

ਪੰਜਾਬ ਬੁਨਿਆਦੀ ਢਾਂਚਾ ਵਿਕਾਸ ਬੋਰਡ
Punjab Infrastructure Development Board

Divisional Forest Officer,
Pathankot.

Sub: Diversion of 30.25 ha (instead of 31.42 ha) of forest land for Development of International Standard Tourism/Theme Destination in State of Punjab on Pathankot – Dalhousie Road around Ranjit Sagar Lake area Forest Division and District Pathankot (By Special Secretary Govt. of Punjab, Department of Housing and Urban Development, Punjab) (Online proposal No. FP/PB/Others/33014/2018) – regarding.

This is in reference to your letter no. FCA 1980/4016-18, dated: 12.02.2020 wherein they have requested updates on the following observations:-

Sr. No	Observations	Reply
1.	User agency shall submit the amended DEM as discussed in the meeting	The amended DEM is attached at Flag A.
2.	User agency shall submit the corrected/updated DPR	The revised DPR has been prepared and attached at Flag B.
3.	User agency also shall submit layout plan of the resort with final architectural design because of its PPP nature	<p>The tentative architectural design with layout plan has already been submitted.</p> <p>It was discussed in the 29th REC meeting that since the project is to be executed on Public Private Partnership (PPP) mode, as such the bidder will be required to submit final layout plan prior to start of construction of project and before the Stage II approval.</p> <p>It is also submitted that the detailed designs shall be as per norms and guidelines as illustrated under this Detailed Project Report. The developer in PPP mode cannot come forward unless the status of Stage I approval is communicated to him. This shall ensure that the developer /concessionaire shall commit and</p>

		achieve all as proposed in this DPR. Furthermore, a monitoring committee under the Chairperson of CCF (Hills) shall monitor the project including the architectural design.
4.	This is in reference to minutes of the 29 th REC agenda item No.3 Sr. No. 3 (ix) the following observation was made:-	
	"User Agency shall give an undertaking that 'No Permanent Structure' will be constructed on Kulara Island. In addition, it will finalize and submit the layout plan of the resort along with finalized architectural design before Stage-II approval."	<p>It is submitted that Development will be undertaken in area on parcels having elevation above 527.91 m above MSL, i.e. High Flood Line (HFL) as intimated by Ranjit Sagar Dam Construction (RSDC). For safeguarding the development further, a green buffer area of 3 m shall be retained as it is i.e area between HFL 527.91 m and HFL + 3.0 m = 531 m approx above MSL. Thereby clearly mentioning that there shall be no development nor any change of land cover in this described area.</p> <p>The Honourable REC misconstrues the DPR with respect to permanent structure which was only related to Landscape Design and not in general.</p> <p>Please refer page 49 of DPR, clause mentioned in Landscape Design Guidelines: No permanent built structures in the Landscape Design Guidelines Page. This clause clearly illustrates that the identified zones for nature zone and landscaping area shall not have any permanent structures.</p>

This is for your information and further necessary action at your end please.


Managing Director