

# 725 CLUs issued, Rs 17.47 crore earned in 7 months

## Capt Amarinder Govt policies give push to real estate sector in state

DW BUREAU / CHANDIGARH

THE REAL estate sector in the state has started picking up, if the surge in the number of Change of Land Use (CLU) issuance is any indication.

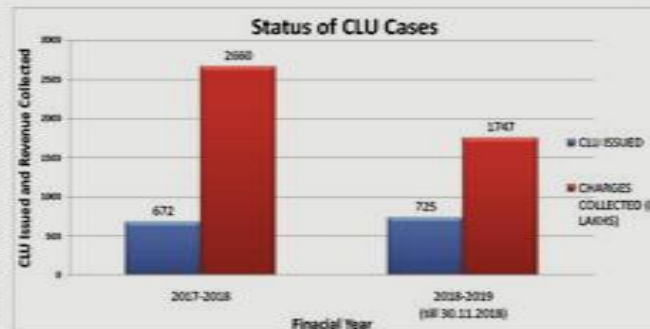
As many as 725 CLUs had been issued and an amount of Rs 17.47 crore has been earned in the last seven months from April 1 to November 30, an official spokesperson said here on Friday.

"With still a quarter remaining in completion of the current financial year, the figures are bound to grow considerably," he said. The number of CLUs issued this fiscal so far has already surpassed that

issued during the entire last fiscal 2017-18 when a total of 672 CLUs were issued and an amount of Rs 26.6 crore was received from issuance of these CLUs.

Of the 725 CLUs issued across the state in the last seven months, maximum 267 have been issued in Ludhiana zone followed by 174 in Patiala zone and 103 in Mohali zone.

"Since the formation of new Government in the State, the Department of Housing and Urban Development has undertaken slew of measures to streamline the procedure as well as to expedite the process of issuance of Change of Land Use (CLU). Various steps, such as introduction of the facility of E-CLU, standardization of zoning plans, decentralization of powers to issue CLU have been executed which have made an affirmative impact as the figures pertaining to the cases



dealt of issuance of CLU and revenue earned over the past few years reveal an upward trend in the real estate market," the spokesperson disclosed.

Numerous decisions have been taken

to expedite the issuance of CLU. In such a decision, powers for issuance of CLU for different sites have been decentralized. For instance, power to issue the CLU for a new school site measuring up to 5 acres

and for a new marriage palace of area up to 2.5 acres falling within master plans area had been delegated at the level of District Town Planners. Besides, while earlier majority of cases pertaining to issuance of CLU were referred to the Minister-in-charge of the department, these are now being disposed off at the level of Additional Chief Secretary.

"This decentralization has resulted in quick disposal of cases pertaining to issuance of CLU. Some other steps such as introduction of unique proforma for applying the CLU and standardization of zoning plans have also been undertaken to accelerate the process of issuance CLU," the officer said. Further, putting the information technology to its best use, facility of issuance of E-CLU has been introduced. GIS-based master plans have been uploaded on the website of the department. Software has been developed which provides the details to the promoters interested in applying for CLU. On visiting the website, information

pertaining to the land use such as housing, industrial or any other purpose could be obtained. With the introduction of the facility of E-CLU, request for obtaining CLU could be made from the place of convenience of the applicant. While, earlier the applicants had to repeatedly visit concerned offices for obtaining the CLU, facility of E-CLU has provided pace to the process of CLU issuance and has reduced the time period manifolds.

He said toing the policy of the State Government of promoting Ease of Doing Business in the state, permission for transfer of CLU in cases of standalone industrial projects and educational institutions has been allowed. The decision has been made to encourage investment in these projects by industrial houses. "With this step, industrialists interested in setting up industrial units of this nature in the state, need not to apply afresh for getting issue the CLU nor there is any requirement for them of paying any transfer fee," he added.

# More CLU permits indicate boost in real estate

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**MOHALI:** As an indicator of the upswing in the state's real estate sector, the number of change of land use (CLU) issued by the department of housing in the first seven months of the current financial year (FY, 2018-19) is higher than the previous FY (2017-2018).

During the period from April 1, 2017 to March 31, 2018, 672 CLUs were issued and an amount of ₹26.60 crore was earned in wake of it.

In the last seven months only, from April 1, 2018 to November 30, 2018, 725 CLUs have been issued across the state and an amount of ₹17.47 crore has been earned.

Out of these, maximum 267 have been issued in Ludhiana zone followed by 174 in Patiala zone and 103 in SAS Nagar zone.

The SAS Nagar zone coming under the jurisdiction of Greater Mohali Area Development Authority (GMADA) had registered 90 CLU sanctions in the last financial year.

## **TAKING INITIATIVES**

A spokesperson of the department said, the department has undertaken various steps such as introduction of the facility of

## **GMADA IN 2017-2018**

**GAVE 90 CLU PERMISSIONS, IN THE FIRST 7 MONTHS THIS FINANCIAL YEAR, IT HAS JUMPED TO 103**

E-CLU, standardisation of zoning plans and decentralisation of powers to issue CLU, which have made a positive impact on the realty sector and pushed up the issuance of CLU and the revenue earned.

The powers for issuance of change of land use for different sites have been decentralised.

Some other steps such as introduction of unique proforma for applying the CLU and standardisation of zoning plans have also been undertaken to accelerate the process of issuance CLU, said the spokesperson in a department press statement.

A software has also been developed which provides the details to promoters interested in applying for change of land use.

Also, permission for the transfer of change of land use in cases of stand alone industrial projects and educational institutions has been allowed, said the spokesperson further.