

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
PUDA Bhawan, 6TH Floor, Sector 62, SAS NAGAR.

To

M/s Nature Health Farms (P)Ltd.,
Village Manakpur Sharif, Tehsil Kharar,
Distt.S.A.S.Nagar.

Memo No. 984 CTP(PB)/SP-432(m)
Dated Chandigarh, the 10-03-17

Subject: Change of Land Use for Residential Project M/s Nature Health Farms(P)Ltd. at village Manakpur Sharif, Tehsil Kharar, distt. SAS Nagar for Low Density Country Homes

Ref: Your request dated nil.

2. The application for change of land use for an area of 44.475 acres falling in village Manakpur Sharif, Tehsil Kharar, Distt. SAS Nagar for developing Residential Project under the provisions of the policy titled "Low Density Country Homes Residential Development" has been considered at the Government level and permission is hereby granted to use the said land for above said Purpose on the following terms and conditions. The details of khasra No's as verified by CRO is hereby annexed as Annexure 'A'.

- i. The Change of land use shall be in the hands of M/s Nature Health Farms (P)Ltd.
- ii. Promoter shall deposit FID/License/permission fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- iii. Promoter shall develop the site as per the provisions of policy for Low Density Country Homes Residential Development notified vide Notification No. 17/09/2016-5Hg2/2315 dated 26.08.2016.
- iv. 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 grant or effect ownership right of this land which have to be determined by Competent Authority.
- v. The promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- vi. Promoter shall develop the site only after getting license from the Competent Authority under the provisions of the PAPR Act 1995.
- vii. Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be unobstructed.
- viii. 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.
- 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 the development at the site.
- x. Layout plans of the entire project shall be got approved from the Competent Authority.
- xi. Promoter shall not make any construction under H.T. electric lines passing through the colony 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. Government of India under Forest Act 1980 before undertaking development at the site.

- xiv. Promoter shall make provision for the disposal of rain/storm water the project area at its own cost and shall not obstruct the flow of rain/storm water of the surrounding area and shall obtain the NOC from the Drainage/ Irrigation Department regarding drain/choe passing through the site.
- xv. Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xvi. Promoter shall obtain any other permission required under any other Act at his own level.
- xvii. The promoter shall not being any development within 500 mts. distance from hazardous industry, if any.
- xviii. Promoter would start development works only after taking demarcation level from concerned Development Authority. Similarly, depth and size of water supply and sewerage lines would also be got verified from concerned authority.
- xix. Service Plans shall be got approved from the concerned Development Authority.
- xx. Promoter shall develop the land as per the proposals of Regional Plan GMADA and shall keep the proposed land use, roads and green buffer, choe etc. intact.
- xxi. Promoter shall leave sufficient strip of land to widen the approach road to 18 meters.
- xxii. As per notification issued vide Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area.

The receipt of CLU charges vide D.D. No. 967673 dated 28.02.2017 amounting to Rs. 33,35,625/- of Yes Bank. is hereby acknowledged.

Endst.No.

CTP(Pb)

Chief Town Planner,
Punjab, Chandigarh.
Dated:

A copy is forwarded to Chief Administrator PUDA, SAS Nagar along with D.D.No.967672 dated 28.02.2017 amounting to Rs.01,56,790/- of Yes Bank Ltd. as 5 % SIF Charges on CLU for information and necessary action.

DA/As above.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP(Pb)

Dated:

A copy is forwarded to the Chief Administrator, GMADA, SAS Nagar with the request that EDC, L.F and 5% SIF charges on EDC and L.F. shall be recovered at its own level.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP(Pb)

Dated:

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, S.A.S Nagar.
4. Distt. Town Planner, S.A.S Nagar.

Chief Town Planner,
Punjab, Chandigarh.

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
PUDA Bhawan, 6TH Floor, Sector 62, SAS NAGAR.

