



Local Government, Punjab
CLU , Sanction Letter

To

HB BUILDERS THROUGH SH HARJINDER SINGH
House -A Ward no 1 Nakodar, Tehsil, Nakodar, District, Jalandhar

Memo No. PB/CLU/JUC/NAKOD/1213 Date 19-10-2021

Sub:- Regarding Change of Land Use of residential plotted (Affordable Housing)
(C.L.U.) NAKODAR TEHSIL NAKODAR DIST.JALANDHAR,

Ref: Your application dated 2021-08-04 16:01:46

Your request for Change of Land Use (C.L.U.) for land measuring 30488.96 sq.mts. located at NAKODAR TEHSIL NAKODAR DIST. JALANDHAR, Nakodar has been considered in this office. The site falls in Residential Zone as per Master Plan Nakodar (2007-2021). The permission for C.L.U. for Residential Plotted use is granted in view of instructions of issued vide Punjab Government Notification No. Dir.T.P (LG)-2014-1552Dated 26/08/2014.

2. The detail of above mentioned area to be considered for Change of Land Use as verified by Assistant Town Planner is given as below:-

Sr. No.	Khewat / Khatoni No.	Khasra No.	Area as per Jamabandi/ Sale deed.	Ownership/ Share.	Area under CLU.
1	5 8,59,61 ,126,12 3,125,1 014	7 0//3/2/ 2,8/1,9 /1,1266 /2/1,12 66/2/2, 70//12, 13,14,1 5/1,70/ /6/1,12 67,70// 6/2,7 , 70//4/2	6 0K-5M O R 7.531 ACRE mtr	2 7.55%	30488.96 mtr

3. The above Permission is hereby granted for change of land use under the provisions of section 275 of PMC Act 1911 / section 43 of PTI Act 1922 read with general clauses act 1898 / sub-section (1) of section 81 of the Punjab Regional and Town Planning and Development Act, 1995 for Residential Plotted Subject to the following terms and conditions:-

i The Change of Land Use shall be in the hands of HB BUILDERS THROUGH HARJINDER SINGH. Applicant has deposited the requisite CLU charges Rs. 12250.00 Only, 9b825a69d5733fec8ab3, 2021-09-13 11:02:56, . He shall be bound to pay all other charges levied or to be levied by the Municipal Corporation/ Council / Panchayat Nakodar from time to time. .

ii Only those type of activities shall be allowed which are permissible as per Zoning Regulations of Master Plan. The applicant shall be bound to develop his site as per provisions of Master Plan concerned after getting the plan approved and in case of development of a colony the plans / layouts shall be got approved from the Competent Authority under the Punjab Apartment and Property Regulations Act, 1995 or under T.P.Scheme from Govt. and the rules made.

iii Applicant shall develop the site as single unit after taking permission from Municipal Corporation/ Council/Panchayat Nakodar and shall not bifurcate the site.

iv The applicant shall be responsible for any litigation, regarding land ownership / owners or any other aspect in any court of law.

v The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this

permission of C.L.U. doesn't in any manner grant or effect ownership right of this land, which has to be determined by competent authority. The applicant in whose hand this C.L.U. lies shall be bound by the decision of such competent authority.

- vi The applicant shall be liable to demolish the non-compoundable area built up at site at their own level.
- vii The applicant shall not make any construction under H.T./ L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- viii Applicant shall make their own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- ix This permission will not provide any immunity from any other Act / Rules / Regulations / Instructions / Directions of any Court or Authority applicable to the land in question.
- x The applicant shall make provisions for the provisions for Rain water Harvesting and plantation in the premises as per Building Bye Laws or instructions from the Government issued from time to time.
- xi The applicants shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Master Plan.
- xii The applicants shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Government at his own level.
- xiii The premises / area for which CLU is granted shall not be sub divided or used for any other purpose other than specified above.
- xiv Thorough revenue rastas passing through the site shall be kept unobstructed.
- xv The applicant has deposited CLU, EDC, PF, UDC charges amounting Rs. 35,66,816/- in account of MC Nakodar if there will be any recovery in above said amount or less deposit the owner is responsible for deposit the money so far.

