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**INVEST
PUNJA**

Letter of Regulatory Clear

Issued To: Bebe Nanaki Global Society
District: Tarn Taran
Ref No.: PBIP/LORC1/1509795447

ANNEXURE**CLU FROM HOUSING AND URBAN DEVELOPMENT DEPARTMENT**

Subject: Change of Land Use for Bebe Nanaki Global Society, Village-Doburji, Tehsil and District-Tarn Taran for an area of 1.9576 Acres.

Change of Land Use on an area measuring 1.9576 Acres falling in Village-Doburji (H.B. No. 56), Tehsil and District-Tarn Taran for Institutional Purpose has been considered at Punjab Bureau of Investment Promotion level. The permission for change of land use is hereby given on following terms and conditions.

The detail of land as submitted by the applicant and verified by the Revenue department is as follows:

Sr. No.	Khasra No.	Area in K-M	Remarks
1.	213	0-18	An area of 0.248646 acres (10831 Sq. Feet) has been left for road widening as per guidelines of Master Plan Tarn Taran, out of Khasra No 215 (7K-8M) and 218/1 & 218 (0K-15M)
2.	215	7-8	
3.	216	8-0	
4.	217	0-12	
5.	218/1 & 218	0-15	
	Total	17 Kanal – 13 Marla or 2.2206 acres	Net area under CLU =1.9576 Acres.

1. The Change of land use shall be in the hands of **Bebe Nanaki Global Society**.
2. Applicant shall have to submit Rs.2,01,633/- (Two Lakh One Thousand Six Hundred Thirty-Three Only) as EDC, Rs. 39,152/- (Thirty-Nine Lakh One Hundred Fifty-Two Only) as License fee and Rs. 12,040/- (Twelve Thousand Forty Only) as SIF. Road Access Charges shall be levied at the time of approval of the building plan.
3. The applicant shall get the zoning, layout and building plans approved from Competent Authority.
4. The applicant shall develop the site as per the provisions of the Master plan Tarn Taran and PUDA Building Rules 2013 of Department of Housing & Urban Development.

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PUNJAB BUREAU OF INVESTMENT PROMOTION
DEPARTMENT OF INVESTMENT PROMOTION

ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH
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5. There shall be no restriction on height of building subject to clearance from Air Force Authority. However, structural safety and fire safety requirements are as per N.B.C. shall be compulsory.
6. **The applicant shall have to leave 10-meter Green Buffer within the site along the Minor Distributary passing the back side of the site.**
7. **The site falls on NH-15, which is 99 feet wide as per CRO report, which is to be widened to 60 meter as per Master Plan Tarn Taran. Accordingly, the applicant shall have to leave 48 feet 10.5 Inches wide strip of land from its own land along the road for widening of the road to 60 meter and shall also leave 5 meter as no construction zone.**
8. **The applicant shall abide by the guidelines of Master Plan Tarn Taran.**
9. Applicant shall not undertake/continue with any development work/construction on the site until Building Plans are approved by the Competent Authority.
10. **The issue of ownership of land is independent and exclusive of permission of change of land use. Therefore, the permission of C.L.U. does not in any manner grant or effect ownership right of this land. The applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.**
11. If the promoter does not pay the charges within the fixed time i.e. Two Months, then time period can be extended for 30 days maximum upto two times with the permission of the Director, Town and Country Planning, Punjab on a written request of the promoter which shall be made before expiry of time period as given in the demand notice. However, the processing fee applicable at that time, shall be charged on each extension of time.
12. Applicant shall not bifurcate the site and shall develop the site as a single unit.
9. 13. **In case of any controversy amongst the Partners/Directors or any litigation in any Court of law, this office shall in no manner be responsible/party to it.**
14. Applicant shall not construct any building under HT and LT electric line if any, passing through the site or shall get this line shifted by applying to the concerned Authority.

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15. The applicant shall be liable to pay the differences of amount, if any, found at any point of time by any department or concerned Development Authority as and when demanded.
16. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
17. Applicant 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.
18. Applicant shall make provision of rain water harvesting within the project area at its own cost.
19. Applicant shall also install solar water heating system at the site as per PEDDA guidelines.
20. Applicant shall make its own suitable arrangement for provision for drinking water supply and disposal of sewerage and solid waste management.
21. The applicant shall also obtain NOC/permission from other concerned department/s.
22. As per memo No. PUDA/CA/20131713-16 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 office (Deputy Commissioner) of the district and subject to the guidelines/safeguards envisaged from time to time in this connection by the authority for ground water extraction and rain water harvesting recharges etc.
23. Site falls in Potential Zone-6B. As per notification No.17/17/2001-6HG2/PG/47962/1 dated 6-5-2013.

No. PBIP/STP/2016/693

Dated 28.4.2016


(Gurpreet Singh)
Senior Town Planner

Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP

IPO (UK)

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