

Department of Town and country Planning, Punjab.

From

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

To

✓ M/s Greater Punjab Officers Co-op House Bldg: Society and
M/s. Altus Space Builders Pvt. Ltd.,
SCF No. 22, 1st. Floor, Phase-X,
SAS Nagar.

Memo No. 3480

CTP(Pb)/ SP-432-(M)

Dated Chandigarh, the 25-6-2013.

Subject:

Permission for Change of land use for Residential Mega for M/s Altus Space Builders Pvt. Ltd. at village Salamatpur, Rasoolpur, Dhodemajra, Saini Majra, Ghandauli and Bhagatmajra in Planning Area Mullanpur, Distt. S.A.S. Nagar (Area 23.75 acres).

Ref:

Your Memo No. HPSO/CTP/2013/542 dated 21.05.2013.

2. Your request for change of land use for an area measuring 23.75 acres falling in village Salamatpur, Rasoolpur, Dhodemajra, Saini Majra, Ghandauli and Bhagatmajra in Planning Area Mullanpur, Distt. S.A.S. Nagar in addition to your earlier approved Mega Residential Project (256.18 acres) has been considered in this office and permission is hereby granted for an area of 23.75 acres to use the said land for residential purposes as per notification issued vide memo No. 17/17/2001-5Hg2/6630, dt. 15.10.08 on the following terms and conditions, the detail of land as verified by tehsildar is hereby attached at Annexure-'A'.

- i. The change of land use shall be in hands of M/s Greater Punjab Officers Cooperative House Building Society and 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 land use shall be valid for two years from the date of permission. If such permission is not availed with the stipulated period, it shall be deemed to be cancelled without any further notice.
- 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 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.
- 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 C.L.U. charges amounting to Rs. 1,42,50,000/- vide D.D. No. 018904, dated 17.06.2013 and D.D.No. 000756, dated 19.06.2013 amounting to Rs. 47,50,000/- (Total 1,90,00,000/- is hereby acknowledged. The actual charges shall be worked out at the time of approval of layout plan.

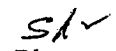
O/o  Senior Town Planner (HQ),
Chief Town Planner, Punjab.

Endst.No.

CTP(Pb)

Dated:

A copy is forwarded to Chief Administrative GMADA, SAS Nagar with the request that EDC, LF and SIF charges should be calculated at its own level and should be recovered from the Promoter.


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

Endst.No.

CTP(Pb)

Dated:

A copy is forwarded to Chief Administrative PUDA, SAS Nagar along with D.D.No.018900, dt. 17.06.2013 amounting to Rs. 7,12,500/- of Punjab National Bank, Burail (Chandigarh) and D.D.No.000757, dt.19.06.2013 amounting to Rs.2,37,500/- (Total Rs.9,50,000/- of HDFC Bank towards 5% S.I.F. charges on CLU for information and necessary action.

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

DA/As above.

Endst. No.

CTP(Pb)/

Dated:

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

1. The Chairman, Punjab Pollution Control Board, Patiala.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Senior Town Planner, SAS Nagar alongwith Annexure-'A'.
4. District Town Planner, SAS Nagar alongwith Annexure-'A'.
5. Land Acquisition Collector, GMADA, SAS Nagar alongwith Annexure 'A'.

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O/o Senior Town Planner (HQ),
Chief Town Planner, Punjab