

**DEPT. OF TOWN AND COUNTRY PLANNING PUNJAB**

From

Senior Town Planner,  
Jalandhar.

To

M/s AGI Infra Ltd. (Builders & Developers),  
Jalandhar Heights, 66 ft. Road,  
Near Urban Estate, Phase-II, Jalandhar City.  
Through Sh Sukhdev Singh, (Managing Director).

Memo No. 3529  
Dated: 12/12/17

STP(J)/ CLU(S)

**Subject:** CLU for Residential Project (Group Housing) of M/s AGI Infra Ltd. (Builder & Developers), at Village Pholriwal (H.B.No.252), Tehsil & District Jalandhar (Area 2.1852 acre after deducting the area of road widening).

**Ref:** Your Application dated 14.12.2017.

Your request for change of land use for an area measuring 2.1875 Acre Residential purpose at Village Pholriwal (H.B.No.252), Tehsil & District Jalandhar for setting up of Residential Project (Group Housing) has been considered. Permission to use the said 2.1852 Acre land for Residential Project (Group Housing) is hereby granted on the following terms and conditions. The detail of land as verified by the Tehsildar, Jalandhar-I is given as under :

'A'

**Village Pholriwal (H.B.No.252)**

Sr. No.	Mustil/Muraba No.	Khasra No.	Area In Jamabandi		Area in Scheme		Area under CLU
			K	M	K	M	
1	20//	3	1	12	0	16	Permission granted for C.L.U. 2.1852 Acre. (2.1875 - 0.0023 = 2.1852 Acre after deducting the area of road widening).
2		4	6	19	2	9	
3		5/2	1	10	1	7	
4		6/1	4	1	4	1	
5		7/1	6	0	6	0	
6		8/1	2	17	2	17	
		<b>Total area</b>			17	10	

- The change of land use shall be in the hands of M/s AGI Infra Ltd. (Builders Developers), Jalandhar Heights, 66 ft. Road, Near Urban Estate, Phase-II, Jalandhar Through Sh Sukhdev Singh, (Managing Director) (M.No.98768-56700). The promoter shall deposit Conversion Charges, EDC /Licence permission fee, Social Infrastructure Fee and other charges levied or to be levied by the Housing and Urban Development Department from time to time.

c/s

**For AGI Infra Ltd.**

Divisional Forest Officer,  
Jalandhar Forest Division,  
Jalandhar.

**Managing Director**

2. The issue of ownership of the land is independent and exclusive of permission of change of land use. Therefore, this permission of C.L.U does not in any manner grant or confer ownership right of this land, which have to be determined by the competent authority. Promoter in whose hand this change of land use lies shall be bound by the decision of competent authority.
3. The promoter shall develop the site as a single unit after taking licence under PAI (Amendment-2006) from the Competent Authority and shall not bifurcate the site.
4. Promoter shall be responsible for litigation if any, regarding land ownership in any court of law.
5. Promoter shall have to get revised layout plan/zoning plan/building plan approved from Competent Authority.
6. Promoter shall not undertake development works/construction until Layout plan/building plan is approved by the prescribed authority.
7. Through Revenue Rastas and Pucca Road passing through the site shall be kept unobstructed.
8. Promoter shall obtain NOC from PPCB under the Water (Prevention and control pollution) Act, 1974. Municipal Solid Waste Management and Handling Rules 2008 or any other relevant Act before undertaking any development at site.
9. Promoter shall obtain completion certificate from competent authority and submit the same to concerned competent authority.
10. Promoter shall ensure minimum distance from nearby residential area if any as prescribed by PPCB, Department of environment, Govt. of India, Ministry of Commerce and Industries, Petroleum and Explosive Safety Organisation (PESO) (Formerly Department of Explosives), or other authority in this regard and as per notification dated 25.7.08 of department of Science and Technology and Environment, Punjab.
11. Promoter shall not make any construction under Electric Lines if passing through the site or shall get these lines shifted by applying to the concerned Authority.
12. If required, Promoter shall obtain permission from the Forest Department regarding Sections 4 & 5 etc. before undertaking development at the site.
13. This permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
14. Promoter shall obtain permission for approach through the Forest Land from Government of India under Forest Act, 1980 before undertaking development works at site.
15. This permission can be withdrawn at any time in case of any type of litigation or violation.
16. Promoter shall make provision for the disposal of rain/ storm water and shall not obstruct the flow of rain/storm water of the surrounding area.
17. The promoter shall make provisions for solar system and plantation in the premises as per building byelaws or instructions from the govt. issued from time to time.

