

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

**Senior Town Planner,
PUDA Bhawan, Sector-62,
S.A.S. Nagar.**

To

**M/s Amazing Real Estate Pvt. Ltd.,
Regd. office- S.C.O. 2,
Urban Plaza, Sushma Square,
Village Gazipur, Zirakpur,
Distt. S.A.S. Nagar.**

Memo No. **913**
Dated, Chandigarh, the

-STP(S)/SS-11(GR)

31/03/2016

Subject:

Regarding permission for Change of Land Use for Flatted Houses to the M/s Amazing Real Estate Pvt. Ltd., at Vill. Chhat (H.B.No. 286), Sub-Tehsil Zirakpur, Dist. S.A.S. Nagar.

Ref:

- 1) DTP (S) Report letter No.159, dt. 29.01.2016.
- 2) Your application dated 30.03.2016.

2. Letters under references received in this office regarding Change of Land Use for land measuring 10.7552 Acres located at **Vill Chhat (H.B.No. 286), Sub-Tehsil Zirakpur, Distt. S.A.S. Nagar** is considered in this office. The premission for Change of land Use from Agricultural to Residential (Flatted Houses) is granted in view of instructions issued vide Pb. Govt. memo. 18/30/2009-5H/2/3577 dated 22.12.2010. The detail of area as verified by Naib Tehsildar Zirakpur vide letter no.778, dated 28.12.2015 is attached at Annexure 'A'.


3. The permission shall is granted subject to the following terms and conditions:-

The change of landuse shall be in the hands of **M/s Amazing Real Estate Pvt. Ltd., Regd. office- S.C.O. 2, Urban Plaza, Sushma Square, Village Gazipur, Zirakpur, Distt. S.A.S. Nagar** and they shall deposit EDC/ Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department.

- i) **As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.**
- ii) **Applicant shall not undertake/continue any development work/construction in the site untill final building plans/layout plan/zoning plan get approved from the Housing & Urban Development Department Punjab as per PUDA Building rules 2013 & also get the building plans approved from other Department as well.**
- iii) The case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be reponsible/party to it.
- iv) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU dose't in any manner grant or effect ownership right of this land, which have to be determinated by Competent Authority. The application in whose hand this Change of Land use lies shall be bound by the decision of such Competent Authority. Authority and permission for which CLU is granted shall not be sub divided.
- v) **The construction shall be done in 10.7552 Acres only on the khasra Nos.834, 837, 838, 1920/816, 1921/812, 823, 837, 820, 836, 838, 839, 840, 841, 848, 849, 810/2/1 & 811/1 of Vill Chhat (H.B.No. 286) as verified by the Naib Tehsildar, Zirakpur.**
- vi) **Through revenue rastas if any passing through the site shall be kept unobstructed.**

- vii) The applicant shall develop the site after taking the licence under the PAPRA-1995 from the competent Authority. Revenue/Ownership details of the site shall be got verified at that time from the Competent Authority.
- viii) Applicant shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.
- ix) The applicant shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.09.2006 of Ministry of Environment and Forest Deptt., Govt. of India, if required, before starting the development works of the colony.
- x) Applicant shall not make any construction under H.T./L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- xi) This permission shall not provide any immunity from any other Act/Rules/Regulations/Instruction/Directions of any court or authority applicable to the land in question.
- xii) The applicant abide by the order dated 20th Jan/6th, Feb, 2006 issued by Govt. of Punjab Department of Science, Technology, Environment and Non Convention Energy taken from the extract from Punjab Govt. Gazztt. dated 17/03.2006.
- xiii) Applicant shall make his own suitable arrangement or drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
- xiv) The applicant shall obtain NOC/permission from other concerned departments and take statutory clearance under any act or instructions at his own level.
- xv) The applicant shall obtain the permission from Forest Department, if he derives the access to his site through Forest Act 1980, before undertaking development at site.
- xvi) The applicant shall develop the site as per the proposals of Regional Plan, GMADA and abide by all the conditions laid down by the Competent Authority during the approval of Zonal/Layout Plan under PAPRA-1995.
- xvii) The applicant shall not object to the acquisition of land for proposed roads/projects, if any passing through or near the site, according to Regional Plan, GMADA.
- xviii) Flatted Houses will be sold only after getting the mutation of total land in the name of Promoter/Developer.
- xix) The applicant shall left 15 mts. Buffer (5mt.Green & 10 mt. Physical) in front of site.
- xx) The applicant shall be liable to get lease documents renewed, if required, otherwise the CLU approval letter will automatically lapsed after of the expiry of the lease documents.
- xxi) The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
- xxii) The applicant shall be liable to obtain all the statutory clearances/NOC from different agencies under any Act or instructions at his own level.
- xxiii) As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer(Deputy Commissioner) of the District and Subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
- xxiv) **Site falls in the Potential Zone 6-B as per notification no. 17/17/2001-5HG2/P.F./47962/1, dated 06.05.2013.**

Receipt of Rs. 47,32,288/- (Rs. Fourty Seven Lacs Thirty Two Thousand Two Hundred & Eighty Eight only) received through Bank Draft No. 011090, dt. 29.03.2016 towards CLU Charges are hereby acknowledge. These charges are tentative and actual charges of CLU shall be worked out at the time of approval of layout plan and the balance shall be payable by the promoters. The EDC and License fee shall be deposited in GMADA as per their demand.



Senior Town Planner,
S.A.S. Nagar.

Endst. No.

-STP(S)/

Dated:

Copy forward to Chief Administrator, PUDA alongwith Draft of S.I.F.(Social Infrastructure Fund) amounting Rs. 2,36,615/- (Rs. Two Lac Thirty Six Thousan Six Hundred & Fifteen only) received vide B/Draft No. 011088 dated 29.03.2016.


Senior Town Planner,
S.A.S. Nagar.


Endst. No.

-STP(S)/

Dated:

copy forward to the following for information and necessary action:-

- 1) Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
- 2) Chief Conservator, Forest Deptt., Punjab, Chandigarh.
- 3) Chairman, Punjab Pollution Control Board, Patiala.
- 4) District Town Planner, S.A.S Nagar.
- 5) Commissioner, Excise & Taxation, 13 Bays Building, Sector 17, Chandigarh.
- 6) The Superintending Engineer, Central Works Circle, PWD(B&R), SCO No. 3001-02, Sect. 22-B, Chandigarh.


Senior Town Planner,
S.A.S. Nagar.

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