



Issued To: Gaurav Land Developers & Colonizers Pvt. Ltd.  
District-Ludhiana

To

**The Director,  
Gaurav Land Developers & Colonizers Pvt. Ltd.,  
Village-Bholapur  
Chandigarh road, Ludhiana.**

No.

Dated:

**Subject: Change of Land Use for Gaurav Land Developers & Colonizers Pvt. Ltd.,  
Village- Bholapur, Ludhiana on an area of 7.641 Acres.**

Change of Land Use to Gaurav Land Developers & Colonizers Pvt. Ltd., Village- Bholapur, Ludhiana on an area of 7.641 Acres was issued under Affordable Housing Policy 2016 vide letter no. PBIP/CAPA/HUD/2017/944 dated 21.12.2017. Now the applicant has requested that the case should be considered under Affordable Colony Policy-2018 of Government of Punjab issued Vide No. 12/01/2018-5hg2/806 dated 13 March 2018. Accordingly, the Change of Land Use issued vide letter No. PBIP/CAPA/HUD/2017/944 dated 21.12.2017 stands cancelled.

Now, Change of land Use on an area measuring 7.641 Acres falling in Village- Bholapur (H.B. No. 238), Tehsil & District- Ludhiana from Agriculture to Residential (Group Housing project under Affordable Colony Policy-2018 of Government of Punjab issued Vide No. 12/01/2018-5hg2/806 dated 13 March 2018) has been considered at the level of Competent Authority Project Approval, Housing and Urban Development Department, Punjab Bureau of Investment Promotion Level. The permission for Change of Land Use for Residential Purpose (Group Housing project under Affordable Colony Policy-2018) is hereby given on following terms and conditions.

**The detail of land as submitted by the promoter and verified by the Revenue department, PBIP is as follows:**

Sr. No.	Mustil No.	Khasra No.	Area in K-M
1.	36	3	7-5.64
2.		4/1	6-2
3.		4/2	1-18
4.		7	8-0
5.		8	7-5.64
6.		13	7-5.64
7.		14/1	4-0

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8.		14/2/1/1	1-16
9.		14/2/2	1-18
10.		14/2/2/1	0-6
11.		17	8-0
12.		18	7-5.64
Total			61K – 2.56M or 7.641 Acres

1. The Change of Land Use shall be in the hands of **Gaurav Land Developers & Colonizers Pvt. Ltd., Vill. Bholapur, Ludhiana.**
2. The promoter has deposited Rs. 57,30,750/- (Fifty Seven lakh Thirty Thousand Seven Hundred Fifty Only) as CLU fee and Rs. 2,86,538/- (Two Lakh Eighty Six Thousand Five Hundred Thirty Eight Only) as SIF as per Receipt No. PBIP-1482 dated 11.12.2017 and Receipt No. PBIP-1752 Dated 24.05.2018.
3. The promoter shall deposit EDC, License/Permission fee and all other charges to be calculated at the time of submission of Layout Plan and he shall be liable to pay the same.
4. The promoter shall develop the site after obtaining license under PAPRA 1995 and PAPR (Amendment) Act, 2014 and the rules made there under from the Competent Authority.
5. The promoter shall have to get the Layout Plan, Zoning Plan and Building Plans approved from the Competent Authority.
6. The promoter shall be responsible for litigation if any, regarding land and any other issue in any court of law.
7. The applicant shall abide by the Affordable Colony Policy -2018 of Govt. of Punjab issued vide notification No. 12/01/2018-5hg2/806 dated 13 March 2018.
8. The promoter shall not undertake/continue with any development work/construction on the site until final Layout and Zoning are approved by the Competent Authority.
9. The issue of ownership of land is independent and exclusive of permission of change of land use. Therefore the permission of C.L.U. does not in any manner grant or effect ownership right of this land. The promoter in whose hand this change of land use lies shall be bound by the decision of such competent authority.

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10. In case of any controversy amongst the Partners/Directors or any litigation in any Court of law, this office shall in no manner be responsible/party to it.
11. Through revenue rastas/khals and pucca roads passing through the site shall be kept unobstructed.
12. **The applicant has to construct 60 feet wide road in front of the site in question, at his own cost, as per the self-declaration submitted by the applicant in this office and this road shall be used as public road.**
13. The promoter shall not make any construction under H.T./L.T./66kv/11kv electric line, if any, passing through the site or shall get these lines shifted by applying to the concerned authority.
14. As per section 83 of Punjab Regional and Town planning and Development Act 1995 amendment, 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.
15. The promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant act before undertaking the development at the site.
16. The promoter shall be liable to pay the differences of amount, if any, found at any point of time by any department or concerned Development Authority as and when demanded.
17. The 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.
18. The promoter shall make provision of rain water harvesting within the project area at its own cost.
19. The promoter shall also install solar water heating system at the site as per PEDAGuidelines.
20. The permission can be withdrawn at any time in case of any type of litigation/violation.



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21. The promoter shall develop the site as per the proposal of Master Plan, Ludhiana.
22. The promoter shall make its own suitable arrangement for provision for drinking water supply and disposal of sewerage and solid waste management.
23. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
24. The promoter shall also obtain NOC/permission from other concerned department/s.
25. The promoter shall start development works only after taking demarcation level of verification of depth and size of water supply & sewerage lines and plinth level from Competent Authority.
26. The promoter shall not object to the acquisition of land for proposed roads, if any passing through or near the site.
27. As per memo No. PUDA/CA/20131713-16 dated 27.02.13 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 office (Deputy Commissioner) of the district and subject to the guidelines/safeguards envisaged from time to time in this connection by the authority for ground water extraction and rain water harvesting recharges etc.

*sd*

**Competent Authority Project Approval  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP**

Endst No. PBIP/CA PA (HUD)/2018/1120

Dated: 25.5.2018

A copy of the above is forwarded for information and necessary action to the following: -

1. Chief Administrator, Punjab Urban Development Authority (PUDA).
2. Chief Administrator, Greater Ludhiana Area Development Authority, (GLADA).
- ✓ 3. Senior Town Planner, Ludhiana.
4. District Town Planner, Ludhiana.

*Aljies*

**Competent Authority Project Approval  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP**