur	24	11	-	-	-	-	24	11	-
14.	Patiala	337	523	-	1	7	-	297	330	-
15.	Nabha	755	-	-	3	-	-	677	-	-
16.	Sangrur	-	132	-	-	8	-	-	33	-
17.	Bathinda	06	66	3	-	5	-	6	42	3
18.	Mansa	41	10	-	-	-	-	33	7	-
19.	Malout	307	-	-	1	-	-	272	-	-
20.	Faridkot	17	21	-	-	-	-	11	20	-

### 4.3 DEVELOPMENT WORKS COMPLETED/IN PROGRESS.

#### 4.3.1 PATIALA -OWN SCHEMES

Sr. No.	Name of Work	Approx. Cost Rs. (In lacs)
1	Development Works in Urban Estate Phase- I & II Patiala (Completed)	382.90
2	Construction of High School at Village Noorpura, Khalaspur, Patton, Chaturpura, Ratta Khera, Ramgarh Distt. Fatehgar / Patiala, Village. Chanagra & Datewas (in progress)	770.00
3	Construction of Civil Electrical & Public Health Works Urban Estate I & II, Patiala (in progress)	213.78
	<b>Total</b>	<b>1366.68</b>
	<b>P.D.A. WORKS</b>	
1	Const. of Streets, Drains, Cremation ground, Dharmshala, School, Panchayat Ghar etc. at Village Jassowal, Hashanpur Prautan Kulle Majra, Suniarhari, Sekhpura, Asharpur, Budhanpur, Raipur, Sullar, Daulatpur, Dharmo Majra, Malo Majra, Mehmadvpur Jattan, Sumuspura, Bahadurgarh, Khasian, Shermajra, Sanour, Karheri Falauli, Nasirpur, Jalalpur, Baran, Seona Distt. Patiala (Completed)	552.60
	<b>DEPOSIT WORKS</b>	
1	Const. of Cement Concrete Road, Metalled Road in various wards of Municipal Corporation, Patiala. (Completed)	869.13
	<b>OUVGL WORKS (IN PROGRESS)</b>	
1	Const. of office for Devigarh Division 4 Nos. SDE, 1 Nos. XEN and 24 Nos. Quarters in BML Colony Nabha road Patiala.	493.00
2	Dev. of 2.26 Acre Residential & comm.. pocket at Phulkian Enclave, Patiala.	90.94
3	Dev. of Comm. Pocket 3 Acre (pocket-B) near Mini Secretariat Patiala.	56.44
4	Const. of boundary wall around Central Jail, Phulkian Enclave, Patiala.	15.94
5	Dev. Comm. Pocket at Hira Enlcave, Patiala.	94.33
6	Const. of footpaths & prov. playways in 2 No. parks at Hira Enclave, Nabha.	11.67
7	Dev. of commercial pocket at Old PWD B&R office site Sangrur.	53.05

8	Const. of Elementary School at Baggi Khana site Sangrur.	470.38
	<b>Total</b>	<b>1285.75</b>

#### 4.3.2 JALANDHAR: WORKS COMPLETED

1	Constn. of Judicial Record Room at DAC, Jalandhar, (composite work)	186.12
2	Constn. of Academic Block at N.J.S.A Govt. college, Kapurthala.	64.40
3	Dev. of Comm. Pocket of erst while Mental Hospital, Amritsar.	149.71
4	Constn. of Bus Stand Majitha, Distt. Amritsar.	268.57
	<b>Total</b>	<b>668.80</b>

#### WORKS IN PROGRESS

1	Constn. of 64 nos. Booths/ Shops including dev. work at old D.C/ S.S.P Office, Jalandhar	208.25
2	Constn. of I.G.Zonal Office including dev. works at New Baradari, Ladowali Road, Jalandhar	174.00
3	Constn. of 48 nos. (600 Sq.ft.) houses of Irrigation Deptt. on Kapurthala Road, Jalandhar	401.65
4	Constn. of 36 nos. Staff Quarters (750 Sq. ft.) houses of Irrigation Deptt. on Kapurthala Road, Jalandhar.	366.26
5	Constn. of 3 No. Xen Residence (1300 Sft. Area), 1 no. S.E. Residence (1800 Sft. area) & 1 no. Xen office (Double Storey) of Irrigation Deptt. Kpt. Road, Jalandhar	302.03
6	constn. of Admn. Block of Transport Deptt. at Jalandhar (under OUVL Scheme)	160.40
7	Dev. of 26.00 Acre Seed Farm Site (OUVGL Scheme) at Kapurthala.	542.29
	<b>Total</b>	<b>2154.88</b>

#### 4.3.3 AMRITSAR, GURDASPUR/HOSHIARPUR – DEPOSIT WORKS

1	Deposit works including construction at Gandhi Vanita Ashram; Community Centre Chhoti Baradari Jalandhar; Commercial Complex at Old Administrative Complex, Hoshiarpur, DAC Amritsar: Police Office, Amritsar ; Staff Quarter at Canal Colony. Amritsar, Development of U.E. Gurdaspur & other works pertaining to construction of ITI. Old Jail Site, Gurdaspur and schools are scheduled to be executed in 2010-11.	12519.31
---	---	----------

