

From

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

To

Senior Town Planner,  
Ludhiana.

M/S G2L Infrastructure & Developers Pvt. Ltd.,  
Through Sh. S.R. Krishnan S/O Sh. Sri Niyas,  
R/O B-466, B.R.S. Nagar, Ludhiana.

Memo No. 8041 STP(I)/ Tw -12. Dated: 23/11/2012.

Sub: -

Regarding Conversion of Land Use (C.L.U.) for residential colony purpose, land measuring 23.03 acres situated at village Dhatt (H.B.No: 108) and Morkarima (H.B.No.109), Sub Tehsil Mullanpur, Distt. Ludhiana.

Ref:

Your Application dated 27-9-12.

2. Application dated 27-9-12 regarding conversion of Land Use (C.L.U.) for land measuring 23.03 acres located at village Dhatt (H.B.No.108) and Village Morkarima (H.B.No.109), Sub Tehsil Mullanpur, Distt. Ludhiana is considered in this office. The site falls in partially Mixed Land use (Commercial Mix) along the road front and residential zone as per Master Plan Ludhiana(2007-2021). The permission for conversion of Land Use for residential purpose is granted in view of instructions issued vide Punjab Govt. notification No. 18/30/2009-SHG2/3577 dated 22-12-2010.

3. The detail of area as verified by Naib Tehsildar, Mullanpur vide memo No. 1152 dated 30-10-12 is attached as Annexure-I.

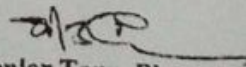
The permission shall be granted subject to the following terms & conditions:-

- i. The C.L.U. shall be in the hands of M/S G2L Infrastructure & Developers Pvt. Ltd. and promoter shall deposit EDC/ License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department, Punjab from time to time.
- ii. The promoter shall be responsible for any litigation, if any, regarding land ownership/owners or any other aspect in any court of law.
- iii. The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determined by competent Authority. The applicant in whose hand this Change of Land Use lies shall be bound by the decision of such competent authority..
- iv. The promoter shall not undertake any development work at site until license under PAPR Act is issued by the Competent Authority.
- v. Building plans of the entire project shall be got approved from the Competent Authority before starting any construction at site.
- vi. Through revenue khal/rastas if any passing through the site shall be kept unobstructed.
- vii. The promoter shall obtain NOC from PPCB 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.
- viii. The promoter shall not make any construction under L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.



- ix. The promoter shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- x. The promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain / storm water of the surrounding area.
- xi. The applicant shall make provisions of rain water harvesting within the project area at its own cost.
- xii. The promoter shall obtain NOC from PPCB and comply with all the conditions imposed in NOC or other notifications issued by the Ministry of Environment and Forest, Govt. of India, if required.
- xiii. The applicant shall obtain permission from Forest department if required.
- xiv. The promoter shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level.
- xv. The premises /area for which C.L.U. is granted shall not be sub divided or used for any other purpose other than specified above.
- xvi. The promoter shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xvii. The promoter shall not object to the acquisition of land for proposed roads , if any passing through the site or for any other purpose according to the proposals of Master Plan Ludhiana(2007-2021).
- xviii. The promoter shall take permission of Competent Authority u/s 143 of the Punjab Regional & Town Planning & Development (Amendment) Act, 2006 and shall also obtain permission from National Highways Authority of India before taking up development works/construction at site and shall leave no construction zone as per provisions of Master Plan/Zonal Plan,Ludhiana.
- xix. The approach shall be through 9 metre wide service lane after 40 metre ROW as per Master Plan, Ludhiana.
- xx. The promoter shall be liable to pay the difference of charges in case he avails more FAR than permissible limit as per Govt. instructions.
- xxi. The promoter shall develop the site as per provisions of Master Plan, Ludhiana.

The receipt of D.D.No. 560647, No.560648, No. 560649, No. 560650, No.560651, No. 560652, No. 560653, No.560654, No.560655, No. 560656 , No. 560657, No.560658, No. 560659, dt.20-9-12 and D.D.No. 560940 dt. 6-11-12 total worth Rs. 1, 36, 29, 160/- (Rupees one crore, thirty six lac, twenty nine thousand, one hundred, sixty only) issued by the Oriental Bank of Commerce towards CLU charges is acknowledged. These charges are tentative and actual charges shall be worked out at the time of approval of Layout Plan and promoter shall be bound to pay the difference. However, the promoter has to pay EDC, License Fee & the social infrastructure fund to the GLADA at the time of approval of project according to the instructions of the government.

  
Senior Town Planner,  
Ludhiana.

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Endst. No.

STP(L)/

Dated:

A copy is forwarded to the Chief Administrator, PUDA, Mohali along with DD No. 560939 dt. 6-11-12 issued by the Oriental Bank of Commerce total worth Rs. 4,08, 900/- (Rupees four lac, eight thousand, nine hundred only) on account of Social Infrastructure Fund (SIF).

*Su -*  
Senior Town Planner,  
Ludhiana.

Endst. No.

STP(L)/

Dated:

Copy is forwarded for information and necessary action to:-

- 1) Chief Administrator, GLADA, Ludhiana alongwith copy of complete documents
- 2) Chief Town Planner, Pb. Chandigarh alongwith copy of complete documents.
- 3) Chairman, Punjab Pollution Control Board, Patiala.
- 4) Chief Conservator of Forests, Punjab, Chandigarh.
- 5) The Executive Engineer, National Highway Construction Divn. Ludhiana.
- 6) District Town Planner, Ludhiana w.r.t. his memo no. 3365-DTP(L)/M-2A dated 1-11-12.

