

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Senior Town Planner, S.A.S. Nagar,
PUDA Bhawan, Sector-62,
S.A.S. Nagar.

To

Sh. Naresh Kumar Juneja (Authorised Signatory),
353, Sector 9-D,
Chandigarh.

Memo No. 13 -STP(S)/ 55-11/617
Dated, Chandigarh, the 02/11/2019

Subject: Regarding Change of Land Use for the Land of Sh. Naresh Kumar Juneja S/o Shri Des Raj Juneja & Others at Village Khaspur (H.B.No.231), Tehsil Banur, District S.A.S.Nagar. (Area 3.4167 Acre)

Ref: 1. District Town Planner, S.A.S.Nagar's letter no. 2639 dated 05.09.2019, 2722 dated 23.09.2019 & 4043 dated 20.12.2019.
2. Your application dated 30.12.2019

2. Letter under reference received in this office regarding Change of Land Use for land located at Village Khaspur (H.B.No.231), Tehsil Banur, Distt. SAS Nagar is considered in this office. The permission for Change of land Use to Godown (Godown for storage of consumable good and Agro based good) is granted in view of instructions issued vide Chief Town Planner, Punjab's letter no. 1219-37-CTP(Pb)/SP-432(Gen), dated 27.02.2018. and as the report of Naib Tehsildar, Banur, Distt. S.A.S. Nagar issued vide letter dated 12.11.2018 & Naib Tehsildar, Banur's report dated 27.12.2019.

Sr.No.	Khasra No.	Ownership as per Revenue Record/ Jamabandi			Area under CLU (After reducing the area under proposed sector road and also the area of khasra no. 615/20)		
		Bigha	Biswa	Biswasi	Bigha	Biswa	Biswasi
1	21	6	5	0	5	9	10
2	23	2	9	0	2	9	0
3	24	6	0	0	6	0	0
4	667/22	2	9	10	2	9	10
5	615/20	2	15	10	-	-	-
Total Area		18	38	20	15	27	20
		19	19	00	16	08	00
		or 4.15625 acres			or 3.4167 acres		

3. The change of land use shall be in the hands of Rashim Khosla s/o Sh. Iqbal Krishan Khosla, Manu Khosla s/o Sh. Nirmal Krishan Khosla, Naresh Kumar Juneja s/o Sh. Des Raj Juneja, Varun Juneja s/o Sh. Naresh Kumar Juneja, Sushil Juneja w/o Naresh Kumar Juneja, Vimal Kumar Khosla s/o Sh. Jawahar Lal Khosla, village Khaspur, Tehsil and District S.A.S.Nagar and owners shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department.

The permission shall be granted subject to the following terms and conditions:-

i) As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.

ii) The case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manner be responsible/party to it.

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Divisional Forest Officer
S.A.S. Nagar

