

To be substituted bearing same number and date

**GOVERNMENT OF PUNJAB
DEPARTMENT OF LOCAL GOVERNMENT
(LG-III BRANCH)**

NOTIFICATION

Dated, Chandigarh the 18th October, 2006

No. 10/16/2001-2LG3/4976.- Whereas, in pursuance of the provisions of section 4 (1) of Punjab Municipal Act, 1911 (As amended by Punjab Municipal (Amendment) Act No.11 of 1994), the Governor of Punjab, having regard to population of area, the density of population therein, the revenue generation for Local Administration, the percentage of employment in non-agricultural activities, the economic importance and to ensure development of the area in planned manner etc, was pleased to declare his intention to constitute Nagar Panchayat, Naya Gaon vide notification No. 10/16/2001-2LG(3)/14863 dated 12th September, 2005 thereby inviting public objections;

2. AND whereas during the stipulated period fixed for receipt of public objections, large number of representations were received thereby supporting the intention of Government to constitute Nagar Panchayat, Naya Gaon and that the only objection received was of the Department of Forest, Government of Punjab conveyed vide their No. 46/143/05/Ft-3/13305 dated 07.10.2005, interalia stating that the land covered by the Notification dated 12.09.05 also find mention in the Notifications issued under the Punjab Land Preservation Act, 1900 and that the Hon'ble Apex Court in a judgment has held all such lands to be "forest lands", therefore, before issuing the final notification of Constitution of Nagar Panchayat, Naya Gaon, prior approval of Ministry of Environment and Forest, Government of India, as provided under the provisions of "forest Conservation Act, 1980", may be obtained. Consequent upon, the issuance of letter No. F/No. 8-19/2006-FC dated 14.09.06, by the Ministry of Environment and Forest, Government of India, reiterating the final approval conveyed vide their letter dated 10.08.06 for delisting of 707.70 hectare of cultivated and habitation area subject to the conditions enumerated therein, in Nada and Karoran villages from the list of "Forest lands", the objection dated 07.10.05 of Department of Forest, Government of Punjab has become redundant;

3. Now, therefore, in exercise of the powers conferred under section 4 and 5 of the Punjab Municipal Act, 1911 (as amended by Punjab Municipal (Amendment)

Act No. 11 of 1994), the Governor of Punjab is pleased to declare the local area mentioned in the schedule of boundary below comprising of villages Karoran, Nada and Kansal to be transitional area for the purpose of constituting Nagar Panchayat, Naya Gao : subject to the conditions that (i) the forest and land preservation area under the Nagar Panchayat shall continue to be so unless it is duly approved/cleared for other uses by the authority competent to do so ; and (ii) the constitution of Nagar Panchayat shall not impinge upon any orders of the courts of competent jurisdiction particularly with regard to illegal construction if any. The department and the Nagar Panchayat shall adhere to such orders:-

SCHEDULE OF BOUNDARIES

- North :-** Starting from point A which is the North West of Murabba No. 92 of village Nada Hadbast No. 350, moving towards east upto middle of Murabba No. 97 which makes point B further running south ward middle of Murabba no. 97, 104 upto point C which further runs east side upto north eastern corner of Murabba No. 115, which makes point D, further runs south side up to south west corner of Murabba No. 146 of village karoran, hadbast no. 352, which makes point E. Then towards east it runs along southern side of Murabba no. 146, 147, 148 and 149 of village Karoran, upto Murabba no. 75 of village Kansal hadbast no. 354 which makes point F.
- East :-** Thence from point F moving towards south along the eastern side of Murabba no. 78, 90, 93 and 104 of village Kansal upto point G which further runs toward east upto north east corner of Murabba No. 113, which makes point H and then runs along east side of Murabba No. 113, 122, 137, 136, 145, 146, 156, and 159 which makes point I.
- South :-** Thence from point I moving west side along the UT boundary upto west of Murabba No. 77 which makes point J and then moving southern side along the revenue boundary of village Karoran and village Khuda Ali Sher (UT) upto khasra no. 232/1/2 which makes point K.
- West :-** Thence from point K moving towards west and north along revenue boundary of village Karoran and UT of Chandigarh upto khasra no. 129/1 of village Nada (south west corner) which makes point L and

Note : Population Density of Individual Group Housing site shall not be more than 300 person per acre including variation of 20%. This is further subject to approval of the actual construction plans.

- d) Copies of the Enlarged Part Master Plan of the site and Satellite Image of the land is also enclosed at No. H and No. J.
- e) In the Revenue Department Record, the land has shown as RESIDENTIAL since 12.12.1996 { Copy at K }
- f) The site of the Society falls in Residential Zone-E of the Master Plan.

3. ACCESSIBILITY AND NEARNESS TO IMPORTANT LOCATIONS OF CHANDIGARH.

- a) A cursory glance at the Master Plan will reveal that the inter-linkage of villages constituting Nagar Panchayat and with Chandigarh has been provided via 30.0 MT wide roads and at some places, 9.00 MT Service roads has been provided. The roads touches Madhya Marg, Chandigarh just behind PGI on one side and Civil Secretariat, Chandigarh on the other side. An other 30.0 MT wide road has been provide to Link Mullanpur, an other upcoming Development Zone in District S.A.S. Nagar.
- b) Site of the Society is 0.5 km behind Punjab Engineering College, Chandigarh . Access to P.G.I.,Chandigarh, Bus Stand, Retail Markets, Shopping Centre, Sector 17, Railway Station, Air Port varies between 5 and 15 minutes driving time.
- c) Construction work of roads has already commenced in the Nagar Panchayat.

4. INCREASED F.A.R. AND HEIGHT.

- a) Tata Housing Housing Development Company has already its presence in village Kansal of the Nagar Panchayat falling in Residential Zone A & B where they have land holding of about 50.0 Acres. High Rise apartment complex is planned on this site along with a 5-Star Hotel on 5 Acre piece of land. A 30.0 MT wide road cuts across their land. To compensate for the land, the government has permitted increased F.A.R. of 2.5 and a height of 3 times the road width plus set back, which will be more than 100 MTS.