*Su -*  
Senior Town Planner,  
Ludhiana.



"Annexure-A."

The area for C.L.U. for 4,475 acres now granted:-

| Sr.No. | Khewat/Khatauni No.                      | Khasra No.   | Area as per jamabandi   | Area under C.L.U.   |
|--------|--|--|---|---|
| 1.     | 58/73<br>Vill. Morkarima<br>(HB No.109). | 13//24/2<br>25<br>14//21<br>15//1<br>10/1<br>10/2/1<br>16//6/1<br>2/2<br>4<br>5/1<br>5/2<br>6/2/1<br>7<br>8/2<br>9<br>10<br>11<br>12<br>13/1<br>13/2/1<br>14/1/1<br>18/2<br>19<br>20 | 5 -08<br>7 -18<br>1 -08<br>6 -02<br>2 -13<br>2 -11<br>0 -08<br>3 -02<br>7 -18<br>3 -07<br>4 -11<br>6 -08<br>7 -14<br>5 -07<br>8 -0<br>7 -06<br>8 -0<br>8 -0<br>1 -12<br>1 -16<br>1 -08<br>1 -12<br>7 -11<br><u>7 -11</u><br>117 -11 | - -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>- -<br>1 -12 ✓<br>7 -11 ✓<br><u>0 -07</u> ✓<br>9 -10 |
| 2.     | 269/292                                  | 16//22/2<br>23<br>29//2/2<br>3/1<br>85   | 1 -16<br>8 -0<br>0 -04<br>1 -16<br><u>0 -10</u><br>12 -06   | 1 -16 ✓<br>8 -0 ✓<br>0 -04 ✓<br>1 -16 ✓<br>- -<br>11 -16  |
| 3.     | 270/293                                  | 16//24   | 8 -0  | (6 -16) ✓   |
| 4.     | 271/294                                  | 29//4/1  | 1 -16   | 0 -08 ✓   |
| 5.     | 272/295                                  | 16//21/2<br>25<br>29//5/1<br>30/1/1  | 0 -12<br>8 -0<br>1 -16<br><u>0 -06</u><br>10 -14  | - -<br>(6 -10)<br>- -<br>6 -10  |
| 6.     | 274/297                                  | 16//22/1/6   | 0 -16   | 0 -16 ✓   |
|        | Total area                               |  |   | 35 -16<br>4.475<br>acres  |

Contd. 2.

The area for C.L.U. for 18.575 acres already granted: with minor changes of areas falling under different khasra nos.:-

| Sr. No. | Name of village                          | Khasra No.   | Area as per Jamabandi K - M   |
|---------|--|--|---|
| 1.      | <u>Village Dhatt</u><br>(HB No.108)      | 3//10/2<br>11/1<br>12/1<br>19/3<br>22/1<br>4// 15/2<br>15/3<br>16/1<br>3//26<br>20<br>21   | 3 - 16<br>7 - 04<br>0 - 02<br>2 - 12<br>1 - 14<br>1 - 14<br>2 - 06<br>0 - 01<br>0 - 11<br>7 - 02<br><u>2 - 12</u><br>29 - 14  |
|         | <u>Village Morkarima</u><br>(HB No.109). | ✓ 30//11 ✓<br>✓ 12/1 ✓<br>✓ 19/2 ✓<br>✓ 20 ✓<br>✓ 21/2<br>✓ 22/1<br>30//3<br>2<br>15//19<br>20<br>21/1<br>22<br>23<br>29//4/2/2<br>5/2/2<br>6/1<br>15/2<br>16/1<br>25/2<br>30//1/2<br>8/3<br>9/1/1<br>9/1/2<br>9/1/3<br>10/2<br>12/2/1<br>12/2/2<br>13/1<br>18/3<br>19/1/1<br>19/1/2<br>21/1/1<br>21/1/2<br>22/2/1<br>22/2/2<br>23/1/1 | 4 - 12<br>4 - 07<br>4 - 12<br>7 - 04<br>0 - 13<br>2 - 9.5<br>7 - 06<br>8 - 00<br>0 - 14.5<br>- -<br>- -<br>8 - 00<br>3 - 09<br>2 - 0<br>4 - 06<br>4 - 00<br>3 - 15<br>4 - 00<br>4 - 00<br>1 - 02<br>0 - 19<br>0 - 19<br>0 - 04<br>2 - 02<br>1 - 08<br>2 - 08<br>1 - 0<br>1 - 0<br>1 - 0<br>1 - 00<br>2 - 08<br>0 - 08<br>6 - 00<br>0 - 07<br>0 - 04<br>0 - 02 |



(3)

|  |                |               |
|--|----------------|---------------|
|  | 31//1/1/1      | 0-01          |
|  | 1/1/1/2        | 1-00          |
|  | 1/1/2/2        | 0-10          |
|  | <del>1/2</del> | 6-13          |
|  | ✓ 1/3          | 0-10          |
|  | ✓ 2/1          | 1-05          |
|  | 32//5/1/1      | 0-18          |
|  | 5/2/2          | 3-02          |
|  | 6/1            | 2-11          |
|  | 15//21/2       | - -           |
|  | 16//25         | 1-10          |
|  | 29//5/1        | 1-16          |
|  | 30//1/1        | 0-06          |
|  | 16//24         | 1-04          |
|  | 29//4/1        | 1-08          |
|  |                | <u>118-18</u> |
|  |                | 148-12        |

The total area of CLU =  $148K-12M+35K-16M=184K-06M=23.05$  acres

*18/11/2019*  
 Senior Town Planner,  
 Ludhiana.