

DEPARTMENT OF TOWN AND COUNTRY PLANNING
O/o DISTRICT TOWN PLANNER, SAS NAGAR

Block-A, 7th Floor, PUDA Bhawan, Sec-62, SAS Nagar

To

Sh. Gaurav Goyal (Authorized Signatory)
For: Mohali Greensville Infra LLP,
SCO. 12, 1st Floor, Sector-79, Mohali
District SAS Nagar

Memo No. 1400 -DTP(SAS Nagar)/

Dated: 02-08-22

Subject: Permission for Change of Land Use for Affordable Plotted Colony to be developed by Mohali Greensville Infra LLP in an area 200 Kanal 0 Marle (25 Acre) at Village Kailon (H.B.No. 193), Tehsil Mohali, Distt. S.A.S.Nagar.

Reference: Your application dated 25.07.2022.

Your request regarding Change of Land Use for developing Affordable Plotted Colony on an area measuring 200 Kanal 0 Malre (25 Acre) at Village Kailon (H.B.No. 193), Tehsil Mohali, Distt. S.A.S.Nagar has been considered at the level of Chief Administrator, GMADA and the permission is hereby granted in view of Notification issued by W/o Principal Secretary, Housing and Urban Development vide letter No. 18/30/09-5HG2/1504. The details of land as verified by Tehsildar Mohali is attached at **Annexure A**.

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

- i) The Change of Landuse shall be in the hands of Promoter M/s Mohali Greensville Infra LLP.
- ii) Promoter shall be liable to get the license for the project area as per the provisions of PAPRA, 1995 (Amended from time to time).
- iii) Promoter shall not start any development work on site or sell/allot/lease/ G.P.A any plot/site or execute any transactions with anyone without obtaining a valid license u/s 5 of PAPR Act, 1995 (Amended from time to time).
- iv) 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.
- v) Promoter shall not undertake/initiate any development work/construction on site until site plan/zoning plan/building plans are got approved from Housing & Urban Development Department Punjab as per prevailing PUPD Building rules 2021 (amendments from time to time).
- vi) In case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be responsible/ party to it. The promoter would ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995.
- vii) Construction shall be done only on the site/khasra nos. verified by concerned Tehsildar of the particular Circle Revenue Office and mentioned at Annexure A.
- viii) 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.
- ix) This permission shall not provide any immunity from any other Act/Rules/

- xi) In case of any dispute as regard to any encumbrance on the site, promoter shall solely be responsible for the same and Department/ Government will not/ be liable for any dispute/litigation regarding any encumbrance.
- xii) Promoter shall obtain NOC from P.P.C.B. under the Water Prevention and control of Pollution Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.
- xiii) Promoter shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.9.2006 of Ministry of Environment and Forest Department, Govt. of India, if required before starting the development works of the colony.
- xiv) Promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- xv) Promoter shall abide by the order dated 20th Jan/6th Feb, 2006 issued by Govt. of Punjab, Department of Science, Technology, Environment and Non Convention energy taken from the extract from Punjab Govt. Gazette. dated 17.06.2006.
- xvi) Promoter shall make his own suitable arrangement for drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
- xvii) DFO, SAS Nagar has issued N.O.C. vide his letter No 7910 dated 11.02.2022 for CLU of the said area stating that this land is not covered u/s 4/5 of PLPA 1900.
- xviii) Promoter shall develop the site as per the proposals of Revised Zonal Development Plan, SAS Nagar and shall keep the proposed land use, sector roads, master plan roads, green buffer, choe/nallah etc intact as per the provisions of the Revised Zonal Development Plan, SAS Nagar and abide by all the conditions laid down by the Competent Authority at the time of approval of Layout/Zoning Plan and License under PAPRA-1995 (amended from time to time).
- xix) Promoter would start development works only after obtaining demarcation level from the concerned Development Authority.
- xx) Promoter shall abide by the condition's imposed in the NOC and drawing issued by GM (Tech)- cum-Project Director, PIU Chandigarh vide letter no NHAI/PIU/CHD/ 11173/NOC/271 dated 20th April 2022.
- xxi) Promoter shall leave 30-metre-wide Green buffer along National Highway 205A (Scheduled Road) as per the provisions of Revised Zonal Development Plan, SAS Nagar and as per Undertaking Submitted. The promoter shall obtain access permission of scheduled road from the concerned competent authority u/s 143 of PRTPD Act 1995.
- xxii) Promoter Shall leave 11.5 metre, 18 metre and 35 metre clearance zone from two 11 K.V. HT Lines, one 66 K.V. HT Line and one 220 K.V. H.T. Line respectively passing from the site and will not do any kind of construction beneath it as per undertaking submitted.
- xxiii) Promoter shall leave 53'-3'' wide strip of land along 17 Karam (93'-6'') wide Kharar-Landran road (NH-205) to widen it to 200'-0''. Also the promoter shall leave 19'-0'' and 21'-9'' wide strips of land along two 4 Karam (22'-0'') wide and two 3 Karam (16'-6'') wide roads respectively to widen them to 60'-0'' as per the provisions of Revised Zonal Development Plan, SAS Nagar.
- xxiv) Promoter shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Government in future.
- xxv) Promoter shall leave 30-metre-wide Green buffer along drain and will not do any kind of construction in area falling in Water body zone as per the provisions of Revised Zonal Development Plan, SAS Nagar. Also Promoter shall be abide by the condition's imposed in the NOC and drawing issued by Superintendent Engineer, Drainage Circle, Patiala vide his office letter number 2280 21/255W

