

mft
29/7/15

9032
30-7-15

30/7/15

SAA 5

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
PUDA BHAWAN, 6th FLOOR, SECTOR 62, SAS NAGAR

To

✓ Chief Administrator,
Patiala Development Authority,
Patiala.

Memo No. 3509 CTP(Pb)/SP-432(S)
Dated: 24-7-15

Subject: Permission for change of land use for Urban Estate (under 80:20 Scheme) at village Khurana & Mangwal, Tehsil & Distt. Sangrur (Area 37.376 acres).


Ref: Your request dated nil.

2. Your request for change of land use for an area of 37.376 acres falling in village Khurana & Mangwal, Tehsil & Distt. Sangrur of Master Plan Sangrur to develop an Urban Estate under Land Owners' Become Partners Policy has been considered at the Govt. level and permission is hereby granted to use the said land for development of Urban Estate on the following terms and conditions. The detail of land as verified by Tehsildar Sangrur is attached as Annexure 'A'.

- I. **The Change of land use shall be in the hands of the Chief Administrator, Patiala Development Authority, Patiala.**
- 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 grant or effect ownership right of this land which have to be determined by Competent Authority.
- IV. **The permission for change of land use shall be valid for two years from the date of permission. If such permission is not availed within the stipulated period, it shall deem 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 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.
- VII. Thorough revenue rastas/khals and pucca roads passing through the site shall be kept unobstructed.
- VIII. 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.
- IX. Layout plans of the entire project shall be got approved from the Competent Authority.
- X. Promoter shall not make any construction under 11 KV/ 66 KV/H.T/LT transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- XI. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- XII. Promoter shall obtain permission from the Forest Deptt., if required before undertaking development at the site.
- XIII. Promoter shall make provision for the disposal of rain/storm water the project area and shall not obstruct the natural flow of rain/storm water of the surrounding area.
- XIV. Promoter shall make provisions of rain water harvesting within the project area at its own cost.

- 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. Promoter shall develop the site as per the provisions of the policy '**Land owners become partners in Development**' as notified by the Punjab Government and shall abide by all the terms and conditions mentioned in the agreement signed with PDA.
- XVIII. Promoter shall obtain NOC from National Highway Authority of India for deriving access from National Highway-64 and shall obtain permission from the Competent Authority for taking access from Scheduled Road under section 143 of the Punjab Regional and Town Planning & Development Act, 1995.
- XIX. Promoter shall leave 54'-7.5" wide strip of land along N.H.64 to widen it to 200' and 31'-9" wide strip of land along 16'-6"
- XX. wide revenue rasta passing through the site to 80' as per the proposals of Master Plan Sangrur as per undertaking submitted in this office and shall leave 5 mtr. No Construction Zone along N.H.64 after leaving area for road widening.
- XXI. Promoter shall obtain NOC from Irrigation Deptt. for connecting his land across the 41'-3" wide minor passing through site.
- XXII. As per Notification issued vide Memo No. PUDA/CA/2013/1713- 1716, dated 27.02.2-13, the Promoter shall not use underground water for construction of development works in the notified area. He should also incorporate such condition in the allotment letter of plots/ apartments directing the allottees not to use the underground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.

The Receipt of CLU Charges vide DD Nos. 963521 dated 16.07.2015 of Rs. 9,00,000/-, 963522 dated 16.07.2015 of Rs. 9,00,000/-, 963523 dated 16.07.2015 of Rs. 9,00,000/-, 963524 dated 16.07.2015 of Rs. 9,00,000/-, 963525 dated 16.07.2015 of Rs. 9,00,000/-, 963526 dated 16.07.2015 of Rs. 9,00,000/-, 963527 dated 16.07.2015 of Rs. 9,00,000/-, 963528 dated 16.07.2015 of Rs. 9,00,000/-, 963529 dated 16.07.2015 of Rs. 9,00,000/- and D.D. No.: 963530 dated 16.07.2015 of Rs. 1,22,750/- of Oriental of Commerce amounting to Rs. 82,22,750 towards CLU charges is hereby acknowledged. These Charges are tentative and the actual charges shall be worked out at the time of approval of layout plan. The receipt of Rs. 1,68,000/- received vide DD No.: 963520 dated 16.07.2015 on account of Scrutiny fees is also hereby acknowledged.

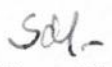

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP(Pb)

Dated:

A copy is forwarded to Chief Administrator PDA, Patiala with the request that EDC and LF charges should be calculated and collected at its own level.



Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP(Pb)

Dated:

A copy is forwarded to Chief Administrator PUDA, S.A.S. Nagar alongwith D.D.No. 963519 dated 16.07.2015 amounting to Rs. 4,11,200/- of Oriental Bank of Commerce towards 5% SIF charges of CLU for information and necessary action.


Chief Town Planner,
Punjab, Chandigarh.

Sangrur U/E

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

To

Chief Administrator,
Patiala Development Authority,
Patiala.

11/9/15

Memo No. 4257 CTP(PB)/ SP-432-(S)
Dated Chandigarh, the 1-09-2015

AO

10904

15/9/15

Subject: Permission for Change of land use for Urban Estate (under 80:20 Scheme) at village Khurana & Mangwal, Tehsil & Distt. Sangrur (Area 1.839 acre)

15/9/15

Ref: Your letter No. SPI.1 dated 05.08.2015

SAA

2. Your application for change of land use for an additional area of 1.839 acres of land falling in Khasra No. 17 (2-18-17 pukhta) of village Mangwal, Tehsil & Distt. Sangrur of Master Plan Sangrur to develop an Urban Estate under **Land Owners Become Partners in Development Policy** in continuation of your earlier approved project of 37.376 acres has been considered in this office & the permission is hereby granted to use the said land for development of Urban Estate on the terms and conditions already imposed vide letter No. 3509-CTP(Pb) SP-432(S), dated 24.07.2015.

The receipt of CLU charges vide D.D. No. 963612 dated 26.08.2015 amounting to Rs. 4,04,600/- of Oriental Bank of Commerce 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.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb) Dated:
A copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala with the request that EDC, L.F should be calculated and collected at its own level.

Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb) Dated:
A copy is forwarded to Chief Administrator PUDA, Mohali along with D.D.No. 963613 dated 26.08.2015 amounting to Rs. 20,300/- of Oriental Bank of Commerce 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 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, Patiala
4. Distt. Town Planner, Sangrur

Chief Town Planner,
Punjab, Chandigarh