

DEPARTMENT OF TOWN & 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. 5000 -CTP(Pb) 89-4326 M)
Dated: 02/09/2014

Subject: Permission for Change of land use for Residential Project for M/s Altus Space Builders Pvt. Ltd. at village Palheri and Bhagatmajra in New Chandigarh , Distt. S.A.S. Nagar (Area 45.21 acres).


Ref: Your request dt. 12.08.2013

2. The permission for change of land use for an area measuring 45.21 acres in addition to already approved 127.58 acres of land falling at village Palheri and Bhagatmajra in Local Planning Area New Chandigarh, 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'.

- 1) The Change of land use shall be in the hands of M/s **Altus Space Builder Pvt. Ltd.**
- 2) 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
- 3) 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.
- 4) **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.**
- 5) Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be kept unobstructed .
- 6) The promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- 7) Promoter shall develop the site only after taking license under the PAPRA, 1995 from the Competent Authority.
- 8) 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.
- 9) 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.
- 10) Layout plans of the entire project shall be got approved from the Competent Authority.
- 11) 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, if any.
- 12) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- 13) Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act 1980 before undertaking development at the site.


- 14) 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, if any, passing through the site.
- 15) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- 16) Promoter shall obtain any other permission required under any other Act at his own level.
- 17) 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.
- 18) The Promoter shall not use under ground 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 under ground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.
- 19) Promoter shall develop the site as per the proposals of Master Plan, New Chandigarh and shall keep the proposed roads and green buffer etc. intact in his site.

The receipt of Rs. 03,61,68,000/- vide D.D. No. 012425, dated 28.08.2014 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.


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.


Chief Town Planner,
Punjab.

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

A copy is forwarded to Chief Administrator, PUDA, Mohali alongwith DD No. 012426, dated 28.08.2014 amounting to Rs. 18,08,400/- towards Social Infrastructure Fund (5% of CLU) for information and necessary action.

DA/ As above.


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")
5. Land Acquisition Collector, GMADA alongwith revenue list (Annexure'A').


Chief Town Planner,
Punjab.