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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Chief Town Planner,
Punjab, Chandigarh.

To

M/S Dev Arjuna Promoters & Developers Pvt.Ltd.
Rajgadh Estates Sidhwan Canal,
Near Delhi Public School, village Birmi,
Ludhiana-141 013.Memo No. 1157 CTP(PB) SP-432 (2)
Dt.Chandigarh.

Subject:

Change of land use for Residential Purpose – M/S Dev Arjuna Promoters &
Developers Pvt.Ltd. at village Birmi, Tehsil & District Ludhiana(Rajgadh
Estates,Phase-II Ext.)

Ref:

Your application dated 03.06.2010

2. Your request for change of land use for an area measuring 29.975Acre falling in village Birmi, Tehsil & District Ludhiana(Rajgadh Estates,Phase-II Ext.) 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/ Group Housing purpose on the following terms and conditions. The Detail of land is as per Annexure-A.

- i) 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.
- ii) 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.
- iii) Promoter shall be responsible for litigation ,if any ,regarding land ownership in any court of law.
- iv) 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.
- v) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forests Deptt., Government of India before starting the development works of the Colony.
- vi) Through revenue rastas and pucca road passing through the site, if any , shall be kept unobstructed.
- 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, 2000 ,
- 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.

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GLADA Copy submitted today
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- xv) Promoter shall obtain any other permission required under any other act at his own level.
- xvi) Promoter shall develop the site as per the proposals of Master Plan, Ludhiana.

The receipt of D.D.No.313606 dt.09.02.2011 amounting to Rs.1,35,79,000/- 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, GLADA, Ludhiana alongwith D.D No.313607 dated 09.02.2011 amounting to Rs 4,10,000/- towards Social Infrastructure Fund 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

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, Ludhiana
- 4) District Town Planner, Ludhiana

Sd/
Chief Town Planner,
Punjab, Chandigarh