

DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB  
PUDA Bhawan, 6<sup>th</sup> Floor, Sector 62, SAS NAGAR

To

✓  
M/S Landchester Infrastructure Associates  
Corporate Office Plot no. 1243,  
Sector 82, SAS Nagar, Mohali.

Memo No. 2172 CTP(Pb) 433 (M) Dated 07-05-2022.

**Subject:** Change of landuse for developing Commercial Colony on an area of 43K-5M (5.41 Acres) by M/s Landchester Infrastructure Associates at Village Nagiari (H. B. No. 282), Teh. Mohali, Distt. SAS Nagar.

**Reference** Your application vide dPIN No. 2108571139 received through Build Punjab Portal

Your request for Change for Land use for setting up of commercial colony by M/S Landchester Infrastructure Associates at Village Nagiari (H. B. No. 282), Teh. Mohali Distt. SAS Nagar on an area of 43K-5M (5.41 Acres) has been considered. The permission for change of land use on the said land for commercial colony is hereby granted on the following terms and conditions -

The detail of land as verified by Tehsildar Mohali, District SAS Nagar is annexed at Annexure 'A'

1. The change of landuse shall be in the hands of M/s Landchester Infrastructure Associates.
2. The Promoter shall be liable to get the license for the project area as per the provisions of the PAPRA, 1995.
3. The promoter shall abide by all the provisions of PAPRA 1995.
4. The 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 2014).
5. The promoter shall not undertake any construction/development work at site until zoning/ Layout Plan and Building Plans are approved by the Competent Authority of HUD.
6. The promoter would ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995.
7. The promoter shall develop the site as per the proposals of Master Plan, Banur and shall keep the proposed land use, sector roads, master plan roads, green buffer, choe/nallah etc intact as per the provisions of the Master Plan, Banur.
8. The promoter would start development works only after obtaining demarcation level from the concerned Development Authority.
9. The promoter shall also leave 21'-9" wide strip of land to widen the existing 3 karam (16'-6") wide to 60'-0" as per the provisions of unified Zoning Regulations.
10. Applicant shall abide by the condition's imposed in the NOC issued by GM (Tech)-cum-Project Director NHAI, PIU Chandigarh vide letter no NHAI/PIU/CHD/11173/NOC/191 dated 9th Sep 2021.
11. The promoter shall leave 15-meter green buffer inclusive of 5 meter no construction zone along National Highway (Banur- Kharar road).
12. The promoter shall obtain permission of access from the scheduled road from the concerned competent authority u/s 143 of PRTPD Act 1995.
13. Any permission granted shall remain in force in accordance with the terms & conditions of such permission u/s 83 of PRTPD Act 1995.
14. The promoter shall leave safe clearance zone below electric lines passing through the site as per the PSPCL guidelines, if any.

GIP Realty Management LLP  
Partner

- 15 The promoter shall deposit CLU/FDC/License/Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
- 16 The promoter shall obtain permission from the Forest Department Government of India under Forest Act 1980, if required.
- 17 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. The Applicant in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- 18 The promoter shall be responsible for any litigation, if any, regarding land in any court of law.
- 19 Thorough revenue rastas, pucca roads and choenallah/khal passing through the site shall be kept unobstructed.
- 20 The 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.
- 21 This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- 22 The promoter shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.
- 23 The promoter shall make provision for the disposal of rain/storm water in the proposed site and shall not obstruct the flow of rain/storm water of the surrounding area.
- 24 The promoter shall make provision of rain water harvesting within the project area on his own level.
- 25 The promoter shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- 26 The promoter shall obtain any other permission required under any other Act at his own level.
- 27 As per Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water 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 this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
28. Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -
- 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.
  - Any breach of the conditions imposed in the permission letter of change of land use.

The receipt of D.D No. 500867 dated 29.04.2022 amounting Rs. 57,02,000/-, D.D No. 500868 dated 30.04.2022 amounting to Rs. 50,00,000/-, D.D no. 503352 dated 04.05.2022 amounting to Rs. 82,00,000/- (Total Rs 1,89,02,000/-) issued by ICICI Bank towards CLU charges is hereby acknowledged. These charges are tentative and actual charges shall be worked out at the time of approval of layout plan and balance amount shall be payable by the promoter.

Chief Town Planner,  
Punjab

GIP Realty Management LLP

Partner

Endst. No.

CTP(Pb)/

Dated

A copy is forwarded to the Chief Administrator, GMADA, SAS Nagar for information and necessary action with the request that the EDC, EE, SIF and any other charges shall be recovered at its own level

Chief Town Planner,

Punjab

Dated

Endst. No.

CTP(Pb)/

Copy is forwarded to the Chief Administrator, PUDA, SAS Nagar, along with D.D. No. 503353, dated 04.05.2022 amounting Rs.9,45,100/- towards 5% SIF charges on CLU fees, of ICICI Bank, for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.  
DA/as above

Chief Town Planner,

Punjab

Dated

Endst. No.