#### 4.3.4 BATHINDA - WORKS COMPLETED

1.	Construction of Admin Block at IHM, Bathinda	700.00
2.	Construction of 32 No. Quarter at Canal Colony, Bathinda	160.00
3.	Construction of Adrash School at Canal Colony, Bathinda	275.00
	<b>Total</b>	<b>1135.00</b>
<b>WORKS IN PROGRESS</b>		
1	Construction of Police Station in Canal Colony, Bathinda.	65.00
2	Construction of Police Station in Omax City, Village Nahia Wala	65.00
3	Construction of Hostel Block at IHM, Bathinda.	300.00
	<b>Total</b>	<b>430.00</b>

#### 4.3.5 MOHALI ZONE – OUVGL

1	Construction of Armed Forces Preparatory Institute in sec-77, Mohali	478.00
2	Construction of Multipurpose Hall at Govt. College at Mohali	153.75
	<b>Total</b>	<b>631.75</b>

## DEPOSIT WORKS

1	Up gradation of 8 Nos. Middle schools at various stations in distt. Ropar.	1599.36
2	Construction of ITI at Radiala ( Kharar)	170.00
	<b>Total</b>	<b>1769.36</b>

### 4.3.6 LUDHIANA- OUVGL WORKS IN PROGRESS

1	Const. of Police Station, Ludhiana	270.00
2	High School Rajowal, Distt. Ludhiana	44.25
3	Const. of Houses of SPs and SSP = (4+1) House S	200.00
4	50 No. Houses for Irrigation Department, Dugri Road, Ludhiana	529.00
5	35 No. Houses for Irrigation Department, Dugri Road, Ludhiana	380.00
6	Development of Rest House at Kohara Distt. Ludhiana	60.65
	<b>Total</b>	<b>1483.90</b>

## 5. REGULATION AND IMPLEMENTATION OF ACTS

### 5.1 PUNJAB APARTMENT AND PROPERTY REGULATION ACT, 1995

Punjab regulation of colonies Act, 1975 has been repealed and replaced by the Punjab Apartment & Property Regulation Act, 1995. This is a comprehensive law made to boost development of housing colonies in the State. This Act came into existence on 15.10.95.

The law provides that any person who is from the business of developing land for residential, commercial or industrial purposes or a building with eleven or more apartments or converting a part of it into eleven or more apartments and selling all or some of these will have to get himself registered and obtain licence under the Act. After 30-11-95 no builder, coloniser, contractor, promoter, estate agent would perform business without getting themselves registered and obtaining the required license. Violation of the said provisions of the act may result into imprisonment/fine.

To make this act effective, the powers for issue of licenses to promoters and colonisers and for registration of estate agents were delegated to the Additional Chief Administrators of the respective areas of the State of Punjab.

Progress of the act is at Appendix –IV, V.

## **5.2 The Punjab Regional & Town Planning & Development Act-1995.**

The Punjab Regional & Town Planning & Development Act is a comprehensive legislation to encourage planned development in the state which makes provision for better planning and regulation of land through regional plans and master plans. Till now a formalised and effective system of physical planning and development has been lacking.

After notifying the Punjab Regional & Town Planning & Development Act 1995 and Punjab Urban Planning & Development Authority, Government has delegated powers to various functionaries to implement the provisions of the Act.

Chapter-14 of this Act relates to the Scheduled Roads in the state of Punjab. This Act came into existence on 1.7.95. Earlier an Act namely Punjab scheduled Roads and controlled Area (Restriction of unregulated Development ) Act 1963 was implemented which was repealed and replaced by the new Act. As per the new Act, no construction is allowed in the following cases without getting approval from the competent authority: -

1. In a distance of 30 meters on either side of the scheduled road.
2. In a distance of 100 meters on either side of bye-pass.
3. In a distance of 5 meters, on either side of the road reservation of that part of scheduled road, which falls in the area of municipal corporation or class-I municipality.
4. In a distance of 10 meters on either side of the road reservation of that part of a scheduled road, which falls in the area of any other municipality.

Powers in this regard are vested with the respective Additional Chief Administrators of PUDA. Besides, the Executive Engineers (concerned) of P.W.D.(B&R), Punjab have been given powers of the Competent Authority to demolish the unauthorised construction on either side of the scheduled roads.

List of scheduled roads in the State of Punjab may be seen at Appendix- VI.

## **5.3 PUNJAB APARTMENT OWNERSHIP ACT, 1995**

Act contains provisions to protect interests of apartment owners. The Act provides for formation of Association with apartment owners as its members for the administration of affairs apartments e.g. management, upkeep and maintenance of the building/(s). The act provides for a simplified procedure for the settlement of disputes between promoters and apartment owners. The Act was notified in 1995 and powers to implement the provisions of the Act have been notified by the Governor of Punjab on

20-6-2005 vide Notification No. 18/83/2005-5HG-II/6460 appointing 21.06.2005 as the date for coming into force of this Act for the whole of the State of Punjab.

## 6. ALLOTMENT POLICIES

### 6.1 Plot Allotment Policy

All residential plots in PUDA urban estates shall be allotted by draw of lots after inviting applications from Public through Print Media, except the allotment to oustees category.

