

To

Deputy Commissioner,  
Fazilka.

Memo No. 94

DTP(FZK)/P.P.-1

Dated 07.02.2022

Subject: - NOC for setting up MS/HSD Rural Retail Outlet at village Dharampura, Block & Tehsil Abohar, Distt. Fazilka (Punjab).

Reference: - Your Memo No.666/ਫਕ-1-ਫਸ dated 31.01.2022

With reference to the subject cited above, the C.L.U./N.O.C. case has been examined in this office. The total area of the site is 1616.04 sq.m. (0.3994 Acres), falling in Khasra No. 38//15/2 at village Dharampura (H.B. No. 82), Tehsil Abohar, District Fazilka. The title of land is in the name of Mrs. Priya Singhmar W/o Laxmi Narayan, as per the C.R.O report and Jamabandi. The site falls in notified Master Plan Abohar (2009-31). The site abuts on 5 karam (27'6") wide Alamgarh-Dharampura Road, on which retail outlet is permitted.

The change of land use for retail outlet use is granted as per the provision of Punjab Regional and Town Planning & Development Act, 1995 and Rules framed there underwith the following conditions:-

- I. The Change of Land Use shall be in the hands of the applicant – Mrs. Priya Singhmar W/o Laxmi Narayan.
- II. The applicant shall construct the retail outlet as per the approved Building/ Layout Plans.
- III. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, the 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.
- IV. Applicant shall not divide/bifurcate the site and develop it as a single unit.
- V. Applicant shall be responsible for litigation, if any, regarding land in any court of law.
- VI. Through revenue rasta/pucca roads if any, passing through the site shall be kept unobstructed.
- VII. Applicant is bound to leave 16'-3" wide strip free of cost from his/ her own site to widen the existing 27'-6" wide road to the proposed 60' wide road, as per Unified Zoning Regulation-2018 and as per the undertaking submitted to this office.
- VIII. Applicant 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.
- IX. Applicant shall either not make any construction under H.T./L.T. electric Lines if any, passing through the site or shall get these lines shifted by applying to the concerned authority.
- X. The permission will not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.



- XI. Applicant shall obtain NOC from the Forest Department under Forest Act, 1980 before undertaking development at the site if required.
- XII. The applicant shall obtain NOC from Petroleum & explosive Organization before undertaking development at the site if required.
- XIII. Applicant shall make provision for the disposal of rain/stormwater of the proposed project and shall not obstruct the flow of rain/ stormwater of the surrounding area.
- XIV. Applicant shall make provision of rain water harvesting within the project area at their own cost.
- XV. Applicant shall make suitable provision for drinking water supply and disposal of sewage & solid waste management.
- XVI. Applicant shall obtain any other permission required under any other Act at their own level.
- XVII. Applicant shall abide by all the provisions of Notified Master Plan Abohar (2009-31).
- XVIII. Applicant shall be liable to pay the different of amount found in the calculated fees and the difference found by the audit team at any stage.
- XIX. As per notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area. He/ she should also incorporate such conditions in the allotment letter of plots/ apartments directing the allottees to not use the underground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.
- XX. The Change of Land Use permission is valid as per instructions of State Govt. Notification no. 16-Leg/2015 dated 22.04.2015. 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.
- XXI. Electric connection may be released by PSPCL subject to the condition that applicant shall get the building plans approved from the competent authority before carrying out construction/development works on site. In case applicant carries out construction without approval of building plans then PSPCL may be asked by this office to cancel the connection.
- XXII. The applicant shall provide for a charging station for electrically driven vehicles within the site.

The following Fee has been submitted in this office:-

S. No.	Detail of Fee	Amount	D.D. NO. & Date	Name of Bank	In the favor of
1.	C.L.U.	36,300/-	234905 Dated:10.01.2022	Bank of Baroda	District Town Planner, Fazilka
2.	S.I.F (only 5% of C.L.U)	1,900/-	234906 Dated:10.01.2022	Bank of Baroda	Chief Administrator, PUDA Mohali
3.	Building Fees	14,210/-	234907 Dated:10.01.2022	Bank of Baroda	District Town Planner, Fazilka
4.	Labour Cess	21,900/-	234908 Dated:14.01.2022	Bank of Baroda	Punjab Building and Other Construction Workers Welfare Board, Chandigarh

Encl.-NIT Approved Layout Plan

(Paranjit Singh)  
District Town Planner,  
Fazilka.