

ਦਫਤਰ ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ- ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸ਼ਹਿਰੀ ਸਥਾਨਕ
ਸੰਸਥਾਵਾਂ, ਪਟਿਆਲਾ।

ਸੇਵਾ ਵਿਖੇ,

M/S : BEST ZONE BUILDERS
AND DEVELOPERS PVT.LTD.
No. 64, Village Khunimajara Kharar

ਪੱਤਰ ਨੰ: ਸੀ.ਐਲ.ਯੂ./ਡਡਸਸ-ਪਟਿ./13/ ੮੮੬੬

ਮਿਤੀ: ੦੫.੦੭.੨੦੧੩

ਵਿਸ਼ਾ:-

Application for grant of permission under section 81(1) of the Punjab
Regional and Town Planning and Development Act, 1995.

ਹਵਾਲਾ:-

ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ ਨਗਰ ਕੌਸਲ ਖਰੜ ਦੇ ਪੱਤਰ ਨੰ: 108 ਮਿਤੀ

07.05.2013 ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ 1

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਵਲੋਂ ਭੇਜੇ ਮੰਤਵ ਤਬਦੀਲ ਕਰਵਾਉਣ ਸਬੰਧੀ ਦਰਖਾਸਤ ਦਿੱਤੀ ਗਈ ਸੀ ਅਤੇ ਇਸ ਦਰਖਾਸਤ ਤੇ ਕਾਰਵਾਈ ਕਰਦੇ ਹੋਏ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਭੇਜੇ ਮੰਤਵ ਤਬਦੀਲੀ ਸਬੰਧੀ ਡਾਇਰੈਕਟਰ-ਕਮ-ਸਪੈਸ਼ਲ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ ਦੇ ਮੀਮੋ ਨੰ: 301-315 ਮਿਤੀ 4-4-13 ਦੇ ਪੈਰਾ ਨੰ: 4 (1) ਅਨੁਸਾਰ ਕੁੱਲ 2305050/- ਰੁਪਏ (ਤੇਈ ਲੱਖ ਪੰਜ ਹਜ਼ਾਰ ਪੰਜਾਹ ਰੁਪਏ) ਸੀ.ਐਲ.ਯੂ. ਚਾਰਜਿਜ ਵਜੋਂ ਬਣਦੇ ਹਨ । ਇਸ ਲਈ ਇਹ ਚਾਰਜਿਜ ਤੁਰੰਤ ਇਸ ਦਫਤਰ ਵਿਖੇ ਡਰਾਫਟ ਰਾਹੀਂ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾਣ । ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹ ਵੀ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸੇਕਰ ਕੈਲਕੁਲੇਸ਼ਨ ਵਿੱਚ ਕੋਈ ਫਰਕ ਜਾਂ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਚਾਰਜਿਜ ਵਿੱਚ ਕੋਈ ਵਾਧਾ/ਘਾਟਾ ਹੋਇਆ ਤਾਂ ਆਪ ਉਹ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੇ ਪਾਏਦ ਹੋਵੇਗੇ ।

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ
ਪਟਿਆਲਾ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀ.ਐਲ.ਯੂ./ਡਡਸਸ-ਪਟਿ./13/

ਮਿਤੀ:

ਇੱਕ ਉਤਾਰਾ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਸਲ, ਖਰੜ ਨੂੰ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ
ਹਿਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ
ਸ਼ਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ
ਪਟਿਆਲਾ।

OFFICE OF COMPETENT AUTHORITY-CUM-REGIONAL
DEPUTY DIRECTOR LOCAL GOVT. PATIALA

FORM VII

(See rule 39)

COMPETENT AUTHORITY

Order

No. 9307

Dated 10/7/13

To

M/S : BEST ZONE BUILDERS
AND DEVELOPERS PVT.LTD.
No. 64, Village Khunimajara Kharar

Subject :- Grant of Permission under Section 81(1)

Reference : Your application No. :-1941 Dated 16/05/2013

We are pleased to grant permission for chand land use under sub-section (1) of section 81. of the Punjab Regional and Town Planning and Development Act, 1995 for Group Housing is given blow.

