

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

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From

Senior Town Planner,
Patiala.

To

✓ Sh. Mahesh Garg Promoter,
U.S. Promoters & Developers,
Bhucho Chowk, Bhucho Mandi,
Bathinda.

Memo No: 699 -STP(P)/CCLU-1(B)
Dated: 19-2-2013

Sub: Permission for Change of land use from agriculture to residential (plotted) – M/s U.S. Promoters & Developers Pvt. Ltd. at village Bhucho Kalan, Tehsil and Distt. Bathinda. (Area 175 Kanal 14 Marla)

Ref: Your application dated 22-11-2012 and 19-02-2013.

2. Your request for change of land use for an area measuring 21.963 acres at village Bhucho Kalan, tehsil & district Bathinda. for residential (plotted) has been considered. The site falls in residential land use zone of Statutory Master Plan Bathinda. Permission is hereby given as per govt. instructions issued vide letter no. 18/30/2009-5HG2/3577 dated 22.12.2010 to use the said land for residential (plotted) purpose. The detail of land as verified by Naib Tehsildar Nathana vide letter dated 19-11-2012 is given as under :-

Sr.No:	Khewat/ Khatoni No:	Khasra No:	Area K-M
1.	733/994	358//1/2	4-0
2.		2/2	6-0
3.		20/1	0-17
4.		695//2	4-18
5.	1405/1825	358//8/2	3-0
6.		11/2	4-0
7.		12	9-0
8.	1776/2312	332//11/1	1-13
9.		12	7-0
10.		19/1	2-12
11.		19/2	5-08
12.		20/1	4-0
13.		21/2	4-0
14.		22/1	3-07
15.		696//3/2	0-03

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16.	592/766	358/19	
17.		10/1	4-0
18.	1829/2408	332/22/2	4-13
19.	1402/1822	358/3/1	6-13
20.		3/2	1-07
21.		4/2/1	3-02
22.		4/2/2	1-07
23.		7/1	3-15
24.		8/1	4-02
25.	1223/1621	332/7	8-04
26.		17/2	6-16
27.	1772/2308	332/8	1-04
28.	310/395	358/5/2/1	4-13
29.		5/2/2	1-07
30.		6/1	3-07
31.		359/1	0-05
32.		10/1	0-09
33.	592/762	629/1/2	0-06
34.		2/2	4-07
35.	1773/2300	332/8	2-09
36.		13	8-00
37.		18	8-0
38.		696/3/1	0-3
39.	1221/1619	332/14/1	2-0
40.		14/2/1	5-02
41.		24/1	6-14
42.	592/762	358/4/1	3-11
43.		5/1	2-0
44.	1329/2401	332/23	8-0
45.	1820/2404	358/2/1	2-0
		Total	175-14

21.963 acres.

The above permission is subject to the following terms & conditions:-

- The permission for change of land use shall be valid for two years from the date of grant of such permission and if the permission is not availed for the purpose for which it is granted within the aforesaid period, the permission shall be deemed to have lapsed.
- Promoter shall deposit EDC/License/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time..
- The promoter shall develop the site as single unit after taking licence under PAPRA, 1995 from Competent Authority.
- 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 has to be determined by the competent authority. The promoter in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
- The Promoter shall be responsible for any litigation, regarding land ownership in any court of law.

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- vi. The promoter shall not undertake any development work until layout plan & other plans of the entire project are got approved from the Competent Authority.
- vii. Promoter shall obtain approval /NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest, Government of India before starting the Development works of colony.
- viii. Through revenue rastas if any passing through the site shall be kept unobstructed.
- ix. Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974 Municipal Solid Waste Management and Handling Rules- 2000 or any other relevant Act before undertaking any development at site.
- x. Promoter shall not make any construction under H.T./L.T. transmission electric lines if passing through the site or shall get these lines shifted by applying to the concerned authority.
- xi. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xii. Promoter shall obtain NOC if required from the Forest Deptt. Govt. of India, under Forest Act, 1980 before undertaking development at the site.
- xiii. Promoter shall leave 25' - 3" wide land free of cost from his site to widened the existing 49' - 6" road to 100' - 0" as per the proposals of the Master Plan Bathinda.
- xiv. Promoter shall derive access from 49'-6" wide (S.H.16 A) existing road from concerned road authority.
- xv. 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.
- xvi. Applicant shall not launch booking of plots and issue of advertisement in this regard until the final approval / licence is obtained from the Competent Authority.
- xvii. Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xviii. Promoter shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xix. Promoter shall be responsible for any litigation regarding land in any court of law.
- xx. Promoter shall obtain any other permission, if required, under any other act at his own level.
- xxi. Promoter shall develop the site as per the proposals of Master Plan ,Bathinda.

The receipt of Rs. 24,40,089/- (Rs. Twenty four lac forty thousand & eighty nine only) vide D.D. No:950587 dated 18-02-2013 amounting to Rs.9,00,000/-, D.D. No: 950588 dated 18-02-2013 amounting to Rs. 9,00,000/- & D.D. No:950589 dated 18-02-2013 amounting to Rs. 6,40,089/-towards CLU charges is hereby acknowledged. These charges are tentative and the actual charges shall be worked out at the time of approval of layout plan.



Senior Town Planner,
Patiala.

Endst.No:

-STP(P)/

Dated:


A copy is forwarded to the Chief Administrator, Bathinda Development Authority, Bathinda with the request to recover the EDC, LF and SIF charges from the promoter at his own level.

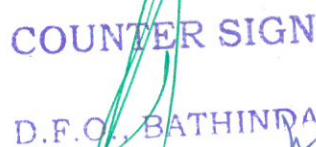

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Dated:

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Copy forwarded to the Chief Administrator, PUDA, Mohali along with Bank Draft No: 950586 dated 18-02-2013 amounting to Rs. 73,203/- (Rs. Seventy three thousand two hundred & three only) towards Social Infrastructure Fund (3% of CLU charges) for information and necessary action, the receipt of same may be acknowledged.


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For U.S. Promoters & Developers

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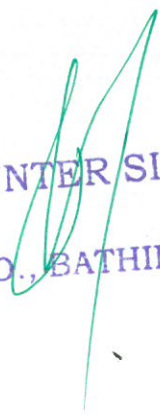
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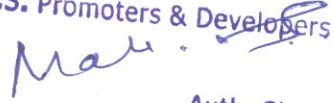
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Copy is forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, Chandigarh along with complete set of documents.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. District Town Planner, Bathinda.
5. Executive Engineer, PWD(B & R), Division No.III, Bathinda.
6. Naib Tehsildar, Nathana.


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