

Department of Town and country Planning, Punjab.

From

Chief Town Planner,  
Punjab at PUDA Bhawan,  
6<sup>th</sup> Floor, Sector-62,  
SAS Nagar.

To

M/S D.S.K REALTORS PVT. LTD.,  
F-38/2, OKHLA INDUSTRIAL AREA,  
PHASE-II, NEW DELHI- 110011

Memo No. 2924 /CTP(Pb)// SP-432 (A/R)

Dated: 30-5-2013.

**Subject:** Application for extension of Change of landuse for Mega Housing Project at Ajnala Road Amritsar falling in village Heir, Meera Kot and Bal, Distt. Amritsar.

**Reference:** Your request dt. Nil and in continuation of this office letter No.3841-CTP(Pb)//SP-432(A), dt. 25.07.12.

Your application on the above cited subject for Change of landuse for 10.21 acres falling in village Heir, Meera Kot & Bal at Ajnala Road, Amritsar in the Master Plan, Amritsar in continuation of your earlier approved Mega Residential Project has been considered in this office and permission is hereby accorded for an area measuring 10.21 acres to use the said land for residential purposes as per directions issued vide Memo No. 17/17/2001-5Hg2/6630, dated 15.10.08 on the following terms and conditions. The detail of land as verified by Tehsildar is hereby attached at Annexure 'A'.

- i) The change of landuse shall be in the hands of M/s D.S.K Realtors Pvt. Ltd.
- ii) Promoter shall deposit EDC/License/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- iii) 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 right of this land, which have to be determined by Competent Authority. The promoter in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- iv) **The permission for change of landuse shall be valid for two years from the date of permission. If such permission is not availed with the stipulated period, it shall deemed to be cancelled without any further notice.**
- v) Promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- vi) Promoter shall not undertake any development work at site until Layout plan is approved by the Competent Authority.
- vii) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest, Government of India, before starting the development works of the colony.
- viii) Thorough revenue rastas passing through the site, if any, shall be kept unobstructed.
- ix) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act, before undertaking any development at the site.
- x) Layout Plan of the entire project shall be got approved from the Competent Authority.

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- xi) Promoter 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.
- xii) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xiii) Promoter shall obtain permission from the Forest Deptt., before undertaking development at the site.
- xiv) 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.
- xv) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xvi) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xvii) Promoter shall obtain any other permission ,if required under any other Act at his own level.
- xviii) Promoter shall obtain permission to derive access from, the Scheduled Road from the Competent Authority as per the provisions of The Punjab Regional and Town Planning and Development Act, 1995 and shall leave no construction zone as per the provisions of the above act.
- xix) Promoter shall develop the site as per the proposals of Master Plan, Amritsar.
- xx) Promoter shall not plan and develop the area proposed for acquisition till these areas are acquired and handed over to the promoter by the Govt. However to show contiguity, promoter may show the proposal in dotted lines in the land proposed for acquisition.

The receipt of CLU charges vide D.D. No. 004124,dt. 20.05.2013 amounting to Rs. 30,63,000/- of HDFC Bank is hereby acknowledged. These charges are tentative and the actual charges shall be worked out as per approved layout plan and balance amount shall be payable by the promoter.

O/O Senior Town Planner(Hqr),  
Chief Town Planner,  
Punjab.

Endst.No. CTP(Pb) Dated:

A copy is forwarded to Chief Administrator PUDA, Mohali alongwith D.D.No. 004123, dt. 20.05.2013 amounting to Rs. 1,53,500/- of HDFC Bank as 5% SIF Charges on CLU for information and necessary action.  
DA/As above.

O/O Senior Town Planner(Hqr),  
Chief Town Planner,  
Punjab.

Endst.No. CTP(Pb) Dated:

A copy is forwarded to the Chief Administrator, Amritsar Development Authority, Amritsar with the request that EDC, L.F and 3% SIF charges on EDC + L.F. shall be recovered at its own level.

O/O Senior Town Planner(Hqr),  
Chief Town Planner,Punjab.  
CTP(Pb) Dated:

Endst.No.

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

- 1) Chairman, Punjab Pollution Control. Board, Patiala.
- 2) Chief Conservator of Forests, Punjab, Chandigarh.
- 3) Senior Town Planner, Amritsar.
- 4) Distt. Town Planner, Amritsar alongwith Annexure 'A'.

O/O Senior Town Planner(Hqr),  
Chief Town Planner,Punjab.

**ANNEXURE-'A'**

**Village : Heir**

Sr.No.	Khasra No.	Area for CLU (Kanal-Marla)
1	5//17	1-10
2	6//12	1-9
3	6//23	1-9
4	6//24	0-14.5
5	17//16	7-16
6	18//18/1	1-16
7	18//18/2	5-16
<b>Total</b>		<b>20-10.5</b>

**Village : Meera Kot**

Sr.No.	Khasra No.	Area for CLU (Kanal-Marla)
1	54//14/2	0-16
2	54//15	1-10
3	54//16/1	1-12
4	54//16/2	5-2
5	55/6	4-0
6	55//7/1	2-12
7.	55//8/2	3-16
8	55//11/1	3-0
9	55//14	8-0
10	55//15	4-0
11	55//17	8-0
12	55//20/2	0-12
13.	55//20/3	3-0
143	55//24/1	5-2
15.	55//24/2	2-9
16.	56//9	4-0
17.	56//10	3-12
<b>Total</b>		<b>61-3</b>

**G.Total: 20-10.5+61-3=81kanal-13.5marla ( 10.21 Acre)**