The Conditions recommended by Local Govt are as below and the applicant is bound to conditions/recommendations:-

The case is regarding CLU for Residential plotted (affordable housing) at Nakodar. The total land under consideration is 60 kanal 05 marla (7.531 Acres). Out of this the land owned by the applicant firm is 16 kanal 12 marlas which is more than 25% of the total area. As per site plan / location plan this site abuts on 15 karams wide road and 27 karams wide road. Applicant has applied the clu by showing the access only from the 15 karam wide road. CLU may be considered subject to the conditions levied by ATP HQ and standard conditions of CLU and subject to the deposition of the requisite charges.

The proposed CLU is for residential colony having an area of 60 kanal 05 (7.531 acres) Marla in village nakodar H.B. NO. 31 khatauni no. 58, 59, 61, 126, 123, 125, 1014 Khasra No. 70/3/2/2, 8/1, 9/1, 1266/2/1, 1266/2/2, 70/12, 13, 14, 15/1, 70/6/1, 1267, 70/6/2, 7, 70/4/2. This clu has been applied in the name of H.B. Builders through authorized signatory Sh. Harjinder singh, regarding which Applicant has uploaded the copy of partnership deed and authorization letter. As per these documents sh. harjinder singh and Sh. Bhupinder singh are partners in the firm H.B. Builders with equal share and this firm is having the ownership of the 16 kanal 12 marlas in these khasra numbers which is equivalent to 27.52 % of the total land. As regard remaining land i.e. 43 kanals and 13 marlas, this land belongs to Sh. sarwan singh and Harbhajan singh s/o Hari Singh as per the revenue record and Sh. Sarwan Singh s/o Hari singh , who is a GPA holder of sh. Harbhajan singh also has given the irrevocable consent to the H.B. Builder for the remaining land under consideration for CLU .The Applicant has also provided the copy of promoter licence in the name of H.B. Builders through sh. harjinder singh. As per site plan / location plan this site abuts on 15 karams wide road as per revenue record and one more road is abutting this site which is 27 karams wide. Applicant has applied the clu of the site under consideration by showing the excess from the 15 karam wide road. Applicant has uploaded the non encumbrance certificates of all the Khasra under the proposed clu provided by the revenue department. It has also been reported by revenue department that this land is not common i.e. mushtarka except both brothers sh harbajan singh and sarwan singh as per revenue record. It has also reported by the revenue department that this land does not belong to Wakf board, custodian land, shamlat patti, rehabilitation department, this land does not comes under land preservation Act, it is not restricted for ammunition dump, there is no gas pipe line within vicinity of 150 m of site nor any drain is passing through the site, this land has not been acquired by any Government and there is no proposal for acquisition of this land by any department. Applicant has uploaded the copy of master plan also, as per this master plan site is situated in residential zone and applicant has also applied for the clu under affordable housing. E.O. Municipal Council has reported that at site width of road is 82 feet 6 inches and there is no red category industry in 500m of the site and no electricity wire is passing through site. It has also reported by E.O. that this land does not belong to religious institute, waqf Board, shamlat patti, forest department najul land,etc.and it is not part of unauthorized colony. Accordingly In view of the above report this land fulfils the norms for residential plotted / affordable housing. therefore if approved, It shall be appropriate to advise the competent Authority, to consider the Change of Land Use of above said land from agriculture to residential plotted / affordable housing under

PRTPD Act, 1995, Section 81(1), with the conditions that before issuing the CLU orders , reports of the revenue department , Ownership documents / area may be verified at the level of the M.C. and it shall be ensured that the site does not falls under any controlled area notified by State Government or Centre Government and it is not a part of any restricted area, there is no litigation , court case or any due are pending against this property, no heritage building / protected monument exists within a radius of 100 meter and in case if the approval /NOC from any Department/ Authority etc is required then the same may be taken. Municipal Council should deposit the CLU, EDC, PF and UDC charges as per terms and conditions conveyed by the Government vide instructions dated 06.10.17. Other standard conditions for the residential plotted mentioned in clu certificate on the online portal shall also be binding.



Competent Authority