#### 6.1.1 Priorities

To meet with the need of special categories on priority basis, reservations have been made. Reservation for different categories is as under: -

Scheduled Castes/Tribes	15%
Freedom Fighters	2%
Blind & Physically Handicapped	3%
i) Serving & Retired Defence Personnel & Para-military forces including war widows of these categories.	4%
ii) 100% disabled soldiers of Punjab domiciles.	1%
Gallantry award winners from the defence services and para-military forces who have distinguished themselves by acts of bravery and valour in the defence of our country both in war and peace time.	2%
Legal heirs of army /para-military forces, the personnel killed in action (war or on law and order duty)	2%
Sports persons who are medal winners of Olympic, Common wealth or Asian games.	2%
Riot affected and Terrorist Affected Families. Note: This reservation shall be applicable to this category till 31-12-2011.	5%

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

Category	Requirement/Condition
Scheduled/Caste/Scheduled Tribes	A Certificate issued by the competent Authority of the State Government certifying that the applicant belongs to a Scheduled Caste/Scheduled Tribe.
Physically handicapped and blinds	A Certificate from the competent Authority of the State Government certifying that the applicant is 40% or above disabled or 100% blind.
Freedom Fighter	Should be recipient of Tamrapatra issued by the Punjab

	Government/Government of India. Should belong to Punjab. Should not own any other property in their name in Punjab or any part of the country.
Defence/paramilitary forces	Should belong to the State of Punjab provided they have not already received any such discretionary quota plot/house from any other scheme in any other part of the country and also do not possess any plot/house in the city/town/Urban Estate for which the plot/house is being applied for.
Sports persons	Medal Winners of Olympic, Common wealth or Asian games.
Gallantry award winners	The Gallantry awards shall be placed in the following order of priority :- Param Vir Chakra, Maha Vir Chakra, Vir Chakra, Kirti Chakra, Shaurya Chakra, President Policy Medals of Gallantry.
Riot Affected and Terrorist Affected Families	Riot affected means, a person who migrated to the State of Punjab from any other part of the Country who has been issued a red card by any Deputy Commissioner of a District of the State of Punjab and who has not been allotted a house under the riot affected persons category at Delhi or any other place in the Country and Terrorist affected means a person belong to State of Punjab holding valid certificate issued by any Deputy Commissioner of the State of Punjab and has not availed the benefit for allotment of house/plot under this category. Decision taken in this regard by the Finance & Accounts Committee and instructions were issued vide letter No. PUDA-Policy/2136-49 dated 11.8.2006.

Applicants who have been allotted/allocated plots/houses under the reserved category, will not be entitled for allotment of plots/house in any other scheme/station under the reserved category.

**6.1.2 Policy for allotment of plots to the oustees is as under :-**

Plot should be allotted to an oustee for his bonafide residence.

No application from an oustee will be entertained after a period of one year from the date of taking over possession of his acquired land.

Entitlement of an oustee will be governed as under :-

	<b>Land Acquired</b>	<b>Size of Plot</b>	<b>Category of House</b>
a)	½ acre to 3 acre	100 Sqyds.	LIG
b)	Between 3 to 5 acres	200 Sqyds.	MIG
c)	Above 5 acres	500 Sqyds.	HIG

#### **Explanation**

However, if on the Land there is a dwelling unit, 100 sq.yd. plot may be allotted even though the area acquired is less than ½ acre.

The price chargeable for allotment of plots to the oustees would be same as for general category.

All oustees of any joint khata would be entitled to one plot only.

## **6.2 ALLOTMENT OF LAND TO INSTITUTIONS**

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

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

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

#### **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 Regulations as the case may be, must provide the main objective for which the site is to be taken. Individuals, Hindu un-divided Families(HUF), Association of Persons and Companies, whether public limited or private limited shall not be eligible.

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

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

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

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

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

- 1. Additional Chief Administrator, Concerned Presiding Officer
- ii. Deputy Commissioner, concerned or his Member nominee(if the D.C. is himself present in person, he shall be the Presiding Officer of the Committee)

iii.	Additional Chief Administrator(Finance) or his nominee	Special Member
iv.	Sr. Town Planner, PUDA	Member
v.	Superintending Engineer concerned	Member
vi.	Estate Officer concerned	Member

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

### **6.3 ALLOTMENT OF INSTITUTIONAL LAND ON FREE HOLD BASIS:**

#### **I) ALLOTMENT OF LAND BY WAY OF AUCTION:**

##### **i) INSTITUTIONAL SITES / SCHOOL SITES**

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

#### **II. 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 1.5 % 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 installments with interest at the rate of 12% per annum or as determined by the Authority. The first installment shall fall due after one year from the date of issue of allotment letter.

**III ALLOTMENT OF LAND TO GOVT. DEPARTMENTS/PUBLIC SECTOR UNDERTAKING 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 20-8-02.
- b. 50% of total reserve price, after adjusting the token money 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 1.5 % 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 installments with interest at the rate of 12% per annum or as determined by the Authority. The first installment shall fall due after one year from the date of issue of allotment letter.

**ALLOTMENT OF INSTITUTIONAL LAND ON LEASE HOLD BASIS.**

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

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

<b>Sr. No.</b>	<b>Particulars</b>	<b>Purpose</b>	<b>Basis of Fixation of Rate</b>	<b>Station</b>	<b>Rate after rounding off to next 50 s / 100s Rs/sq. yd.</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
1	Allotment of land to Charitable Institutions Others- Government Aided or Private	Government owned orphanage schools, Asylums, Nari Niketan, Pingalwara, Old Age home, Schools for Deaf & Dumb. Blind, Mentally Retarded and Handicapped etc.	Through Allotment On Lease basis	All Station	Nominal lease fee of Rs. 6/- per sq. yd. per year upto 1000 sq. yds. For additional area, the lease rent shall be equivalent to 5% of the rate fixed for Charitable Institutions
2	Allotment of land to Religious Institutions	Religious purpose (The maximum area to be give for religious purpose not to exceed 1000 sq yds. per site. However, Chairperson, PUDA is authorized to consider request for enhancing area upto a maximum of 2000 sq. yds. as per agenda item No. 25.05/ 25-10-2000	Through Allotment On lease basis	All Station	Nominal lease fee of Rs. 6/- per sq. yd. per year upto 1000 sq. yds. For additional area, the lease rent shall be equivalent to 5% of the rate fixed for Charitable Institutions
3	Allotment of land to Service Department	Police Station/Fire Station and other similar services	on lease basis	All Station	Nominal lease fee of Rs. 6/- per sq. yd. per year.