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- iii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determinate by Competent Authority. The applicant whose hands this Change of Land use lies shall be bound by the decision of such Competent Authority.
- iv) Site for which CLU is granted shall not be sub divided.
- v) The construction shall be done only on the site/khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
- vi) The applicant shall not undertake/continue any development work/construction in the site untill final Zoning plan/ Building plans are approved from the Competent Authority as per rules, because the permission of CLU shall not be considered as regularization of existing structures within the site.
- vii) This permission shall not provide any immunity from any other Act/Rules/Regulations/ Instruction/Directions of any court or authority applicable to the land in question.
- viii) The applicant shall obtain NOC's from P.P.C.B. before undertaking any development at site.
- ix) The applicant shall obtain NOC's/permissions from other concerned departments and take statutory clearance under any act or instructions at his own level.
- x) The applicant shall make his own suitable arrangements of drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
- xi) The applicant shall be bound to leave safe corridor under the H.T.Lines.
- xii) The applicant shall obtain the permission from Forest Department, if he derives the access to his site through Forest Act 1980, before undertaking development at site.
- xiii) The applicant shall be liable to develop the site as per provisions of Notified Master Plan Banur and shall not object to the acquisition of land for proposed roads accordingly.
- xiv) Since your site falls in Notified Master Plan Banur you shall be liable to follow the Notified Master Plan Banur's guidelines related to location, siting, erection and re-erection of your unit.
- xv) The applicant shall develop the site as per applicable norms.
- xvi) The applicant shall leave 25'-0" wide strip of land from front of the site to widen the existing 150'-0" wide road to 200'-0" wide as per provisions of Master Plan Banur & it shall be a public road and after that the applicant shall also leave 30 mts. No Construction Zone and also maintain 15 meter green buffer along the road as per self declaration submitted in this office.
- xvii) The applicant shall leave 0.5676 acre area falling under proposed 39 meter sector road and as per provisions of Master Plan Banur and shall not use it for any other purpose as per your undertaking dated 30.12.2019.
- xviii) The applicant shall maintain 9'-6" wide Revenue Rasta passing along the site as per self declaration submitted in this office.
- xix) The applicant shall abide by the conditions laid in the NOC issue by D.F.O., S.A.S.Nagar vide letter no. letter no. 3422 dated 30.08.2019 and letter issued by D.F.O., S.A.S.Nagar FCA/6105, dated 17.12.2019.
- xx) The applicant shall not store any hazardous material as classified in PUDA Building Rules 2018, part XII rule 47 as per self declaration submitted in this office.
- xxi) The applicant shall also demolish/shift the tubewell room before the submission of the building plans as per self declaration submitted in this office and also abide by the condition no. (xxiii) of this letter for the same.
- xxii) The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
- xxiii) As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13, 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 concerned Authorities for ground water extraction and rain water harvesting/recharge etc.
- xxiv) The applicant shall take permission from the Competent Authority u/s 143(2) of "The Punjab Regional & Town Planning & Development Act (Amended) 2006 before taking up development works at site and shall maintain No Construction Zone.

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Divisional Forest Officer
S.A.S. Nagar

- xxv) The applicant shall abide by the conditions laid in NOC issued by National Highway Authority of India vide letter No. NHAI/RO/CHD/11011/PD-MHL/KHA-BAN-TEP/NH-205A/NOC/20/4222, dated 27th November, 2019.
- xxvi) **Site falls in the Potential Zone 9 as per notification no. 17/17/2001-SHG2/P.F./748168/17, dated 06.05.2016**

No C.L.U. Charges have been charged as per Notification No. 17/17/01/5HG2/pf/748168/17, dated 06.05.16, however, the applicant has to pay E.D.C. amounting to Rs. 29,61,200/- (Rs. Twenty Nine Lacs, Sixty One Thousand and Two Hundred only) . Also the applicant has to pay S.I.F.(Social Infrastructure Fund) amounting to Rs.1,48,100/- (Rs One Lac, Fourty Eight Thousand and One Hundred only) to Chief Administrator, PUDA. Actual charges if any levied by concerned department for providing various connectivities will also be payable by the developer in addition to EDC.



Senior Town Planner,
S.A.S. Nagar.

Endst. No.

STP(S)/

Dated:

Copy forwarded to Chief Administrator, GMADA for E.D.C. amounting Rs. 29,61,200/- (Rs. Twenty Nine Lacs, Sixty One Thousand and Two Hundred only) along with Bank Drafts No 311236, dated 30.12.19 issued by FEDERAL BANK Branch, Chandigarh. If any difference in the amount, the same may be verified and collected at your own level.



Senior Town Planner,
S.A.S. Nagar.

Endst. No.

STP(S)/

Dated:

Copy forwarded to Chief Administrator, PUDA along with Draft of S.I.F. (Social Infrastructure Fund) amounting to Rs.1,48,100/- (Rs One Lac, Fourty Eight Thousand and One Hundred only) received vide B/Draft No 311237, dated 30.12.19 issued by FEDERAL BANK Branch, Chandigarh. If any difference in the amount, the same may be verified and collected at your own level.


Senior Town Planner,
S.A.S. Nagar.

DA/As Above


Endst. No.

STP(S)/

Dated:


Copy forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution control Board, Patiala
4. District Town Planner, S.A.S. Nagar.
5. Commissioner, Excise & Taxation, 13 Bays Building, Sector-17, Chandigarh.
6. Estate Officer, Regulatory, GMADA, S.A.S.Nagar.


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