CTP(Pb)/

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

- 1) Chairman, Punjab Pollution Control Board, Patiala.
- 2) The Chief Conservator of Forests, Punjab, Chandigarh.
- 3) Senior Town Planner, SAS Nagar
- 4) Distt. Town Planner, SAS Nagar

Chief Town Planner,

Punjab.

**GIP Realty Management LLP**

**Partner**

Detail of Khasra Nos of Village Naglari, hadbast No. 282, S A S nagar Mohali

| Sr. No | Khata No. | Khasra Nos | Total Area |          | Project Area |         |
|--------|-----------|------------|------------|----------|--------------|---------|
|        |           |            | kanal      | MARLA    | KANAL        | MARLA   |
| 1      | 109/127   | 8//12      | 6          | 10       | 5            | 11      |
| 2      | 109/127   | 13/1       | 1          | 12       | 0            | 2       |
| 3      | 276/309   | 8//18      | 4          | 6        | 2            | 6       |
| 4      | 278/311   | 8//23      | 7          | 2        | 5            | 6       |
| 5      | 271/304   | 8//19      | 8          | 0        | 8            | 0       |
| 6      | 271/304   | 8//20/1    | 5          | 1        | 2            | 7       |
| 7      | 271/304   | 8//21      | 8          | 0        | 0            | 6       |
| 8      | 271/304   | 20//2      | 8          | 0        | 5            | 6       |
| 9      | 271/304   | 20//3/1    | 6          | 8        | 6            | 8       |
| 10     | 277/310   | 8//22      | 8          | 0        | 7            | 13      |
| TOTAL  |           |            | 62 Kanal   | 19 Marla | 43 kanal     | 5 marla |

CS  
 [Signature]  
 Tehsil: Mohali  
 Dist: S.A.S. Nagar

[Signature]  
 25/1/2022

GIP Realty Management LLP  
 [Signature]  
 Partner

# DEPARTMENT OF TOWN AND COUNTRY PLANNING

## O/o DISTRICT TOWN PLANNER, SAS NAGAR

Block-A, 7<sup>th</sup> Floor, PUDA Bhawnn, Sec-62, SAS Nagar

To

Sh. Paras Mahajan (Authorized Signatory)  
For: M/s Landchester Infrastructure Associates,  
Plot No. 1243, Sector-82, Mohali  
District SAS Nagar

Memo No. 16811 -DTP(SAS Nagar)/

Dated: 30-08-22

**Subject:** Permission for Change of Land Use for Commercial Colony to be developed by M/s Landchester Infrastructure Associates in an area 1 Kanal 4 Marle (0.15 Acre) at Village Naugiari (H.B.No. 282), Tehsil Mohali, Distt. S.A.S.Nagar.

**Reference:** Your application dated 25.07.2022.

Your request regarding Change of Land Use for developing Commercial Colony on an additional area measuring 1 Kanal 4 Malre (0.15 Acre) in continuation to your earlier approved 5.41 acres at Village Naugiari (H.B.No. 282), Tehsil Mohali, Distt. S.A.S.Nagar has been considered at the level of Chief Administrator, GMADA and the permission for Change of Land Use is hereby granted in view of Notification issued by W/o Principal Secretary, Housing and Urban Development vide letter No. 18/30/09-SHG2/1504, dated 06.12.2021 and the report of Tehsildar Mohali dated 12.05.2022.

| Sr. No.               | Khasra No. | CLU Granted for Area |       |        |
|-----------------------|------------|----------------------|-------|--------|
|                       |            | Kanal                | Marle | Sarsai |
| 1                     | 20/9/1     | 1                    | 4     | 0      |
| Total Area            |            | 1                    | 4     | 0      |
| 1K-4M-0S or 0.15 Acre |            |                      |       |        |

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

- i) Permission for CLU shall be in the hands of M/s Landchester Infrastructure Associates.
- ii) 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.
- iii) Promoter shall not undertake/initiate any development work/construction on the site or sell/allot/lease/G.P.A. any plot/site or execute any transaction with anyone without obtaining a valid license under section 5 of PAPRA Act 1995 (amended from time to time). Also, Promoter shall not undertake any construction/development work at site until site plan/ zoning plan/ building plans are got approved from the Housing & Urban Development Department, Punjab as per prevailing PUPD Building rules, 2021 and amendments from time to time.
- iv) 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.
- v) The construction shall be done only on the site/khasra nos. verified by the concerned Tehsildar of the particular Circle Revenue Office and mentioned at table above.
- vi) This permission shall not provide any immunity from any other Act/ Rules/ Regulations/ Instructions/ Directions of any Court or Authority applicable to the land in question.
- vii) Promoter shall obtain NOC/permissions from other concerned departments and take statutory clearances under any other Act or instructions at his own level.

