

**DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.**

From

Senior Town Planner,  
Amritsar.

To

M/S. Blue City Township and Colonizers Pvt. Ltd,  
SCF 181-C Block Market,  
Ranjit Avenue, Amritsar. (Pb).

Memo No. 829  
Dated: 8/9/2011

STP(A)/ CLU-1

Subject:

**Application for permission of change of use for setting up a residential colony, Area 200 Kanal 00 Marlas (25 Acres) at Village Mirankot Kalan (H. B. No. 344) and Vill. Heir, (Hadbast No. 347) Tehsil & District Amritsar.**

Ref:-

Your application dated 28-6-2011 & 19-8-2011.

Your request to allow you to use 200 Kanal 00 Marlas (25 Acres) land at Village Mirankot Kalan (H. B. No. 344) and village Heir (H.B.No.347) Tehsil & Distt. Amritsar for Residential purpose has been considered and it has been found that the layout plan for a residential colony (though not fully developed) has already been carved out at site, hence this case has been considered under regularization of already set up unapproved colonies under Punjab Government Policy No. GSR.41/P.A.14/1995/Ss.38 and 45/Amd.(2)/2010 dated 9-12-2010 and permission is hereby granted to use the said land for Residential purposes. Detail of land is given below:

Sr. No.	Name of Village	Khasra No.	Area under project for C.L.U.
1.	Mirankot Kalan	94//7/1/1	1 kanal 00 Marlas
2.		94//7, 1/2	0 kanal 08 Marlas
3.		94//2/1	2 kanal 04 Marlas
4.		94//2/2/1	1 kanal 16 Marlas
5.		94//2/2/2	2 kanal 12 Marlas
6.		94//2/3	1 kanal 08 Marlas
7.		94//5/1	0 kanal 07 Marlas
8.		94//9/1	1 kanal 04 Marlas
9.		94//9/2	6 kanal 16 Marlas
10.		94//12/1/1	1 kanal 01 Marlas
11.		94//12/1/2	4 kanal 19 Marlas
12.		94//4/1	5 kanal 00 Marlas
13.		94//4/2	3 kanal 00 Marlas
14.		94//3	8 kanal 00 Marlas
15.		94//1/1	3 kanal 08 Marlas
16.		94//1/2	3 kanal 03 Marlas
17.		94//1/3	1 kanal 01 Marlas
18.		90//25/1	0 kanal 07 Marlas
19.		90//18/2	3 kanal 16 Marlas
20.		90//19/1/2	2 kanal 00 Marlas
21.		90//19/2	4 kanal 00 Marlas
22.		90//22/1	4 kanal 04 Marlas
23.		90//22/2	3 kanal 16 Marlas
24.		90//23	8 kanal 00 Marlas
25.		90//17/1/2	0 kanal 03 Marlas
26.		90//17/2	1 kanal 05 Marlas
27.		90//17/3/2	2 kanal 07 Marlas


28.		90//24/1	5 kanal 00 Marlas
29.		90//24/2	3 kanal 00 Marlas
30.		90//16/3	0 kanal 03 Marlas
31.		94//10/1	4 kanal 04 Marlas
32.		94//10/2	3 kanal 08 Marlas
33.		91//15/1	1 kanal 12 Marlas
34.		91//15/2	5 kanal 15 Marlas
35.		91//16	8 kanal 00 Marlas
36.		91//25/1	5 kanal 02 Marlas
37.		91//25/2	2 kanal 18 Marlas
38.		93//5/2	4 kanal 04 Marlas
39.		93//6/1	2 kanal 12 Marlas
40.		93//6/2	1 kanal 12 Marlas
41.		93//14	7 kanal 1.5 Marlas
42.		93//15	6 kanal 12.5 Marlas
43.		93//16/1	1 kanal 11 Marlas
44.		93//17	8 kanal 00 Marlas
45.		93//18/1	4 kanal 08 Marlas
46.		93//23/2	4 kanal 04 Marlas
47.		93//24/1	3 kanal 16 Marlas
48.		64//22	6 kanal 19 Marlas
49.		65//2	8 kanal 00 Marlas
50.		65//3	4 kanal 11 Marlas
51.	Heir	65//8/1	0 kanal 07 Marlas
52.		65//8/2	7 kanal 01 Marlas
53.		65//9	4 kanal 18 Marlas
54.		65//13/1	2 kanal 04 Marlas
55.		65//13/2	5 kanal 00 Marlas
GRAND TOTAL			200 kanal 00 Marlas (25 Acres)

This permission is subject to the following terms and conditions: -

1. The change of land use shall be in the hands of "M/S. Blue City Township and Colonizers Pvt. Ltd SCF 181-C Block Market, Ranjit Avenue, Amritsar (Pb)" and they shall deposit CLU/EDC/License permission fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. The promoter shall develop the site after taking necessary approvals permissions from the competent authority i.e. Chief Administrator, Amritsar Development Authority as required under policy No. GSR.41/P.A.14/1995/Ss.38 and 45/Amd.(2)/2010 dated 9-12-2010 of Punjab Government framed for the regularization of unapproved colonies.
3. Applicant shall develop the site as a single unit and shall not bifurcate it.
4. The permission can be withdrawn at any time in case of any type of litigation/ violation.
5. Building plans of the entire project shall be got approved from the competent authority and applicant shall not undertake any development work until building plan are approved by the Prescribed Authority.
6. Revenue rastas and khalas passing through the site shall be kept unobstructed.
7. Applicant shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 of Ministry of Environment and Forest, Government of India before starting the development works.
8. Applicant shall obtain NOC from PPCB under Water (Preservation 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.
9. Applicant shall not make any construction under L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
10. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

11. Applicant shall obtain permission for approach through the forest land from Government of India under Forest Act, 1980 before undertaking development works at site.
12. Applicant 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.
13. The applicant shall make provision for water harvesting and plantation in the premises as per building byelaws or instructions from the Govt. issued from time to time.
14. The Applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, deptt. of Environment or other Competent Authority in this regard and also as per notification no. 3/6/07 STE & (4)/2851 Dated 07/08/2007 of the Department of Science, Technology, Environment and Non-Conventional Energy Govt. of Punjab.
15. Applicant shall obtain any other permission required under any other Act at his own level.
16. Applicant shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
17. This permission is only considered as permission of CLU. It may not be considered as permission for any other purposes.
18. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU does not in any manner grant or effect ownership the right of this land, which have to be determined by Competent Authority. The applicants in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.

The applicants has deposited in this office D. D. No. 064982 dated 3-9-2011 worth Rs. 90,00,000/- as Land use Conversion fees and D.D. No. 908988 dated 3-9-2011 worth Rs. 2,70,000/- as S.I.F. fees.

  
Senior Town Planner,  
Amritsar.


Endst. No.

STP(A)/

Dated:

Copies forwarded to the following for information and necessary action:

1. Chief Administrator, PUDA, Mohali along with draft. No. 908988 dated 3-9-2011 amounting to Rs. 2,70,000/- (Rs. Two Lac Seventy Thousand Only) drawn towards S.I.F. fees Receipt of the same may be acknowledged.
2. Chief Administrator Amritsar Development Authority Amritsar along with documents of the case.
3. Chief Town Planner, Punjab, Chandigarh along with documents of the case.
4. District Town Planner, Amritsar for information.

  
Senior Town Planner  
Amritsar.