Khasra No.	Area in Kanal Marla K-M
32//11	8-0
12/2	7-15
6/2/1	0-12
7/1	1-2
8/1	1-2
13/1	4-10
20/1	1-12
21/2	1-5
32//23/1	2-4
37//2	3-6
3/1	2-2
32//22	7-18
32//19/2/2	5-6
32//19/2/1	1-3
32//19/1	1-11
32//23/2/1	1-4
Total	51 kanal 2 Marla

- (i) That building operations shall be carried on strictly in accordance with the approved building plan, copy of approved plan is enclosed :
- (ii) That development of land shall be carried out strictly in conformity with the Master Plan and in accordance with the approved plan copy of which is attached and in case of development of a colony the plans shall be got approved from the Competent Authority under the Punjab Apartment and Property Regulations Act, 1995 and the rules made thereunder :-
- (iii) That required permission shall be obtained as per building rules before the commencement of building operations in the areas :
- (IV) The Change of land use shall be in the hands of **M/S : BEST ZONE BUILDERS AND DEVELOPERS PVT.LTD.# No. 64, Village Khunimajara Kharar** for development of residential/Comeriasal colony after obtaining a Liecnse under the PAPR Act, 1995. /Or I.P. Scheme otherwise this Permission stands cancelled without any notice .
 - 1) Colony shall be develop as a single unit and not bifurecated into different segments/ portions.
 - 2) Conversion charges if any levied by the Government or any other Agency at any time shall be borne by you.
 - 3) Outstanding loans if any against any Khasra Number the of above said land shall be cleared before sale of plots.
- (V) That CLU charge of Rs. 2305050/- (Twenty three Lac, Five thousand, and fifty ony) assessed under section 140 of the Punjab Regional and Town Planning and Development Act, 1995 be deposited or certificate obtained thereon before the commencement of development.
- (VI) Any violations or deviations from the permission granted shall lead to can-cellation of the same.
 - I) The Promoter shall deposit EDC/License/Permission Fee and all other change levied or to be levied by the Housing and Urban Development Department from time to time.
 - II) Promoter shall develop the site after taking license under PAPRA, 1995 from the Competent Authority and shall not bifurcate the site.
 - III) The promoter shall be responsible for any Litigation if any regarding land in any court of Law.
 - IV) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.
 - V) Thorough revenue rastas passing through the site shall be kept

- VI) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant act before undertaking the development at site.
- VII) The Promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. Of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non Conventional Energy dt. 25.07.2008 and get the clearance from PPCB before undertaking development site.
- VIII) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.
- IX) This permission will not provide any immunity from any other Act/ Rules/Regulations applicable to the land in question.
- X) Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act, 1980 before undertaking development at site.
- XI) 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.
- XII) Promoter shall make provision of rainwater harvesting within the project area at its own cost.
- XIII) Promoter would make its own suitable provision for drinking water supply and disposal of sewerage & Solid Waste management.
- XIV) Promoter shall obtain any other permission required under any other Act at his level.
- XV) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.
- XVI) Promoter shall develop the site as per proposals of Master Plan, DeraBassi.
- XVII) The Promoter 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 of the colony.
- XVIII) The promoter will not permitted to use ground water for the purpose of construction as per the guide line issued by the Hon'ble High Court.
- XIV) Promoter will not sold any plot till the final approval of Project.

ਨੋਟ :- 1) ਸਾਇਟ ਪੰਜਾਬ ਲੈਂਡ ਪਰਿਸ਼ਰਵੇਸ਼ਨ ਐਕਟ ਅਧੀਨ ਨਾ ਪੈਂਦੀ ਹੋਵੇ ।

2) ਸਾਇਟ ਹੁਤੂ ਜਾਂ ਕੁਦਰਤੀ ਭਰੋਨ ਅਧੀਨ ਪੈਂਦੀ ਹੈ ਤਾਂ ਉਸ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਸਰਕਾਰ ਦੇ ਮਾਲਕ ਦੀ ਹੋਵੇਗੀ ।

4) These Charges for Change of land use are levied and demanded subject to the decision/approval of the government issued from time to time. It is also clear that a Clarification is sought from the government vide this office letter no. CLU/DDSS-PTA/13/7054 Dated 22.05.2013, accordingly the developers shall also be liable to pay the difference of C.L.U. charges if any.


5) Before the issuance of notification of the T.P. scheme the Promoter /Developer shall submit the 100% ownership proof under section 192(C) of the Punjab Municipal Act. 1911 with the Government.


COMPETENT AUTHORITY

End. No. CLU/DDLG/PTL/2013/

Dated

1. A Copy, is forwarded to the Secretary, Local Govt. Punjab Chandigarh for information and necessary action.


COMPETENT AUTHORITY

End. No. CLU/DDLG/PTL/2013/

Dated

2. A Copy, is forwarded to the Director Local Govt. Punjab Chandigarh for information and necessary action.


COMPETENT AUTHORITY

End. No. CLU/DDLG/PTL/2013/

Dated

3. A Copy, is forwarded to the Director Town Planning Local Govt. Punjab Chandigarh for information and necessary action.


COMPETENT AUTHORITY

End. No. CLU/DDLG/PTL/2013/

Dated

4. A Copy, is forwarded to the Executive Officer Municipal Council Derabassi for information and necessary action.


COMPETENT AUTHORITY