

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

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

To

Sh. Rahul Bansal (Authorized Signatory),
Afinity Belgravia,
Village Chhatt, Tehsil Zirakpur,
Distt. S.A.S.Nagar.

Memo No. 63 -STP(S)/ 55-11 (GR)

Dated, Chandigarh, the 24/01/2022

Subject: Regarding permission for Change of Land Use for Mixed Development Group Housing and Commercial by Afinity Belgravia at Village Chhatt (H.B.No. 286), Tehsil Zirakpur, Distt. S.A.S.Nagar.

Reference: Your online application dated 16.09.2021.

2. Your request regarding Change of Land Use at Village Chhatt (H.B.No. 286), Tehsil Zirakpur, Distt. S.A.S.Nagar in 12.255 Acre has been considered. The permission for Change of Land Use from agriculture to Mixed Development Group Housing and Commercial is granted hereby in view of instructions issued vide Chief Town Planner, Punjab, letter No. 1219-37 CTP(Pb)/ SP-432(Gen), dated 27.02.2018 and the report of Naib Tehsildar Zirakpur vide report no. 736 dated 31.08.2021.

Sr. No.	Khasra No.	Ownership as per revenue record			CLU issued (12.255 Acre)
		Bigha	Biswa	Biswasi	
1	1046	4	0	0	
2	1049	4	0	0	
3	1050	0	16	0	
4	1051	2	10	0	
5	1060	4	0	0	
6	1061	4	0	0	
7	1066	4	14	0	
8	1067	4	0	0	
9	1068	2	8	0	
10	1069	5	9	0	
11	1070	4	0	0	
12	1405/1071	4	2	0	
13	1408/1072	2	0	0	
14	1409/1076	2	0	0	
15	2207/1044	1	11	0	
16	2209/1047	0	14	0	
17	2211/1048	0	14	0	
18	2213/1052	0	13	0	
19	2215/1057	1	8	0	
20	2217/1062	1	8	0	
21	2219/1065	1	8	0	
22	1045	3	1	0	
		58	16	10	
		or (12.255 Acre)			

contd. to p/2..

3. The Change of Land Use shall in the hands of Afinity Belgravia at Village Chhatt (H.B.No. 286), Tehsil Zirakpur, Distt. S.A.S.Nagar and they shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development and Urban Housing Development Department and Local Government, Punjab.


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) CLU has been issued for jointly owned land which has not been partitioned and that Government will not be liable for any dispute/ litigation between applicant and other co-owners or consequent issues arising with any other person/s as per undertaking submitted in this office.
- iii) Applicant shall not undertake/initiate any development work/construction in the site until site plan/zoning plan/building plans are get approved from the Housing & Urban Development Department Punjab as per prevailing PUDA Building rules 2021.
- iv) The case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be responsible/ party to it.
- v) The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar of the particular circle Revenue Office and mentioned in the table on page-1.
- vi) The site for which CLU granted shall not be sub divided.
- vii) 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.
- viii) The applicant shall obtain NOC from P.P.C.B. under water (Prevention & 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.
- ix) The applicant shall obtain NOC/permissions from other concerned departments and take statutory clearances under any other Act or instructions at his own level.
- x) In case of any dispute as regard to any encumbrance on the site, you shall solely be responsible for the same and Department/ Government will not be liable for any dispute/litigation regarding any encumbrance
- xi) The applicant shall develop the site after taking the license 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.
- xii) 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.
- xiii) 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 Department, Govt. of India, if required before starting the development works of the colony.
- xiv) 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. Gazette. dated 17.06.2006.

contd. to p/3..


