

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

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

To

Sh. Rahul Jain (Authorized Signatory)
M/S. Malwa Projects Pvt.Ltd.,
H.No. 3439, Sector-29-D,
Chandigarh.

Memo No. 2091-STP(S)/ 55-11- LR
Dated 10-10-2017

Subject: Regarding permission for Change of Land Use for Group Housing Project by M/S. Malwa Project Pvt. Ltd. at Vill. Chhat (H.B.No.286), Tehsil Zirakpur, Distt. S.A.S.Nagar.

Reference: 1) DTP (S) Report letter No. 1234, dated 14.09.2017
2) Your application dated 04.10.2017
3) Revenue Report letter no. 515, dated 24.08.17

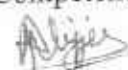
2. Letters under references received in this office regarding Change of Land Use for land measuring 11.135 acres located at Vill. Chhat (H.B.No. 286), Tehsil Zirakpur, Distt. S.A.S.Nagar is considered in this office as the site falls in notified Regional Plan GMADA. The detail of area as verified by Naib Tehsildar Zirakpur vide letter no. 515, dated 24.08.17 is attached at Annexure 'A'.

Sr.No.	Khasra No.	Ownership as per Revenue Record/ Jamabandi			CLU issued
		Bigha	Biswa	Biswasi	
1.	703	04	00	00	11.075 acres after area left for road widening.
2.	713	04	00	00	
3.	1539/706	00	09	00	
4.	1913/714	03	09	00	
5.	1892/660	00	12	00	
6.	1895/661	02	03	00	
7.	2043/705	01	16	00	
8.	1635/702/1	00	12	10	
9.	1504/706	03	11	00	
10.	1915/715/2/1	00	05	10	
11.	704	04	00	00	
12.	2048/705/2/1	00	18	00	
13.	2048/705/2/2	01	03	00	
14.	689/3	03	08	10	
15.	690	05	10	00	
16.	691	00	06	00	
17.	692	02	05	00	
18.	693	02	00	00	
19.	694	05	10	00	
20.	695/2	03	01	00	
21.	696	04	00	00	
22.	697/1	00	09	10	
	Total Area	53	09	00	or 11.135 acres

3. The change of land use shall in the hands of M/S. Malwa Projects Pvt.Ltd., Vill. Chhat (H.B.No.286), Tehsil 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 and Local Government, Punjab.

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4. The permission shall be granted subject to the following terms and conditions:-


- 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 until 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 owners of the land developer and promoter of the site or any litigation in any court of law, this office shall in no manners be responsible/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 doesn't in any manner grant or effect ownership right of this land which have to be determined by Competent Authority. The application in whose hand this Change of Land Use lies, shall be bound by the decision of such Competent Authority and permission for which CLU is granted shall not be sub divided.
- v. The applicant shall bound to approve the layout/building plan from concerned Competent Authority.
- 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 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. 

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- 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. The site falls on PR-7 , 200'-00" wide road. The applicant shall leave 8'-1.5" wide strip at right side of the site to widen existing 23'-9" wide road to 40'-0" or as per provisions of M.C. Zirakpur, if any, and it shall be a Public Road as per self declaration submitted in this office.
- xix. The applicant shall be liable to obtain all the statutory clearances/NOC from different agencies under any Act or instructions at his own level.
- xx. 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.
- xxi. 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.
- xxii. Site falls in the Potential Zone 6-B as per notification no. 17/17/2001-5HG2/P.F./748168/17, dated 06.05.2016.
- xxiii. In addition to the above condition , the applicant shall be bound to abide by the conditions related to the site criteria , if any, the the Local Government, Punjab.

Receipt of Rs. 36,54,750/- (Rs. Thirty Six Lac , Fifty Four Thousand , Seven Hundred and Fifty only) received through Bank Draft No. 014976 dated 03.10.2017 towards CLU Charges are hereby acknowledged. These charges are tentative and actual charges of CLU shall be worked out at the time of approval of layout plan and the balance amount shall be payable by the promoters . The EDC and License fee shall be deposited in GMADA/M.C. Zirakpur as per their demand.

DA/As above.

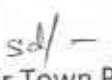

Senior Town Planner,
S.A.S.Nagar.

Endst. No. - STP(S)/

Dated

Copy forwarded to Chief Administrator, PUDA alongwith Receipt of online Payment of S.I.F. (Social Infrastructure Fund) amounting Rs. 1,82,750/- (Rs. One Lac, Eighty Two Thousand, Seven Hundred and Fifty only) deposited by the applicant in State Bank of India , but in case of any difference in the amount, the same may be verified and collected at your own level.

DA/ As above.


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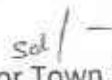
Endst. No. - STP(S)/

Dated

Copy forwarded to the following for information and necessary action:

1. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
2. Chairman, Punjab Pollution Control Board,
3. District Town Planner, SAS Nagar.
4. Director Local Govt. Punjab, Municipal Bhawan, Plot No. 3, Sector 35-A, Chandigarh.
5. Commissioner Excise & Taxation , 13- Bay Building , Sector 17, Chandigarh.
6. The Superintending Engineer, Central Works Circle PWD (B&R), SCO No. 3001-02, Sector 22-B, Chandigarh.

DA/-x.


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