

DEPARTMENT OF TOWN & COUNTRYPLANNING, PUNJAB
PUDA Bhawan, 6TH Floor, Sector 62, SAS NAGAR.

To

M/s The Greater Punjab Officers Co-op. H/B Society &
Altus Space Builders Pvt. Ltd.,
S.C.F. No. 22, First Floor, Phase X,
S.A.S. Nagar (Punjab)

Memo No. 669 CTP(PB)/SP-432(2)
Dated Chandigarh, the 07-02-18

Subject: Permission for Change of land use of 54.40 acres for Mega Residential Project of The Greater Punjab Officer Co-operative H/B Society Ltd. & Altus Space Builders Pvt. Ltd. falling in Villages Salamatpur, Rasulpur, Dhode Majra, Saini Majra, Ghandauli & Bhagat Majra of Master Plan, New Chandigarh Distt. S.A.S. Nagar

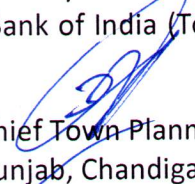
Ref: Your request dated Nil.

2. Your application for change of land use for an area of 54.40 acres falling in village Salamatpur, Rasulpur, Dhode Majra, Saini Majra, Ghandauli & Bhagat Majra of Master Plan, New Chandigarh Distt. S.A.S. Nagar for Mega Residential Project in continuation of earlier approved Mega Project of 279.93 acre has been considered at Government level & permission is granted to use the said land for Mega Residential Project on the following terms and conditions. The detail of land as verified by Naib Tehsildar Majri is annexed as Annexure 'A'.

- i. The Change of land use shall be in the hands of **M/S Altus Space Builders Pvt. Ltd.** and M/s The Greater Punjab Officers Co-operative & others.
- 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 promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- v. Promoter shall develop the site only after getting exemption u/s 44 of PAPRA
- vi. Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be unobstructed.
- vii. The 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.
- 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 H.T. electric lines passing through the colony 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. Applicant shall abide by the provisions of section 83 of Punjab Regional & Town Planning & Development Act 1995.
- xiii. Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act 1980 before undertaking development at the site.

- xiv. Promoter shall make provision for the disposal of rain/storm water the project area at its own cost and shall not obstruct the flow of rain/storm water of the surrounding area and shall obtain the NOC from the Drainage/ Irrigation Deptt. regarding drain/choe passing through the site.
- 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. The promoter shall not bring any development within 500 mts. distance from hazardous industry.
- xviii. The promoter would ensure the compliance of all provisions of agreement executed with Deptt. of Housing & Urban Development and all provisions of Punjab Regional and Town Planning and Development Act, 1995.
- xix. Promoter would start development works only after taking demarcation level from concerned Development Authority. Similarly, depth and size of water supply and sewerage lines would also be got verified from concerned authority.
- xx. Promoter shall be liable to abide by the conditions as would be imposed by the Empowered Committee and shall enter into supplementary agreements.
- xxi. Promoter shall develop the land as per the proposals of Master Plan/ Zonal Plan, New Chandigarh and shall keep the proposed roads, institutional zone, EWS zone and green buffer etc. intact in his site.


The receipt of CLU charges vide D.D. No. 084627 dated 18.01.2018 amounting to Rs. 1,66,40,000/- issued by Yes Bank,, D.D. No. 536428 dated 18.01.2018 amounting to Rs. 1,60,00,000/- issued by Punjab National Bank (Total amount 3,26,40,000/-) & Processing fee vide D.D. No. 084625 dated 18.01.2018 amounting to Rs. 9,44,000/- issued by Yes Bank & D.D.No. 942075 dt. 18.01.2018 amounting to Rs. 59,000/- issued by State Bank of India (Total amount 10,03,000/-) is hereby acknowledged.


Chief Town Planner,
Punjab, Chandigarh.
Dated:

Endst. No. CTP(Pb.)


A copy is forwarded to Chief Administrator PUDA, SAS Nagar along with D.D. No. 084624 dated 18.01.2018 amounting to Rs. 16,32,000/- of Yes Bank Ltd. as 5% SIF Charges on CLU for information and necessary action.

DA/As above.


Chief Town Planner,
Punjab, Chandigarh.

Endst. No. CTP(Pb.) Dated:

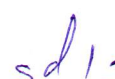
A copy is forwarded to the Chief Administrator, GMADA, SAS Nagar with the request that EDC, L.F and 5% SIF charges on EDC and L.F. shall be recovered at its own level.


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, S.A.S. Nagar.
4. Distt. Town Planner, S.A.S. Nagar.


Chief Town Planner,
Punjab, Chandigarh.