

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

To

M/S Shipra Estates Ltd.,
D-32, Laxmi Nagar Main Vikas Nagar,
Delhi-110092

Memo No ¹⁶¹ CTP(Pb)/ SP-432(m)
Dt. 11-1-2010 Chandigarh, the

Subject: Prermission for Change of land use for Super Mega Mixed Use Integrated Industrial Park Project of M/S Shipra Estates Ltd., at Vill. Bhankerpur, Shatab Garh, Bakar Pur and Chhat, Tehsil Derabassi, Distt. Mohali.

Ref: Your requested dated 20.2.09 and 13.4.09

2. Your request for change of land use for Super Mega Mixed Use Integrated Industrial Park Project for an area measuring 591.44 acre falling in village Bhankerpur, Shatabgarh, Bakarpur, Nagla and Chhat, Tehsil Derabassi, Distt. Mohali has been considered at Govt. level. The permission for change of land use of 277.43 acres for which this ownership has been verified by the Circle Revenue Officer is hereby given with the permission of Govt. on the following terms and conditions. The detail of land measuring 277.43 acres is given in

Annexure 'A'

- i) Applicant should 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.
- ii) Promoter shall develop the site after getting the building plans/layout plans approved from Competent Authority.
- iii) 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 of right of this land, which have to be determined by competent Authority. The Promoter in whose hand this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- iv) Promoter shall be responsible for any litigation if any regarding land in any court of law. Through revenue rastas and pucca road passing through the site shall be kept unobstructed.
- v) Promoter shall obtain NOC from PPCB required 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.
- vi) Promoter shall not make any construction under HT/L.T. electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- vii) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- viii) Promoter shall obtain NOC from the Forest Department under Forest Act, 1980 before undertaking development at site.
- ix) 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.

- x) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xi) Promoter shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xii) Promoter shall obtain any other permission required under any other Act at his level.
- xiii) 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 the colony.
- xvi) Promoter shall obtain permission from the National Highway Authority and under PRTDA to drive access from the National Highway/scheduled road before taking up development at site and shall maintain 30 mts. no- Construction Zone.

Since the site falls in the Master Plan of Derabassi, Zirakpur and Regional Plan GMADA thus promoter shall be liable to abide by the provisions/ proposals of the Master Plan of Derabassi, Zirakpur & Regional Plan GMADA.

The receipt of Rs. 9,95,41,884/- towards CLU charges by way of demand draft in the name of Chief Administrator GMADA is hereby acknowledged. These charges are tentative, actual charges shall be worked out at the time of approval of layout plan.

M. Mahalwal
Chief Town Planner
Punjab, Chandigarh.

Endst.No.

CTP(Pb)/

Dt.Chandigarh, the

Copy is forwarded to the Chief Administrator, Greater Mohali Area Development Authority, SAS Nagar alongwith a demand draft of Rs. 9,95,41,884/- drawn at State Bank of India, SCB, Chandigarh dated 6.1.2010 payable at Mohali w.r.t. Government endst.No. 6/2/2005/1Hg1, dt. 25.11.09 to your address.

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, SAS Nagar.
- 4) District Town Planner, SAS Nagar.

Sd/-
Chief Town Planner
Punjab, Chandigarh.