Authorized Officer (Deputy Commissioner) of the District and Subject to the guidelines/safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/recharge etc.

xxviii) Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -

- I. If any Document /Information/Self declaration/DD furnished by the applicant proves to be false or if promoter is found to have will fully suppressed any information.
- II. Any breach of the conditions imposed in the permission letter of change of land use.

xxix) **Site falls in the Potential Zone 8 as per notification no. 17/17/2001-5HG2/P.F./ 748168/17, dated 06.05.2016.**

The receipt of DD Number 527895 dated 21.07.2022 amounting Rs. 2,49,56,300/- (Rs. Two Crore Fourty Nine Lakh Fifty Six Thousand and Three Hundred Only) of ICICI Bank towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be calculated at the time of approval of layout plan and the balance amount shall be payable by the promoter.

a)

District Town Planner,
S.A.S. Nagar.
Dated:

Endst. No. -DTP(SAS Nagar)/

Copy is forwarded to the Chief Administrator, GMADA for information and necessary action with the request that the EDC, License fee and 5% SIF on EDC+LF shall be recovered at its own level.

- sd -

District Town Planner,
S.A.S. Nagar.
Dated:

Endst. No. -DTP(SAS Nagar)/

Copy is forwarded to the Chief Administrator, PUDA along with Bank Draft No. 527894 dated 21.07.2022 amounting Rs 12,47,900/- (Rs. Twelve Lakh Fourty Seven Thousand and Nine Hundred only) of ICICI Bank received in this office as S.I.F. Charges. Difference if any in the amount, may be verified and collected at its own level.

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District Town Planner,
S.A.S. Nagar.
Dated:

Endst. No. -DTP(SAS Nagar)/

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

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. Additional Chief Administrator, GMADA, SAS Nagar.
3. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
4. Chairman, Punjab Pollution Control Board, Patiala.
5. Senior Town Planner, SAS Nagar.

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District Town Planner,
S.A.S. Nagar.

Annexure-A

Subject: Permission for Change of Land Use for Affordable Plotted Colony to be developed by Mohali Greensville Infra LLP in an area 200 Kanal 0 Marle (25 Acre) at Village Kailon (H.B.No. 193), Tehsil Mohali, Distt. S.A.S.Nagar.

Detail of Khasra numbers and Area for Which CLU has been Granted to M/s Mohali Greensville Infra LLP.

S.No.	Khasra No.	CLU Granted for Area		
		Kanal	Marle	Sarsai
1	28//8/2	3	0	0
2	19//22/1/4	2	1	0
3	27//6/1	2	4	0
4	27//8/2	4	9	0
5	27//9	6	17	0
6	27//11	7	8	0
7	27//12	8	0	0
8	27//13/1	5	0	0
9	27//7	7	2	0
10	27//8/1	2	13	0
11	27//13/2	3	0	0
12	27//14/1	5	2	0
13	28//1/3	2	12	0
14	28//1/2 min	1	0	0
15	18//12/1	0	16	0
16	19//14/2	2	13	0
17	19//15/2	5	11	0
18	19//13/2	2	0	0
19	19//18/2	1	13	0
20	19//19/1	2	15	0
21	19//23/2	4	0	0
22	19//21/3	1	7	0
23	19//21/4	1	9	0
24	19//22/1/2	0	17	0
25	19//22/1/3	0	16	0
26	20//25/2	0	6	0
27	20//25/3	0	5	0
28	19//17	7	19	0
29	19//18/1	5	14	0
30	18//10	8	0	0
31	18//11	7	18	0
32	18//20/2	5	6	0
33	18//21/1	0	19	0
34	18//9/2	4	4	0

40	19//21/6	0	11	0
41	19//21/7	2	8	0
42	20//25/4	0	1	0
43	20//25/5	0	3	0
44	28//1/1	1	3	0
45	18//2/1	7	2	0
46	19//20	3	12	0
47	19//21/1	1	10	0
48	20//16/1	0	11	0
49	20//16/2	1	10	0
50	28//1/2	1	4	0
51	28//2	1	17.33	0
52	28//9	5	18.86	0
53	19//24	2	11	0
54	19//25	5	7	0
55	28//3	4	8.88	0
56	28//4	1	4.93	0
57	28//10	7	2	0
58	28//11	8	0	0
Total Area		178	440	0
		200K-0M-0S or 25 Acre		

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