- xv) 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.
- xvi) The DFO, SAS Nagar has issued N.O.C. vide his letter No. FCA/4723, dated 01.11.2021 for CLU of the said area stating that neither this land is covered u/s 4/5 of PLPA 1900 nor in under Forest Area,
- xvii) The applicant shall develop the site as per the proposal of Notified 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.
- xviii) The applicant shall not object to the acquisition of land for proposed roads/projects if any passing through or near the site, according to Notified Master Plan, New Chandigarh necessary in future.
- xix) The applicant shall leave 12'-1.5" wide strip of land from front of the site to widen the existing 175'-9" wide road to 200'-0" (Zirakpur-Patiala National Highway) and 18'-1.5" wide strip of land from front of the site to widen the existing 23'-9" wide road to 60'-0" as per the provisions of Notified Regional Plan GMADA and also shall leave 10 meter No Construction Zone along the Zirakpur-Patiala National Highway. The applicant shall abide by the conditions of the NOC dated 21.10.2021 issued by National Highway Authority of India as stated in self declaration.
- xx) The applicant shall take permission from Competent Authority u/s 143 (2) of "The Punjab Regional & Town Planning & Development Act (Amended from time to time) for taking access to his site from the Scheduled Road/National Highway.
- xxi) The applicant shall leave 11.5 meter clearance zone under the 11.K.V. electric Lines as per his undertaking submitted in this regard.
- xxii) The applicant shall abide by the conditions of NOC dated 02.12.2021 from Indian Oil- Adani Gas Pvt. Ltd. regarding Gas pipe line passing beneath the approach road.
- xxiii) As per condition of Demand Letter Consent Area is to be recorded in Revenue documents, but based on your undertaking, it is apprised that there is no as such legal procedure regarding this clause. Therefore in case of any future litigation, in terms of area under consent it will be sole responsibility of applicant firm.
- xxiv) 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.
- xxv) 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.
- xxvi) If at any time after this CLU approval, any information / document provided by the applicant for seeking the approval are found false / fraudulent, then this CLU permission shall be considered to be deemed cancelled.
- xxvii) Site falls in the Potential Zone 8 as per notification no. 17/17/2001-5HG2/P.F./ 748168/17, dated 06.05.2016.

Receipt of total CLU charges amounting Rs. 48,84,165/- (Rs. Forty Eight Lacs Eighty Four Thousand One Hundred and Sixty Five only) received through Bank Draft No. 001699 dated 12.01.2022 in favour of Senior Town Planner, S.A.S.Nagar and SIF against CLU amounting Rs 2,44,710/- (Rs. Two Lacs Forty Four Thousand Seven Hundred and Ten only) in favor of

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::4::

Chief Administrator, PUDA received through Bank Draft No. 001697 dated 12.01.2022. These charges are tentative and equal 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 fees shall be deposited in GMADA as per demand.

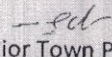

Senior Town Planner,
S.A.S. Nagar.

Endst. No.

-STP(S)/

Dated:


Copy is forwarded to the Chief Administrator, PUDA along with Bank Draft No. 001697 dated 12.01.2022 amounting Rs 2,44,710/- (Rs. Two Lacs Forty Four Thousand Seven Hundred and Ten only) received in this office as S.I.F. Charges, if any difference in the amount, the same may be verified and collected at your own level.


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

Endst. No.

-STP(S)/

Copy is forwarded to the Director, Local Govt. Chandigarh and it is intimated that EDC, License/Permission Fee and any other charges, which are required, may be collected at your own level and the acknowledgement of the same may be intimated to this office.


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


Endst. No.

-STP(S)/

Dated:

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

1. The Chief Administrator, GMADA, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. The Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
3. The Chief Conservator, Forest Deptt., Punjab, Chandigarh.
4. The Chairman, Punjab Pollution Control Board, Patiala.
5. The District Town Planner, SAS Nagar.
6. The Commissioner, Excise & Taxation, 13 Bays Building, Sector-17, Chandigarh.
7. The Superintendent Engineer, Central Works, PWD, B&R, SCO No. 3001-02, Sector 22-D, Chandigarh.
8. The Estate Officer Regulatory, 7th Floor, B-Block, PUDA Bhawan, Sector 62, S.A.S. Nagar.


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