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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

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

To

M/S. Gillco Developers & Builders Pvt. Ltd.,  
Corporate Office Gillco Valley,  
Sector 127, N.H.-21,  
Mohli.

Memo No. 921

Dated, Chandigarh, the

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

17/03/2015.

Subject:

Regarding Change of Land Use: for Group Housing M/S. Gillco  
Developers & Builders Pvt. Ltd. at Vill. Ballo Majra (H.B.No.32),  
Sector 126, S.A.S. Nagar.

- Reference: 1. DTP(S), letter no.1630-DTP(S)/MP-1, dated 23.12.2014  
2. Your letter dated 02.02.2015 & 17.03.2015

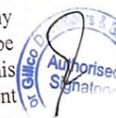
2. Letters under references received in this office, regarding Change of Land Use for land measuring 11.92 Acres after deducting the road widening area located at Village: Ballo Majra, (H.B.No.32) Sector-126, S.A.S. Nagar, is considered in this office. The permission for Change of Land Use from Agricultural to Residential (Group Housing) is granted in view of instructions issued vide Pb. Govt. memo no.18/30/2009-5462/3577, dated 22.12.10. The detail of area as verified by Tehsildar, S.A.S. Nagar vide letter No. 1136, dt. 21.11.2014 is attached at Annexure 'A'.

3.

3. The permission shall be granted subject to the following terms and conditions.

The change of land use shall be in the hands of M/S. Gillco Developers & Builders Pvt. Ltd., Corporate Office Gillco Valley, Sector 127, N.H.-21, Mohli and they shall deposit EDC/ Licence/ Permission Fee / S.I.F. and all other charges levied or to be levied by the Housing and Urban Development Department.

- i) The permission for change of land use shall be valid for two years from the date of grant of such permission and should the permission be not availed for the purpose for which, it is granted within the aforesaid period, the permission shall be deemed to have lapsed.
- ii) The applicant shall be responsible for any litigation, if any, regarding land ownership/owners in any court of law.
- iii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. 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 construction shall be done in 11.92 Acre only on the site/Khasra Nos.18//24,25/1/1, 25/1/2, 25/2/1, 25/2/2, 28, 19//4,5/1, 5/2/1, 5/2/2, 5/2/3, 6,7, 14, 15/1, 15/2, 15/3, 16, 26, 27, 28/1, 28/2, 20//1/1/1, 1/1/2, 1/1/3, 1/2, 2/1, 2/2, 2/3/1, 2/3/2, 9/1, 9/2, 10/1, 10/2, 11,12/1, 20/1, 17//21/1, 21/2, 22/1 of vill. Ballo Majra H.B.No. 32 as verified by Tehsildar S.A.S. Nagar.
- v) The applicant shall not undertake/continue with any development work/construction until final layout plan/ zoning plan/ building plans are



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- vii) Through revenue rastas , if any , passing through the site shall be kept unobstructed / action may be taken according to the Pb. Govt. notification no. 6/39/2010-6Hg1/76 , dated 24.1.2011.
- viii) The 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 14.9.2006 of Ministry of Environment and Forest Deptt., Govt. of India , if required , before starting the development works of the colony.
- x) The 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) The applicant shall make his own suitable arrangements for drinking water supply , disposal of sewage , solid waste management, etc.
- xii) This permission shall not provide any immunity from any other Act/Rules/Regulations/Instructions/Directions of any court or authority applicable to the land in question.
- xiii) The applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the natural flow of rain/storm water of the surrounding area.
- xiv) The applicant shall make provisions for water harvesting and plantation in the premises as per building bye laws or instructions from the Govt. issued from time to time.

The applicant shall make appropriate provisions for collecting roof top rain water which shall be used for re-charging the ground water by providing bore well.
- xv) The applicant shall obtain the permission from Forest department if he derives the access to his site through forest land.
- xvi) The applicant shall be liable to obtain all the statutory clearances from different agencies under any Act or instructions at his own level.
- xvii) The premises/area for which C. L.U. is granted shall not be subdivided or used for any other purpose other than specified above.
- xviii) The applicant shall be liable to develop the site as per the proposals of Master Plan-S.A.S. Nagar and abide by all the conditions laid down by the Competent Authority during the approval of Zonal / Layout Plan under PAPRA-1995.
- xix) The applicant shall not object to the acquisition of land for proposed roads/projects , if any passing through or near the site , according to Master Plan,SAS Nagar.
- xx) At any point of time , if any dispute/controversy arises among the owners , and between the change of land use approval letter holder , this office shall in no manner be held responsible/made party to any litigation in any court of law , whatsoever.
- xxi) The applicant shall abide by the order dated 20th Jan/6th Feb ,2006 issued by Govt. of Pujab , Deptt. of Science , Technology , Environment and Non Conventional Energy taken from the extract from Punjab Govt. Gazette dated 17.3.2006.
- xxiii) **Flatted and Cluster Housing** will be sold only after getting the mutation of total land in the name of Promoter/Developer and density should be kept as per residential plotted.

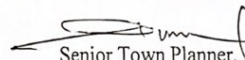


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- xxv) The applicant shall leave 30 meter wide green buffer along 200'-0" wide PR-7 Road.
- xxvi) The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
- xxix) Site falls in the Potential Zone-B as per notification no. 17/17/2001-5Hg2/P.F./47962/1 dated 06.05.2013
- xxx) As per memo no. PUDA/CA/2013/1713-16, dt. 27.2.13, 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/safe guards envisaged from time to time in this connection by Authority for groundwater extraction and rain water harvesting.

Receipt of Rs. 1,43,04,000/- (Rs. One Crore, Forty Three lacs, Four thousand only) received through DD No.238273, dt. 17.03.2015 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 fees shall be deposited in GMADA as per their demand.

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

Endst. No. STP(S)/ Dated:

A copy is forwarded to Chief Administrator, PUDA, Sahibzada Ajit Singh Nagar for information and necessary action. DD No.238272, dt. 17.03.2015 to Rs. 7,15,200 /- (Rs. Seven lacs, Fifteen Thousand and Two Hundred only) towards Social Infrastructure Fund (SIF) is hereby attached. The SIF on EDC & License fee shall be recovered by GMADA.

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

Endst. No. STP(S)/ Dated:

Copy forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, PUDA Bhawan, Sector 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. Superintending Engineer, Central Works Circle PWD (B&R), S.C.O.3001-02
6. Commissioner, Excise & Taxation, 13 Bays Building, Sector 17, Chandigarh.



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