c/s  
✓  
Divisional Forest Officer,  
Jalandhar Forest Division,  
Jalandhar.

For AGI Infra Ltd.

Managing Director

- 18. Regarding point "A" of the above order, ownership/ revenue record of the site shall be verified from the revenue department.
- 19. The promoter shall make provisions for rain water harvesting and plantation in the premises as per building bye-laws or instructions from the govt. issued from time to time.
- 20. Promoter shall obtain any other permission required under any other act at his level.
- 21. The Promoter shall ensure that Residential Project (Group Housing) has been set-up the same khasra numbers for which site the CLU has been granted and construction is as sanctioned building plan and get the completion certificate from the Competent Authority.
- 22. Developer should mention the treatment and disposal arrangement of sewerage and w water. All the expences for disposal and treatment plant are to be incurred by the developer and Authority is not responsible for providing all the services.
- 23. As per Memo No. PUDA/CAV2013/1713-16 dated 27.02.2013 Restrictions in the area imposed on construction and installation of any new structure for extraction of ground 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 connection by Authority for ground water extraction and rain water harvesting/ recharge
- 24. Promoter shall develop the site as per the proposal of Master plan, Jalandhar.
- 25. Promoter shall leave required strip of 198'-0" x 0'-6" from his own land to widen existing 99'-0" road to 100'-0" as per the Self Declaration given by him in the Office District Town Planner, Jalandhar without claiming any compensation as per the proposed Master Plan, Jalandhar.
- 26. Applicant shall comply with the provisions of Punjab ECBC-2016 and amended from time to time.
- 27. Permission granted under the chapter shall remain in force in accordance with the terms conditions of such permission. In case there is any change in Master Plan of the area which permission has been granted, the permission so granted, if not availed shall lapse a period of two years from the date of notification of such change in the Master Jalandhar.

The receipt of CLU Charges received is hereby acknowledged. These Charges tentative actual charges will be calculated at the time of approval of Lay-Out Plan. The detail charges is as below :

Sr.No.	Charges	Draft No.	Dated	Amount	Charges in favour of
1	CLU	021583	14.12.2017	13,12,000/-	Senior Town Planner, Jalandhar

*Jaswinder K*  
Senior Town Planner,  
Jalandhar.

**For AGI Infra Ltd.**

*[Signature]*  
**Managing Director**

*c/s*  
*[Signature]*  
**Divisional Forest Officer,**  
**Jalandhar Forest Division,**  
**Jalandhar**

Encl.No.

STP (J)

Dated:

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

- 1 The Chief Administrator JDA, Jalandhar with the request that EI LF/P.F. Charges shall be recovered at your own level.
- 2 The Chief Administrator Punjab, Urban Development Authority Mol along with DD No. 021584 dated 14.12.2017 amounting Rs.65,60 towards SIF Charges with the request, the receipt of the same may kindly acknowledged.
- 3 Chief Town Planner, Punjab, Chandigarh.
- 4 Chairman, Punjab Pollution Control Board, Patiala.
- 5 Chief Conservator of Forests, Punjab, Chandigarh.
- 6 District Town Planner, Jalandhar w.r. to their online case dt. 13.12.2017.

DA/ As above

*sd/*  
Senior Town Planner,  
Jalandhar.

**For AGI Infra Ltd.**

*Jee*  
**Managing Director**

*c/s*  
**Divisional Forest Officer,**  
**Jalandhar Forest Division,**  
**Jalandhar.**  
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