

From

Chief Town Planner,
Punjab, Chandigarh.

To

M/s Greater Punjab Officers Co-Op House Building Society &
M/s Altus Space Builders Pvt.Ltd.
175, Sector 11-A,
Chandigarh.

Memo No. 8198 CTP(PB) SP. 432 (M)
Dt.Chandigarh. 17.11.2011

Subject:

Change of Land Use for Residential Mega Housing Project falling in villages of Salamtpur, Dhode Majra, Rasulpur, Sainimajra and Ghandauli in Mullanpur Planning Area, Distt. S.A.S Nagar.

Ref:

Your application dated 24.10.2011

2. The Permission for Change of land use for an area measuring 229.77Acre falling at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning area has been considered at Government level. The permission for change of land use for an area measuring 229.77 acres as verified by the CRO is hereby granted for residential purposes (Mega Housing Project) on the following terms and conditions. The Detail of land is as given in Annexure A.

- i) The change of landuse shall be in hands of M/S Greater Punjab Officers Co-operative House Building Society and M/s Altus Space Builders (P)Ltd. The Promoter shall deposit EDC/Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) 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 Competent Authority.
- iii) Promoter shall be responsible for litigation, if any, regarding land ownership in any court of law.
- iv) Promoter shall not undertake any development work at the site until layout plan is approved by the Competent Authority.
- v) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forests Deptt., Government of India before starting the development works of the Colony.
- vi) Through revenue rastas and pucca road passing through the site, if any shall be kept unobstructed.
- vii) Promoter shall also obtain NOC from PPCB, if required under the Water (Prevention and control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 .
- viii) Layout Plan/Building Plans of the entire project shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under HT/L.T. electric lines passing through the site, if any or shall get these lines shifted by applying to the concerned Authority.
- x) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xi) Promoter shall obtain NOC from the Forest Deptt., if required before undertaking development at site.
- xii) 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.

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- xiii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xiv) Applicant would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xv) Applicant shall obtain any other permission required under any other act at his own level.
- xvi) Applicant shall develop the land as per the proposals of Master Plan Mullanpur and shall keep the proposed Master Plan roads, green buffer etc. intact in his site.
- xvii) Promoter shall not construct any building on the portion of site which falls in any No Construction Zone.

Receipt of Rs. 11,51,14,770/- (Rs. Eleven Crore Fifty One Lacs Forteen Thousand Seven Hundred Seventy only) received through DD No.017051 dt. 22.10.2011 (Rs.5,36,10,000/-) & DD No.008664 dt. 22.10.2011 (Rs.6,15,04,770/-) towards CLU charges is hereby acknowledged.

Ushahini
Chief Town Planner,
Punjab, Chandigarh.

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

A copy is forwarded to Chief Administrator, PUDA, Mohali for information and necessary action. Demand Draft No.017054 dt.24.10.2011 amounting Rs. 16,08,200/- of Punjab National Bank & Demand Draft No. 008675 dt. 25.10.2011 amounting Rs. 18,45,244/- of HDFC Bank (total amount Rs. 34,53,444/- (Rs.Thirty Four lac Fifty three Thousand four Hundred fourty four Only) towards Social Infrastructure Fund (SIF) on CLU charges are hereby attached.

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Chief Town Planner,
Punjab, Chandigarh.

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A copy is forwarded to Chief Administrator, GMADA, Mohali for information and necessary action. You are requested to collect the EDC and licence fee and their SIF from the promoter at your own level

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Chief Town Planner,
Punjab, Chandigarh

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

Copy is forwarded 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, Mohali
- 4) District Town Planner, Mohali

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Chief Town Planner,
Punjab, Chandigarh