

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 &
M/s Altus Space Builders Pvt. Ltd.,
S.C.F. No. 22, First Floor, Phase X,
S.A.S. Nagar (Punjab)**

Memo No. 1562 CTP(PB)/SP-432(M)
Dated Chandigarh, the 07-03-2018

Subject: Permission for Change of land use of 57.70 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 57.70 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 334.33 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 landuse shall be in the hands of **M/s Greater Punjab Officers Co-operative House Building Society & M/s Altus Space Builders Pvt. Ltd.**
- 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, 1995.
- 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. Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act 1980 before undertaking development at the site.
- XIII. 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.
- XIV. Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.

- XV. Promoter shall obtain any other permission required under any other Act at his own level.
- XVI. The promoter shall not being any development within 500 mts. distance from hazardous industry.
- XVII. 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.
- XVIII. 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.
- XIX. Promoter shall be liable to abide by the conditions as would be imposed by the Empowered Committee and shall enter into supplementary agreements.
- XX. Promoter shall be liable to abide by the conditions imposed in the NOC issued by Divisional Forest Officer, SAS Nagar vide letter no. FCA/9406 dt. 23.02.2018.
- 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.
- XXII. As per Memo No.PUDA/CA/2013/1713-16, dated 27.02.2013, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the District and subject to the guidelines / safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.

The receipt of CLU charges vide D.D. No. 084664 dated 07.02.2018 amounting to Rs. 1,32,20,000/-and D.D. No. 084667 dated 07.02.2018 amounting Rs. 2,14,00,000/- (Total amount Rs. 3,46,20,000/-) issued by Yes Bank & Processing Fee vide D.D. No. 018156 dated 07.02.2018 amounting to Rs. 62,000/-issued by HDFC Bank is hereby acknowledged.


Chief Town Planner,
Punjab, Chandigarh.

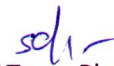
Endst. No.

CTP(Pb.)

Dated:

A copy is forwarded to Chief Administrator PUDA, SAS Nagar in continuation of this office Endst. No. 901CTP(Pb.)SP-432(M) Dt. 15.02.2018 (copy enclosed) 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.