

Department of Town and country Planning , Punjab.

From

Chief Town Planner,
Punjab at PUDA Bhawan,
6th Floor, Sector-62,
SAS Nagar.

To

✓ M/s. Altus Space Builders Pvt. Ltd.,
SCF No. 22, Ist. Floor, Phase-X,
SAS Nagar.

Memo No. 4720 CTP(Pb)/ SP-432 (M)
Dated Chandigarh, the 10-9-2012

Subject:

Permission for Change of land use for Residential Mega for M/s Altus Space Builders Pvt. Ltd. at village Palheri, Bhagatmajra, in Planning Area Mullanpur, Distt. S.A.S. Nagar.

Ref:

Your request dt. 24.10.2011

2. The permission for change of land use of for an area measuring 127.58 acres falling at village Palheri, Bhagatmajra, in Planning Area Mullanpur, Distt. S.A.S. Nagar for residential purpose has been considered at Govt. level. The permission is hereby granted for change of land use for residential purpose on the following terms and conditions. The detail of khasra No. is as per Annexure-'A'.

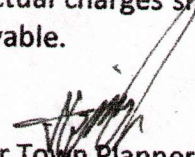
- i. The change of landuse shall be in hands of M/S Altus Space Building (P), Ltd. and the applicant shall deposit EDC/License/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii. The permission for change of landuse shall be valid for two years from the date of grant of such permission and should the permission be not availed for the purpose for which it is granted within the aforesaid period, the permission shall be deemed to have lapsed.
- iii. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permision of CLU does not in any manner grant or effect ownership right of this land, which have to be determined by competent Authority. The Promoter in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- iv. Promoter shall be responsible for any litigation if any regarding land in any court of law.
- v. Promoter shall not undertake any development work at site until layout plan is approved by the Competent Authority
- vi. Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.
- vii. Thorough revenue rastas 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, 2008 or any other relevant Act before undertaking any development at site.
- ix. Layout Plans of the entire project shall be got approved from the Competent Authority.
- x. Promoter shall not make any construction under H.T./L.T. 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.

Contd..

- xii. Promoter shall obtain permission from the Forest Deptt. under Forest Act, 1980 and P.L.P. Act before undertaking development at site that there is no area of Forest or P.L.P.A. in his project.
- xiii. 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 and shall obtain the NOC from drainage/Irrigation Deptt. regarding drain/choe, if any passing through the site.
- xiv. Promoter shall make provision 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 land as per the proposals/controls of Master Plan Mullanpur and shall keep the proposed Master Plan roads green buffer etc. intact in his site.
- xviii. Promoter shall develop the site after taking licence under PAPRA, 1995 from the Competent Authority.
- xix. Promoter shall not construct any building on the portion of site which falls in any No Construction Zone.


The receipt of Rs. 6,39,18,207/- vide D.D. No. 011358, Dt. 04.09.2012 towards CLU charges 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.

O/O


Senior Town Planner(Hqr),
Chief Town Planner, Punjab.


Endst. No. CTP (Pb)/ Dt. Chandigarh, the

A copy is forwarded to Chief Administrator, GMADA with the request that EDC, License Fee and Social Infrastructure Fund shall be recovered at its own level.


Senior Town Planner(Hqr),
O/o Chief Town Planner, Punjab.

Endst. No. CTP (Pb)/ Dt. Chandigarh, the


A copy is forwarded to Chief Administrator, PUDA, Mohali alongwith DD No. 011357, Dt. 04.09.2012 amounting to Rs. 19,17,546/- towards Social Infrastructure Fund (3% CLU) for information and necessary action.


Senior Town Planner(Hqr),
O/o Chief Town Planner, Punjab.

Endst. No. CTP (Pb)/ Dt. Chandigarh, the

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

1. The Chairman Punjab Pollution Control Board, Patiala.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Senior Town Planner, SAS Nagar.
4. Distt. Town Planner, SAS Nagar alongwith revenue list (Anexure "A")


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O/o Chief Town Planner, Punjab.