	for Essential Services				
--	------------------------	--	--	--	--

**PROCESSING FEE**

Processing fee of Rs. 5000/- shall be deducted from the applicants who applied for allotment of institutional land.

**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.

**CANCELLATION OF ALLOTMENT**

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

**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.

**REGULATIONS OF CONSTRUCTION**

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

## **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.

## **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.

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

### **6.4 Policy for Allotment of Commercial Plots**

All commercial plots i.e. booths, SCOs, SCFs, SSS etc. are allotted by way of open auction after wide publicity through print Media.

#### **Payment Schedule for Commercial Plots**

- a) Eligibility fee for participating in the auction is as follows:-

For booths	Rs. 5000.00
For single storey shops	Rs. 10000.00
For SCF/SCO	Rs. 15000.00
- b) 10% of the bid amount is required to be paid at the fall of hammer.
- c) 15% of the bid amount is required to be paid within 30 days from the date of auction.
- d) 75% of the bid amount is required to be paid within 60 days in lumpsum without interest or in four equated yearly installments with interest @12%.

### **6.5 House Allotment Policy**

Housing schemes offering houses to the general public under social housing are made public through print media by issuing press notes and advertisements. After wide publicity of each scheme brochures containing application forms are made available through special counters opened at Estate Offices and various banks

authorised for sale and receipt of application forms. Applications are scrutinized after closing date of each scheme. Having completed the process of scrutiny draw of lots is taken out for allotment of houses. Public and applicants are intimated about the date, time and venue of the draw through press. Draw of lots is taken out amidst security and senior officials of PUDA and members of public present on the occasion are offered to take out the numbers.

All houses constructed by PUDA under social housing schemes have been divided into three categories for allotment purposes.

#### **6.5.1 Allotment on Hire Purchase Basis**

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

1. 10% of the total price of the house is paid by the allocatee within 30 days from the date of receipt of allocation letter.
2. 15% of the cost less earnest money is paid within 60 days from the receipt of allotment letter to complete 25% of the total cost of the house required to be deposited at the time of allotment.
3. Balance 75% of the total cost of the house is paid by way of 156 equal monthly instalments with interest.

#### **6.5.2 Allotment under Partial Self Financing Scheme**

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

1. 15% of the total price is paid by the allocatee within 30 days from the date of receipt of allocation letter.
2. 15% of the price of the house is paid within 90 days from the date of receipt of allocation letter.
3. 15% of the price of the house is paid by the allottee within 60 days from the receipt of allotment letter and before taking possession of house.
4. Balance 55% is paid by way of 156 equal monthly installments with interest.

#### **6.5.3 Allotment under Self Financing Scheme**

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

1. 25% of the total cost of the house is paid by the allottee within 30 days from the date of receipt of allocation letter.
2. 25% of the total cost of the house is paid within 6 months of the date of receipt of allocation letter.
3. 25% of the total cost of the house is paid within one year from the date of receipt of allocation letter.
4. Balance 25% after deducting the earnest money is paid within 30 days of the issue of allotment letter.

#### **Special Incentive**

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

#### **6.5.4 Eligibility**

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

1. He/She is not less than 18 years old.
2. His/Her monthly income is within the limits prescribed in the advertisement got published by PUDA inviting applications for allotment of houses under a particular scheme.
3. He/She or any of his/her dependents does not own a plot/house in the urban estate in which the house is being applied for except ancestral property. He/She will also produce an affidavit in this regard on non-judicial stamp paper duly attested by the 1st Class Magistrate.

### **6.5.5 Priorities**

To meet with the need of special categories on priority basis, reservations have been made. Reservation for different categories is same as applicable to allotment of Residential Plots (Page-12-13).

## **7. ARCHITECTURE**

Standard design prepared for proposed Govt. Middle School/ High School and prints issued to Chief Engineer, PUDA for construction.

To convert Middle Schools into high schools under Rashtriya Madhium Scheme in the 28 survey plans as received, site plans were prepared and issued for construction.

Addition/ alternation drawings for construction in houses constructed by PUDA and Architectural Controls Sheets Commercial sites have been issued to 92 allottees..

This wing is also engaged in the architecture scrutiny of building plans of all types of buildings to be constructed in the Urban Estates of Punjab and 34 Concept Plans/Detailed plan were scrutinized.

Concept plan and detailed plan of Bus Stand, Mohali has been scrutinized and approved. (Appendix- V)

## **8. TOWN PLANNING**

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

## **9. QUALITY CONTROL**

1. Testing of samples collected during inspections of works- 12 No.
2. The Quality Control registers (36 no.) received from different divisions were cross checked.
3. The Information as asked by the Head Office/ Chief Engineer office from time to time was provided to them.
4. The Independent Quality assurance Consultants appointed by PUDA and field staff of PUDA were perused with the instructions received from the Govt. of Punjab or Technical Advisor to Honorable Chief Minister Punjab from time to time implementation.
5. The material testing institutions situated at Chandigarh were personally contacted regarding the information linked with new techniques of testing.

