

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Chief Town Planner,  
Punjab, Chandigarh.

To

Sh. Ranjodh Singh S/o Late Sh. Surinder Singh,  
Village Jian, Adda Chabewal, Sant Market,  
P.O. Bassi Kalan, Distt. Hoshiarpur.

Memo No. 3634 CTP(PB) SP-432 (H)  
Dt. Chandigarh. 24/5/11

Subject:

Permission for Change of land use for residential purpose of Sh. Ranjodh Singh S/o Late Sh Surinder Singh at village Jian, P.O. Bassi Kalan, Tehsil and Distt. Hoshiarpur.

Ref:

Your application dated nil.

2. Your request for change of land use for an area measuring 129 K-17M (16.23 Acres) falling in village village Jian, tehsil and Distt. Hoshiarpur for residential purpose has been considered at the Government level. The permission for change of land use is given with the approval of Government for residential purpose on the following terms and conditions. The Detail of land is given below:

Sr. No.	Khasra No.	Area for CLU (K-M)	Sr. No.	Khasra No.	Area for CLU (K-M)
1.	7/24/1	4-13	12.	9/18/1/2	1-6
2.	9/7	8-0	13.	10/1	8-0
3.	14	8-0	14.	2	8-0
4.	9/4	8-0	15.	9/2	2-3
5.	5	8-0	16.	10	7-16
6.	6	8-0	17.	11/2	4-8
7.	8	7-8	18.	11/4	2-19
8.	13/2	5-0	19.	12/1	2-4
9.	15	7-19	20.	19/2	5-8
10.	16	8-0	21.	20/2	6-5
11.	17/2	7-18	Total		129K-7M (16.23 Acres)

- Promoter shall deposit EDC/Licence/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- 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 Competent Authority.
- Promoter shall be responsible for litigation, if any, regarding land ownership in any court of law.
- Promoter shall take licence from the Competent Authority and shall not undertake any development work at the site until layout plan is approved by the Competent Authority.
- Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest Deptt., Government of India before starting the development works of the colony.
- Through revenue rastas and pucca road passing through the site, if any, shall be kept unobstructed. *um*

Contd...

*Ranjodh Singh*



- vii) Promoter shall also obtain NOC from PPCB, if required, under the Water (Prevention and control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008.
- viii) Layout Plan of the entire project shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under HT/L.T. electric lines passing through the site, if any, or shall get these lines shifted by applying to the concerned Authority.
- x) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xi) Promoter shall obtain NOC from the Forest Deptt., if required, before undertaking development at the site.
- xii) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
- xiii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- 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) Applicant shall take permission to derive access from the Scheduled Road from the Competent Authority and shall leave **No Construction Zone** as per the provision of the above act.
- xvii) The area of Wakf Board and Samadh falling within the site should remain as it is. It should not be included in planning and proper approach should be given to these sites.

The receipt of D.D. No. 197817, dt. 2.5.2011 amounting to Rs. 16,40,000/- towards CLU charges is acknowledged. These charges are tentative & actual charges shall be worked at the time of approval of Layout plan and promoter shall be bound to pay the difference.

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Chief Town Planner,  
Punjab, Chandigarh.

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

A copy is forwarded to the Chief Administrator, PUDA, Mohali alongwith D.D. No. 197818, dated 2.5.2011 amounting to Rs 49,500/- (3% Social Infrastructure Fund (SIF) of CLU charges for information and necessary action. The EDC and licence fee shall be recovered at its own level.

*Sd/*  
Chief Town Planner,  
Punjab, Chandigarh

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

A copy is forwarded to the Chief Administrator, Jalandhar Development Authority Jalandhar with the request that EDC, LF and SIF should be recovered from the promoter at its own level.

*Sd/*  
Chief Town Planner,  
Punjab, Chandigarh

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

Copy is forwarded 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, Jalandhar
- 4) District Town Planner, Hoshiarpur.

*Sd/*  
Chief Town Planner,  
Punjab, Chandigarh