To

M/s Nature Health Farms (P) Ltd.,
Village Manakpur Sharif, Tehsil Kharar,
Distt.S.A.S.Nagar.

Memo No. 46506 CTP(PB)/SP-432 (M)
Dated Chandigarh, the 17-10-17

Subject: Permission for Change of land use for an additional area of 4.44375 acres for Residential Project M/s Nature Health Farms(P)Ltd. at village Manakpur Sharif, Tehsil Kharar, Distt. SAS Nagar under policy titled "Low Density Country Homes Residential Development Policy".

Ref: Your request dated nil.

2. Your application for change of land use for an area additional area of 4.44375 acres in continuation of already approved CLU of an area of 44.475 acres falling in village Manakpur Sharif, Tehsil Kharar, Distt. SAS Nagar for developing Residential Project under the provisions of the policy titled "Low Density Country Homes Residential Development" vide this office letter no.948 CTP(Pb)/SP-432(M) dated 10.3.2017 has been considered at this office level. Now the permission for change of land of this additional area of 4.44375 acres is hereby granted for above said Purpose on the following terms and conditions. The details of Khasra No's as verified by CRO is hereby annexed as Annexure 'A'.

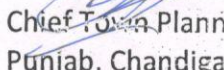
- i. The Change of land use shall be in the hands of M/s Nature Health Farms (P)Ltd.
- ii. Promoter shall deposit EDC/License/permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- iii. Promoter shall develop the site as per the provisions of policy for Low Density Country Homes Residential Development notified vide Notification No. 17/09/2016-5Hg2/2315 dated 26.08.2016.
- iv. 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 grant or effect ownership right of this land which have to be determined by Competent Authority.
- v. The promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- vi. Promoter shall develop the site only after getting license from the Competent Authority under the provisions of the PAPR Act 1995.
- vii. Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be unobstructed.
- viii. 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.
- 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 the development at the site.
- x. Layout plans of the entire project shall be got approved from the Competent Authority.

- Promoter shall not make any construction under H.T. electric lines passing through the colony 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. Government of India under Forest Act 1980 before undertaking development at the site.
 - xiv. Promoter shall make provision for the disposal of rain/storm water the project area at its own cost and shall not obstruct the flow of rain/storm water of the surrounding area and shall obtain the NOC from the Drainage/ Irrigation Department regarding drain/choe passing through the site.
 - xv. Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
 - xvi. Promoter shall obtain any other permission required under any other Act at his own level.
 - xvii. The promoter shall not bring any development within 500 mts. distance from hazardous industry, if any.
 - xviii. Promoter would start development works only after taking demarcation level from concerned Development Authority. Similarly, depth and size of water supply and sewerage lines would also be got verified from concerned authority.
 - xix. Service Plans shall be got approved from the concerned Development Authority.
 - xx. Promoter shall develop the land as per the proposals of Regional Plan GMADA and shall keep the proposed land use, roads and green buffer, choe etc. intact.
 - xxi. Promoter shall leave sufficient strip of land to widen the approach road to 18 meters.
 - xxii. As per notification issued vide Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area.

The receipt of CLU charges vide D.D. No. 328359 dated 03.10.2017 amounting to Rs. 3,33,300/- of Yes Bank. is hereby acknowledged.


Endst. No.

CTP(Pb.)


Chief Town Planner,
Punjab, Chandigarh.
Dated:

A copy is forwarded to Chief Administrator PUDA, SAS Nagar along with D.D. No. 328860 dated 03.10.2017 amounting to Rs.16,700/- of Yes Bank Ltd. as 5% SIF Charges on CLU for information and necessary action.

DA/As above.



Chief Town Planner,
Punjab, Chandigarh.

Endst. No.

CTP(Pb.)

Dated:

A copy is forwarded to the Chief Administrator, GMADA, SAS Nagar with the request that EDC, L.F and 5% SIF charges on EDC and L.F. shall be recovered at its own level.


Chief Town Planner,
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