6. Any other work allotted to this office by the Head Office/ Chief Engineer Office from time to time was performed.

## 10. 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 & conditions as determined from time to time. PUDA has not been provided with any Share Capital by the State Govt. and it solely depends upon internal resources as well as loans from Financial Institutions like HUDCO & Banks etc. No loan has been raised by PUDA during the year 2008-2009 & 2009-10 for its working from HUDCO and no loan is outstanding as on 31-3-2010.

#### 10.1(ii) Internal Receipts

Instalments received from the allottees on account of sale of plots/ houses and interest from banks constitute a major part of 'Internal Receipts'.

The work pertaining to the recovery of monthly instalments from allottees is watched by the Estate Officers, PUDA who in these matters, work under the overall control of the Additional Chief Administrators.

The detail of Capital Receipt, Revenue Receipt and interest on instalment received during the year 2008-2009 and 2009-10 is as under:-

(Figures in Rs. /lacs)

Sr.No.	Particulars	During the year	
		2008-09	2009-10
1	Capital Receipt	3269.72	2516.00
2	Revenue Receipt	17855.88	4937.24
3	Interest on instalments	412.38	339.45
	Total	21537.98	7792.69

## 10.2 Expenditure

### 10.2(i) Works Expenditure

The expenditure on Social Housing, Deposit Works, Other Works & Land Acquisition during the year 2008-09 & 2009-10 is given below:-

(Figures Rs. in lacs)

Year of Expenditure	Expenditure on Social Housing & other own schemes	Expenditure on deposit works	Expenditure on dev. of Urban Estates	Expenditure on land acquisition/enhanced compensation	Expend. on OUVGL Schemes	Other works	Total Expend.
2008-09	47.64	434.21	890.80	-	85205.50	302.66	86880.81
2009-10	-	1321.71	771.07	8.01	8910.69	224.45	11235.93
Total	47.64	1755.92	1661.87	8.01	94116.19	527.11	98116.74

#### 10.2 (ii) Repayments of loans

No repayment of loan has been made during the said year, as no loan is outstanding.

#### 10.3 Financial Results

The financial results of PUDA during the year 2008-09 and 2009-10 are as follow:-

(Fig. in lacs)

Sr. No.	Years	Profit/Loss
1	2008-09	16073.93 (Profit)
2	2009-10	1274.76 (Profit)

#### 10.4 Budget

The revised budget estimate of the Authority for execution of works was fixed at Rs. 34331.83\* lacs during the year 2009-10 as against Rs. 148584.80 lac during 2008-09. The details are in Appendix –IX.

#### 10.5 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 receipts and expenditure during the scheme is as under:-

(Fig. in Crores)

Sr. No.	Particulars	2008-09	2009-10
1	Receipts	633.68	217.78
2	Expenditure	852.05	89.10

### 11. PUBLIC RELATIONS

Public Relations Wing has mainly been engaged in the image building exercise and maintaining relations with various publics. 115 advertisements carrying different messages for public have been published after copy writing, visual making, layout making, designing and

media selection done with the assistance of accredited advertising agencies. The ads adhering to best of the advertising standards were got published in prominent positions at short notices in print media. Thus evoking better response to our schemes and auctions for disposal of property. These schemes have also been publicised through press notes issued by this office before launching such schemes.

Among Public Relations, stress has been on press relations and employees relations. As a part of its role in management, the wing has been assisting management in maintaining good management-employees relations which has resulted into a cordial atmosphere in the organisation bringing efficiency and better working conditions/ environment. These messages pertained to information about various schemes and policies of PUDA.

PR wing is independently responsible for the compilation of Annual Report each year and submitting the same to the State Govt. for its onward submission to the State Vidhan Sabha. The preparation of report has been necessitated 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 branches and zonal offices of PUDA.

Printing work of the organisation is also being looked after by the PR wing. This involves printing and designing of 6 colour brochures for the promotion of various schemes/auctions pertaining to the sale of OUVGL properties. Designing and printing of Annual Statement of Accounts, Annual Reports and other printed material has been organised in a professional manner building image of the organization.

PUDA library which has around 3800 books is also being looked after by this branch. Books, newspapers and magazines have been provided to the officers in a timely and satisfactory manner. Sending news clippings daily is primary duty of this branch. Public grievances appeared in the Press have been investigated after obtaining orders from the authorities and satisfying response conveyed through press.

## 12. HUMAN RESOURCE DEVELOPMENT

PUDA has a well-knit organisation emphasis being on specialised and technical engineering staff. Detail of posts in PUDA during the year 2009-10, category-wise, is as under: -

Class of Employment	Working Positions
Class –A	123
Class – B	439

Class – C 237

Class – D 225

### **13. ROMOTIONAL ROLE**

The organisation is serving public since the inception of Punjab Housing Development Board in 1973, promoting housing facilities throughout Punjab. In fact, PUDA is the only Government Organisation which has emerged as a complete Urban development agency for speedy implementation of Housing & Urban Development Programmes. In all, PUDA has provided 72296 houses for various sections of society. The public served by these houses include economically weaker sections, industrial workers, government employees,

socially backward classes, landless agriculture workers, police personnel, riot victims and the general public categorised in different income groups. With a view to overcome to the extent possible the shortage of funds both with the Authority and the allottee, PUDA has framed partial self-financing schemes. PUDA has contributed to the promotion of plans and policies of Government of India by making reservations in its allotment policies i.e. 15 % for scheduled castes and Tribes, 3% for blind and physically handicapped, 2 % for freedom fighters , 5% for defence personnel, 2% for gallantry award winners and 2% for legal heirs of Army, and 2% for Sports persons who are medal winners of Olympic, Common wealth or Asian Games & 5% to the riot effected & terrorist affected families .