- 4)
- iii) 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.
- ix) The promoter shall abide by all the provisions of PAPRA, 1995 and as amended from time to time. Revenue/Ownership details of the site shall be got verified at that time from the Competent Authority.
- x) The promoter would ensure compliance of all the provisions of the Punjab Regional and Town Planning and Development Act, 1995.
- xi) Promoter shall deposit CLU/EDC/License/Permission Fees and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
- xii) The promoter shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.
- xiii) 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. Promoter in whose hands this Change of Land use lies shall be bound by the decision of such Competent Authority.
- xiv) 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.
- 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) The promoter shall develop the site as per the proposals of Master Plan, Banur and shall keep the proposed land use, sector roads, master plan roads, green buffer, choe/nallah etc intact as per the provisions of the Master Plan, Banur.
- xvii) The 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.
- xviii) The promoter would start development works only after obtaining demarcation level from the concerned Development Authority. Also, promoter is bound to take approach from already approved area only.
- xix) The promoter shall leave safe clearance zone below electric lines passing through the site as per PUPD Building Rules 2021 and PSPCL guidelines, if any.
- xx) The promoter shall deposit CLU/EDC//License/Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
- xxi) The promoter shall obtain permission from the Forest Department Government of India under Forest Act 1980, if required.
- xxii) Thorough revenue rastas, pucca roads and choe/nallah/khal passing through the site shall be kept unobstructed.
- xxiii) The promoter shall make provision for the disposal of rain/storm water in the proposed site and shall not obstruct the flow of rain/storm water of the surrounding area. Also promoter shall make provision of rain water harvesting within the project area on his own level.
- xxiv) The promoter shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xxv) The promoter shall obtain any other permission required under any other Act at his own Level.
- xxvi) As per Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water 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 this connection by Authority for ground water extraction and rain water harvesting/recharge etc.
- xxvii) Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -

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- 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.
- xxviii) Site falls in the Potential Zone 9 as per notification no. 17/17/2001-SHG2/P.F./ 748168/17, dated 06.05.2016.

The receipt of DD Number 504799 dated 21.07.2022 amounting Rs. 5,24,100/- (Rs. Five Lakh Twenty-Four Thousand and One 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.

Endst. No.

-DTP(SAS Nagar)/

4)  
District Town Planner,  
S.A.S. Nagar.  
Dated:

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.

HJI  
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. 504798 dated 21.07.2022 amounting Rs 26,300/- (Rs. Twenty-Six Thousand and Three 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.

HJI  
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.

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

# **DIRECTORATE OF TOWN AND COUNTRY PLANNING**

## **PUDA BHAWAN SECTOR 62- SAS NAGAR**

### **PUBLIC NOTICE**

This is to inform the general public that the permission of Change of Land Use was granted to M/s Landchester Infrastructure Associates, Plot No. 1243, Sector-82, Mohali, S.A.S Nagar for developing commercial colony at village Naugiari (H.B. No. 282), S.A.S. Nagar on khasra Nos. 8//12 (5-11 ), 8//13/1 (0-2), 8//18 (2-6), 8//23(5-6), 8//19(8-0), 8//20/1(2-7), 8//21(0-6), 20//2(5-6), 20//3/1(6-8) & 8//22(7-13) for an area measuring 43 kanal 5 marla (5.41 acres), vide memo No. 2172 CTP(PB)/SP-432-M dated 09.05.2022 and CLU for an additional area of khasra number 20//9/1 (1-4) (0.15 acres) at village Naugiari (H.B. No. 282), S.A.S. Nagar in continuation to earlier granted CLU was issued vide memo No. 1620 DTP (SAS Nagar) dated 30.08.2022. This land has now been purchased by M/s GIP Realty Management LLP and they have requested for transfer of above mentioned CLUs in the name of their firm. It is worthwhile to mention here that license for developing commercial colony at village Naugiari (H.B. No. 282), S.A.S. Nagar on above mentioned khasra numbers in the name of M/s Landchester Infrastructure Associates has not been granted by Competent Authority under Punjab Apartment and Property Regulation Act, 1995.

Therefore, before transferring of CLU permission as per procedure for transfer of CLU for colonies as well as Standalone Projects dated 09.11.2021, a public notice is hereby published for inviting objection if any from general public. The Public Notice and CLU approval letters have been uploaded on website [www.puda.punjab.gov.in](http://www.puda.punjab.gov.in). It has also been displayed on the following places for inspections:-

1. Office of Chief Administrator GMADA, 1st Floor PUDA Bhawan, SAS Nagar.
2. Office of Chief Town Planner, Punjab, 5th Floor, PUDA Bhawan SAS Nagar.
3. Office of Senior Town Planner, Punjab, 7th Floor, PUDA Bhawan SAS Nagar.
4. Office of District Town Planner SAS Nagar 7th Floor PUDA Bhawan SAS Nagar.

Those desirous may submit their objections in writing within 15 days from the date of publication of this notice to the office of the undersigned.

Sd/- Senior Town Planner, SAS Nagar,  
Room No. 708, 7th Floor,  
PUDA Bhawan, Sector 62, SAS Nagar.