



Local Government, Punjab
CLU , Sanction Letter

To.

Krishna Builders Through Vishwas Chadha
NA
Zirakpur

Memo No. PB/CLU/SAS/ZIRAK/2559

Date 14-09-2022

Sub:- Regarding Change of Land Use (C.L.U.) for High Ground Road Village Nabha,Zirakpur

Ref: Your application dated 2022-09-06 02:52:32

Your request for Change of Land Use (C.L.U.) for land measuring 6064.126 sq.mts. located at High Ground Road Village Nabha, Zirakpur has been considered in this office. The site falls in Residential as per Master Plan Zirakpur (2007-2021). The permission for C.L.U. for Residential Group Housing use is granted in view of instructions issued vide Punjab Government Letter No. C.T.P (LG)-2200 Dated 06/10/2017 and as amended from time to time.

2. The detail of above mentioned area to be considered for Change of Land Use as verified by Assistant Town Planner is given as below:-

Sr. No.	Khewat / Khatoni No.	Khasra No.	Area as per Jamabandi/ Sale deed (in Square yards).	Ownership/ Share (In percentage).	Area under CLU (in Square yards).
1	7 5/103	8 00/802/ 30(0-2) , 1079/ 25(1-15) , 1080 /791/71 3(1-8), 1085/3 1(2-0), 1086/3 2(2-0)	7 250 mtr	1 00%	6064.126 mtr

3. The above Permission is hereby granted for change of land use under the provisions of Section 192 of PM Act, 1911/Section 275 of PMC Act, 1976 / Section 43 of PTI Act, 1922 read with The General Clauses Act, 1898/ sub-section (1) of section 81 of the Punjab Regional and Town Planning and Development Act, 1995 for Residential Group Housing Subject to the following terms and conditions:-

i The Change of Land Use shall be in the hands of Krishna Builders Through Vishwas Chadha. Applicant has deposited the requisite CLU charges Rs. . He shall be bound to pay all other charges levied or to be levied by the Municipal Corporation/ Council / Panchayat Zirakpur from time to time. .

ii Only those type of activities shall be allowed which are permissible as per Zoning Regulations of Master Plan. The applicant shall be bound to develop his site as per provisions of Master Plan concerned after getting the plan approved and in case of development of a colony the plans / layouts shall be got approved from the Competent Authority under the Punjab Apartment and Property Regulations Act, 1995 or under T.P. Scheme from Govt. and the rules made.

iii Applicant shall develop the site as single unit after taking permission from Municipal Corporation/ Council/Panchayat Zirakpur and shall not bifurcate the site.

iv The applicant shall be responsible for any litigation, regarding land ownership / owners or any other aspect in any court of law.

v The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this permission of C.L.U. doesn't in any manner grant or effect ownership right of this land, which has to be determined by competent authority. The applicant in whose hand this C.L.U. lies shall be bound by the

decision of such competent authority.

vi The applicant shall be liable to demolish the non-compoundable area built up at site at their own level.

vii The applicant shall not make any construction under H.T./ L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.

viii Applicant shall make their own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.

ix This permission will not provide any immunity from any other Act / Rules / Regulations / Instructions / Directions of any Court or Authority applicable to the land in question.

x The applicant shall make provisions for the provisions for Rain water Harvesting and plantation in the premises as per Building Bye Laws or instructions from the Government issued from time to time.

xi The applicants shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Master Plan.

xii The applicants shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Government at his own level.

xiii The premises / area for which CLU is granted shall not be sub divided or used for any other purpose other than specified above.

xiv Thorough revenue rastas passing through the site shall be kept unobstructed.



Competent Authority