The organisation has extended special benefits to the war widows and dependent family members of the military personnel who were killed during operation Blue Star' by providing free of cost houses to them.

PUDA has emerged as a major organisation among the State Undertakings in the social sector of the State for development of infrastructure and housing.

### **14. INFORMATION TECHNOLOGY AND COMMUNICATION**

In pursuit to avail the benefit of Information Technology in the continuously changing business scenario and to improve upon the manual systems, it has been felt that it is very much necessary to implement the Information Technology applications in a planned and systematic manner PUDA initiated the process of replacing the traditional delivery system of public services by I.T. driven systems of Governance.

Information Technology Branch of PUDA has already initiated the development of better quality softwares that are aimed at efficient, cheaper, reliable, customer and user friendly solution to PUDA's traditional delivery system. In this direction, work has already been undertaken by the Information Technology branch.

PUDA's official website '<http://www.puda.nic.in>' reflects the latest information about Tender Notices, Auctions/ Press notices, PUDA's Activities Profiles, Organization Chart, New Schemes, Draw Results, Licence to Colonizers, Allottees Information, Legal/Policies & Guidelines, Latest Notification issued by the Punjab Government, Detail of Government Policies for Economically weaker Section, RTI Information in respect of Department of Housing and Urban Development, Punjab & Department of Town and Country Planning, Punjab, 17 manuals (under RTI Act) etc.

Following packages are developed/used during the period:-

- (a) GPF, CPF, GIS and payment management system which are aimed at computerized calculations, processing and printing of employees salary and funds have been developed and implemented.
- (b) Legal Monitoring System maintains information of all the legal cases in the various courts and the current status of the cases.
- (c) Court case Monitoring System maintains information of all the status of the cases in the High Court and the next hearing information with concern officers.
- (d) Pending Reference Package has been developed to maintain all the records of pending references.
- (e) File information System has been developed in association with Centre for Computational Engineering Chandigarh, to create data bank of all the existing files of various branches of PUDA, listing and locating of files in minimum Time.
- (f) Task Monitoring System is tracing the status of important tasks and important references.
- (g) Grievances Monitoring System has been developed to maintain all the records of grievances.

All the departments/branches in PUDA Bhawan has been provided with Computers and other equipment for the smooth and efficient working in their departments and to maintain data bank. As on date approx. 80 nos. of computers alongwith its peripherals are installed at various branches at PUDA Bhawan. To maintain these computers and equipments required manpower has been engaged from DOEACC Society, Chandigarh. These Computer professionals have expertise in software/packages/solutions and troubleshooting.

Department of Information Technology, PUDA has also started In-house training for the employees of PUDA. During 2009, a training program was conducted

and approx. 100 employees of PUDA were given 3 weeks training on MS-Office, Tally, Internet and Auto-CAD. This training was organized through our own resources and manpower available in PUDA and that too without taking any financial assistance.

During 2009, Documentation Centre was created in Computer Section at PUDA Bhawan with A0 size scanner and plotter facilities.

**PART –II**  
**APPENDICES**

**APPENDIX - I  
(PARA 3 PART -I)**

**APPENDIX –II  
(PARA-3 PART-I)**

**MEMBER OF THE AUTHORITY DURING THE YEAR  
2009-2010 (1-4-2009 to 31.3.2010)**

<b>Sr. No.</b>	<b>Name</b>	<b>Designation</b>	<b>Period of Stay</b>
1.	S. Parkash Singh Badal	Hon'ble Chief Minister Punjab-cum-Chairman, PUDA	01-04-2009 to 31-03-2010
2.	Sh S.C.Aggrawal, IAS	Principal Secretary, Department of Finance, Government Punjab, Chandigarh	01-04-2009 to 31-05-2009
3	Sh. Karan A. Singh, IAS	Principal Secretary, Department of Finance Govt. of Punjab, Chandigarh	01.06.2009 to 31.03.2010
4	Sh. D.S.Bains, IAS	Principal Secretary, Department of Local Govt. Punjab	01-04-2009 to 14-12-2009
5	Sh. C.Roul, IAS	Principal Secretary, Department of Local Govt. Punjab	15.12.2009 to 31.3.2010
6.	Sh. Arun Kumar Goel, IAS	Secretary, Department of Housing & Urban Development-cum-Vice Chairman PUDA	01-04-2009 to 15-12-2009
7.	Sh. Sukhbir Singh Sandhu, IAS	Secretary, Department of Housing & Urban Development-cum-vice Chairman, PUDA	16.12.2009 to 31-3-2010
8	Sh.A.K.Sinha, IAS	Chief Administrator, PUDA, Mohali	1-04-2009 to 3-09-2009
9.	Sh.Vivek Partap Singh, IAS	Chief Administrator, PUDA, Mohali	4-09-09 to 31-03-2010
10	Sh. Rajinder Sharma	Chief Town Planner Town & Country Planning Department Govt. Punjab, Chandigarh	01-04-2009 to 30-09-09
11.	S. Gurmej Singh	Chief Town Planner Town & Country Planning Department Govt. Punjab, Chandigarh	09-11-2009 to 30-11-2009
12.	Sh. Kuldeep Singh	Chief Town Planner, Town & Country Planning Department, Government of Punjab, Chandigarh	31-12-2009 to 31-03-2010

