

# DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,  
Patiala.

To

Sh. Harpreet Mohinder Singh S/o Sh. Paramjit Singh  
Smt. Rajwinder Kaur W/o Sh. Harpreet Mohinder Singh  
Smt. Paramjit Kaur W/o Sh. Paramjit Singh  
Partners  
M/s Sant Baba Labh Dass Ji Parking  
Village Behniwal,  
Tehsil & Distt. Mansa.

Memo No: 389

-STP(P)/SP-327

Dated: 03-02-2020

Sub:

**Change of land use - M/s Sant Baba Labh Dass Ji Parking at Vill. Behniwal (H.B.No: 92), Tehsil & District Mansa from Agriculture to Freight Complex (Standalone)**

Ref:

Your application dated 31-01-2020.

2.

Your request for change of land use for an area measuring 4.5125 acres falling in village Behniwal (H.B.No: 92), Tehsil & District Mansa for Freight Complex (Standalone) purpose has been considered in this office. The site does not fall in any Notified Local Planning Area/ Master Plan. Permission is thereby given as per Chief Town Planner letter no. 1219-37-CTP(PB)/ SP-432 (Gen.) dated 27.02.2018 to use the said land for this unit. The revenue report as verified by Tehsildar Mansa vide his letter dated 23.12.2019 is as under :-

Sr.No.	Khasra No.	Area as per revenue report		CLU issued
		Kanal	Marla	
1)	49//21/2	05	00	4.5125 acres including road widening area <i>Harpreet Moh</i> <i>M/s. Sant Baba Labh Dass Ji Parking</i> <i>Village Behniwal</i>
2)	66//15/1	07	11	
3)	67//1	08	00	
4)	67//10	08	00	
5)	67//11/1	07	11	
	Total	36	02	
		4.5125 acres		


3.

The above permission is subject to the following terms & conditions:-

- The change of land use shall remain in force in accordance to the provisions of revised section 83 of "The Punjab Regional and Town Planning And Development ( amendment) Act, 2015" notified vide notification no.16-Leg/2015 dated 22.04-2015 by Department of Legal and Legislative Affairs, Punjab.
- The change of land use shall be in the hands of Sh. Harpreet Mohinder Singh S/o Sh. Paramjit Singh, Smt. Rajwinder Kaur W/o Sh. Harpreet Mohinder Singh and Smt. Paramjit Kaur W/o Sh. Paramjit Singh Partners M/s Sant Baba Labh Dass Ji Parking, Village Behniwal (H.B.No:92), Tehsil & Distt. Mansa for the above said piece of land.
- The applicants shall deposit CLU/ EDC/ Licence /Permission fee and all other charges levied or to be levied by Housing & Urban Development Department Punjab from time to time.

- The applicants shall develop the site as single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- v. 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 has to be determined by the Competent Authority. The promoter in whose hand this change of land use lies shall be bound by the decision of the said Competent Authority.
- vi. The applicants shall be responsible for any litigation regarding land owners in any court of law.
- vii. Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- viii. The applicants shall obtain NOC from PPCB 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 site.
- ix. The applicants shall get the Building Plans approved from the concerned Competent Authority before undertaking any development at site.
- x. This permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question. The applicant shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level.
- xi. The applicants shall obtain NOC from the Forest Department if required under Forest Act, 1980 before undertaking development at site.
- xii. The applicants shall obtain approval/NOC from the Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest Deptt., Government of India before starting the development works.
- xiii. The applicants 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.
- xiv. The applicants shall make provision of Rain Water Harvesting and Plantation in the premises as per building bye-laws or instructions of Govt. issued from time to time.
- xv. The applicants shall make his own suitable provisions for drinking water supply and disposal of sewage & solid waste management.
- xvi. As per notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27-02-2013, the applicant shall not use underground water for construction of development works in the notified area. He shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.
- xvii. The applicants shall leave 8'-9" land from his site to widen the existing 82'-6" (Mansa-Talwandi Saboo) road to 100'-0" and thereafter shall leave 5 meters No Construction Zone as per undertaking submitted by them.
- xviii. The applicants shall abide by the conditions laid in letter no:1322 dated 20.12.2019 issued by Executive Engineer, Construction Division, PWD (B&R) Branch, Sangrur.
- xix. As & when Master Plan is prepared applicants shall abide by the provisions of Master Plan.
- xx. The applicants shall not store any hazardous material as classified in PUDA Building Rule-2018 part-XII rule 47 as per undertaking submitted by them.
- xxi. The construction shall be done only on the site/ khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
- xxii. The applicants shall obtain any other permission if required under any other act at his own level.
- xxiii. The applicants shall develop the site as per and PUDA Building Rules-2018.
- xxiv. No change of land use charges have been charged as per notification no. 17 / 17 / 2001- 5Hg 2 / P.F. 748568 dated 06.05.2016 and 17/17/2001-5hg2/4592 dated 11-08-2017.

DA/X

  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.

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Endst. No.

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, Bathinda Development Authority, Bathinda along Demand Draft No:000154 dated 30-01-2020 amounting to Rs.3,75,000/-(Rs. Three lacs seventy five thousand only) issued by AXIS Bank, Branch Talwandi towards total EDC charges if any difference is found, it may be collected from the applicant at your own level.

DA/ As above

*Sd/-*  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.  
Dated:

Endst. No.

-STP(P)/

Copy is forwarded to the Chief Administrator, PUDA, Mohali along Demand Draft No:000153 dated 30-01-2020 amounting to Rs.18,800/-(Rs. Eighteen thousand & eight hundred only) issued by AXIS Bank, Branch Talwandi towards total SIF. If any difference is found, it may be collected from the applicant at your own level.

DA/As above

Endst. No.

-STP(P)/

*Harpreet Mohinder*  
*M/s. Sant Baha Labh Dass Ji Parking*  
*Village Behniwal*  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.  
Dated:

Copy is forwarded to :-

- 1) Chief Town Planner, Punjab, Chandigarh.
  - 2) Chairman, Punjab Pollution Control Board, Patiala.
  - 3) Director of Factories, Punjab, Chandigarh.
  - 4) District Town Planner, Bathinda.
  - 5) Estate Officer Regulatory, BDA, Bathinda.
  - 6) Executive Engineer, Construction Division, PWD (B&R) Branch, Sangrur.
- for information and necessary action.

*m* DA/As above

*Sd/-*  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.