

**PUNJAB URBAN PLANNING & DEVELOPMENT AUTHORITY  
PUDA BHAWAN SECTOR 62 SAS NAGAR  
(Policy Branch)**

To

All Addl. Chief Administrators,  
PUDA.

All Estate Officers,  
PUDA.

No. PUDA-Policy-A-1-2006/ 2734-44  
Dated 22/12/06.

**Sub:- Allotment of land for setting up Milk Booth / Bar- Policy thereof.**

The matter with regard to allotment of land for setting up milk booth / bar by Milkfed and Haryana Dairy Development Co-operative Federation Ltd., any other State Government Organisation or any Private Manufacturing Milk Products Company in the various Urban Estate developed by PUDA was discussed in the Finance & Accounts Committee of PUDA in its meeting held on 16-11-2006 vide item No. 52.07 and decided as under:-

1. The land for milk booth / bar shall be allotted on lease-hold basis to the highest bidder.
2. Lease shall be initially for a period of 5 years, which could be renewed on such terms and conditions as may be mutually agreed upon.
3. PUDA shall enter into lease agreement with the Organisations only and not with any lessee / franchise of Organisation.
4. The area of each milk booth to be leased shall be kept between 80-100 sq. ft. excluding the circulation area.
5. The reserved monthly bid amount shall be fixed as under:-

Sr. No.	Name of Urban Estate	Resevered bid amount
1.	a) SAS Nagar, Ludhiana, Jalandhar, Patiala(for residential areas)  b) -do- ( for commercial areas)	Rs. 1500/- per month.  Rs. 2000/- per month.
2.	a) Bathinda, Batala, Phagwara, Kapurthala (for residential areas)  b) -do- (for commercial areas)	Rs. 1000/- per month  Rs. 1350/- per month

6. Organisations/Companies will have to quote for the sites along with the monthly rent ready to pay in a sealed envelope. Sealed bids will be opened in the presence of the representatives of the Organisations.
7. No bid lower than the reserved price shall be accepted.
8. The rent shall be paid before the 10<sup>th</sup> of the starting calendar year i.e. from January of every year, in advance. In case the rent is not paid before the 10<sup>th</sup> of January for a period of one year in

advance, 15% surcharge will be leviable and 18% interest shall be charged of the defaulting period. The defaulting period should not exceed 6 months thereafter, the Estate Officer will be empowered to get the site evicted under the provisions of the lease.

9. In case of breach of any condition of the lease deed, the decision of the Chief Administrator shall be binding on the Corporation/Organisation/ Company.

10. All taxes will be borne by the Organisation / Company and PUDA will not be responsible for any tax/cess etc. Before handing over the possession of the site to Organisation, the Organisation / Company shall have to enter into agreement with PUDA, but no agreement will be signed between lessee / franchise and PUDA.

11. Electricity, water charges payable will be the responsibility of the Organisation and the Franchise.

12. The milk booths/bars shall be portable made by tin and fiberglass only. The construction shall be undertaken by the Organisation at it's own cost as per plan approved by PUDA.

13. That the land / site shall be used only for the purpose for which it is allotted. In case of change of land use, the lease shall be cancelled without any reason. You are requested to take further action as per above said policy guidelines.

Sd/-  
Administrative Officer (Policy),  
For Chief Administrator.

Endst., No. PUDA-Policy-A-1-20-06/ 2745

Dated 22.12.06

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

Sd/-  
Administrative Officer (Policy),  
For Chief Administrator.