**APPENDIX – III**  
**(PARA 4.1.1. –PART - I)**  
**POSITION OF RESIDENTIAL/COMMERCIAL/INSTITUTIONAL PLOTS During 2009-10**

Sr.No	Name of the Estate office/Urban Estate	Total Plots carved out			Total Plots Allotted.		
		Resi.	Comm.	Inst.	Resi.	Comm.	Inst.
1	Patiala	3710	737	29	3578	338	14
2.	Batala	294	153	--	292	140	--
3.	Kapurthala	1624	246	14	1275	80	4
4.	Amritsar	41	16	4	34	16	4
5.	Anandpur Sahib	--	137	--	--	88	--
6.	Rajpura	242	111	1	239	10	1
7.	Kiratpur Sahib	--	192	--	--	111	--
8.	Sultanpur Lodhi	480	73	8	480	-	-
9	Malout	-	352	-	-	263	-
10.	Ferozepur	40	114	-	40	85	-

**APPENDIX – IV  
(PARA 5.2. PART-I)**

**ACTION TAKEN AGSAINST UNAUTHORISED COLONIES UNDER PUNJAB APARTMENT AND  
PROPERTY REGULATION ACT 1995 - PUDA AREA**

<b>Name of the Zone</b>	<b>Cases of unauthorized colonies detected</b>	<b>Cases sent to police for lodging FIR</b>	<b>FIR lodged by the Police</b>	<b>No. of cases in which decision taken/sentenced</b>
1	2	3	4	5
SAS Nagar	354	313	185	41
Patiala	668	668	407	157
Bathinda	460	261	-	199
Ludhiana	801	462	160	91
Jalandhar	1214	647	250	240
Total:	3497	2351	1002	728

**APPENDIX – V  
(PARA 5.2. PART-I)**

**PUNJAB APARTMENT & PROPERTY REGULATION ACT, 1995.**

**PROGRESS OF THE ACT - PUDA AREA FOR THE YEAR 2009-10**

<b>Name of the Zone</b>	<b>Receipt of application from Promoters for Licences</b>	<b>Licences issued</b>	<b>Pending Applications</b>
SAS Nagar	-	-	-
Patiala	04	01	03
Bathinda	03	-	03
Ludhiana	01	01	-
Jalandhar	06	-	06
Total	14	02	12

**APPENDIX –VI  
(PARA 5.3 - PART – I)**

**LIST OF SCHEDULED ROADS IN THE STATE OF PUNJAB**

1. Grand Trunk Road (from Haryana boundary to Amritsar and on the border with Pakistan)
2. Jalandhar-Tanda-Dasuya-Mukerian-Pathankot Road upto the border with Jammu & Kashmir State
3. Ambala-Kalka Road (Portion falling in the territory of the State of Punjab).
4. Amritsar-Pathankot Road.
5. Chandigarh –Ropar-Nangal-Una-Hoshiarpur-Tanda-Amritsar Road.
6. Amritsar-Sarhali-Hariker-Makhu-Ferozepur-Fazilka Road.
7. Ropar-Balachaur-Garshankar-Hoshiarpur-Dasuya Road.
8. Malout-Fazilka Road.
9. Chandigarh-Samrala-Ludhiana Road.
10. Gurdaspur-Amritsar-Makhu-Ferozepur-Fazilka Road.
11. Jalandhar-Makhu Road.
12. Ludhiana-Ferozepur Road.
13. Ambala-Patiala-Sangrur-Barnala-Bhatinda Road.
14. Bhatinda-Kotkapura-Ferozepur Road.
15. Gurdaspur-Ajnala-Chugawan-Rajatal-Chabal-Khemkaran Road.
16. Hariker-Khalra Road.
17. Ajnala-Amritsar Road.
18. Patiala-Patran-Narwana Road.
19. Moga-Kotkapura Road.
20. Chandigarh-Rajpura Road (commencing from the point where the Punjab Boundary starts).
21. Chandigarh-Ambala Road (commencing from the point where the Punjab Boundary starts and touches the Ambala-kalka Road near Dera Bassi).
22. Bhawanigarh-Sunam-Bhiker-Kotshamir-Bhatinda Road.
23. Bhatinda-Dabwali Road upto Punjab Boundary.
24. Morinda –Bela Road

**APPENDIX – VII (PARA – 7, PART -I)**

**Building designs of different categories of houses, commercial and public buildings prepared by Architect Wing during the year 1.4.2009 to 31.3.2010**

<b>Sr. No.</b>	<b>Name of Project/Work</b>	<b>Status</b>
	<b>PATIALA:</b>	
1	Crematorium at Village Their, Patiala	Architectural drawings prepared and design issued for report of the feasibility.
	<b>JALANDHAR:</b>	
2	Community Centre, Chhoti Baradari, Part-2, Jalandhar.	Plans, Elevation Section, Terrace Plan and Site Plan prepared and prints issued to Chief Engineer for structure/estimate/public health & electrical proposal.
	<b>MOGA:</b>	
3	Community Centre, Godhewal Pond Moga.	Plans, Elevation Section, Terrace Plan and Site Plan prepared and prints issued to Chief Engineer for structure/estimate/public health & electrical proposal.
	<b>FEROZEPUR:</b>	
4	PUDA Office Building, SCF/SCO No. 24, Commercial Complex	Plans, Elevations and Section prepared.
	<b>I.T./ HOSPITALITY:</b>	
1	Village Radiala, Kharar.	Prints issued for construction.
2	Sec-59, SAS Nagar	Plans, Elevation Section, Terrace Plan and Site Plan prepared and prints issued to Chief Engineer for structure/estimate/public health & electrical proposal.
3	Ludhiana	
4	Sunam	
5	Pathankot	
6	Patiala	
7	Nawan Shehar	
8	Bathinda	
9	Jalandhar	

<b>INDUSTRIAL TRAINING INSTITUTE (I.T.I):</b>		
1	Quadian, Gurdaspur	Plan prepared and prints issued to Chief Engineer, PUDA in advance.
2	Kalanaur	
3	Banur	
4	Garshankar	
5	Sarhali	
6	Nawan Shehar	

**APPENDIX-VIII**  
**(Para 8- Part-I)**  
**DETAIL OF WORKS UNDERTAKEN DURING THE YEAR 2009-10**  
**Town Planning Wing of PUDA has undertaken the following works:-**

**LAYOUT/ZONING PLANS**

<b>Sr. No</b>	<b>Name of Layout Plan</b>
1	Layout plan-cum-Zoning Plan of OUVGL scheme Pocket-1, Basti Sheikh Jalandhar.
2	Layout plan-cum-Zoning Plan Pocket-II, Basti Sheikh Jalandhar.
3	Layout-cum Zoning Plan of Group Housing Pocket-1 at Basti Sheikh, Jalandhar.
4	Layout-cum-Zoning plan of Group Housing Pocket-II at Basti Sheikh, Jalandhar.
5	Layout-cum-Zoning Plan of Old Excise Office at Railway Road, Hoshiarpur.

6	Revised Layout Plan of old Punjab Roadways Workshop at Jalandhar.
7	Layout plan of convenient shopping at Green Field Enclave, Malout.
8	Layout plan of Commercial pocket of Pepsu Township at Rajpura.
9	Layout plan of Old Janjghar site at Tripuri Town Patiala.
10	Layout Plan (OUVGL) Kabari Market, Patiala.
11	Part Layout Plan of Commercial in Qila Site, Sangrur.
12	Layout cum Zoning Plan of Commercial Pocket at Rajpura ( Pepsu Township).
<b>MEGA HOUSING PROJECTS:</b>	
	<p>2 Cases of Mega Housing Projects were processed; agreement has been done at Govt. level. The Total Area of these projects is 275 acres and cost about Rs. 392.5 crores approximately.</p> <p>One more case of Mega Housing Project is under process in addition to the above.</p>
<b>NUMBERING PLANS</b>	
	1120 nos Numbering plans were issued.
<b>COLONY CASES</b>	
	192 nos. cases relating to colonies scrutinized and advice given.
<b>COMPETENT STATE AUTHORITY CASES.</b>	
	24 nos. cases pertaining to Competent State Authority were scrutinized and reports sent to concerned office.

**APPENDIX-IX  
(Para 10.4- Part-I)**

**BUDGET PROPOSALS FOR THE YEAR 2008-2009 AND 2009-10**

**(Figures in Rs/Lacs.)**

<b>Sr. No</b>	<b>Name of Scheme</b>	<b>Revised Budget Provisions for the year 2008-09</b>	<b>Revised Budget Provisions for the year 2009-10</b>
<b>1</b>	<b>Authority's Schemes</b>		
i)	Payment of enhanced compensation	0.00	667.00
ii)	Const. of Social Houses	49.00	21.00
iii)	Const. of commercial centre	56.00	27.00
<b>2</b>	<b>Development Works</b>		
i)	Development of Urban Estates	2155.00	2092.00
<b>3</b>	<b>Deposit Works (Govt. Schemes)</b>		
i)	Const. of Mini Sectt. Building at Patiala, redevelopment of Baradari Garden, Patiala and M.C. Patiala works	1081.00	5320.00
<b>4</b>	<b>Deposit Works</b>		
i)	Bus Stand (Jagraon & Ludhiana) Sports Complex, Moga & Sugarcane Farm	392.00	607.00
ii)	Construction of DAC Complex under OUVGL Scheme	356.00	1740.00
iii)	Malout Project	1227.00	1346.00
5	Other works under OUVGL scheme.	2555.00	4633.00
6	Construction of PUDA Complexes	52.00	0.00
7	Short term loan to Punjab Government	2000.00	0.00
8	Department of Medical Education and Research, Punjab, Chandigarh	569.00	419.00
9	Punjab Government under OUVGL	48308.00	15623.52
10	Bathinda Development Authority, Bathinda	11492.00	0.00
11	Loan to Amritsar Development Authority	1.80	56.06

12	Amritsar Development Authority (ADA) for Master plan	0.00	78.25
13	Education Cess paid to Government	4000.00	992.00
14	Repayment of loan against FDR's	52149.00	0.00
15	Amount recovered through OUVGL Schemes.	21425.00	0.00
16	Other Misc. Provisions	717.00	710.00
	<b>Total:</b>	148584.80	34331.83