

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Patiala.

To

✓ Sh. Manpreet Singh S/o Sh. Sukhwinder Singh
Director & Authorized Signatory
M/s JRG Laminates Private Limited
H.No:95, Taj City Colony, Patiala Road Sunam,
Tehsil Sunam, Distt. Sangrur.

Memo No: 2431 -STP(P)/ SP-327 Dated: 28-09-21

Sub: Change of land use - M/s JRG Laminates Private Limited at village Chhajli-B (H.B.No:36), Tehsil Sunam Udham Singh Wala, Distt. Sangrur from Agriculture to industry (Manufacturing of PVC Panels from Virgin Plastic) (PPCB Category code 3302) Potential Zone-7.

Ref: Your application dated 23.09.2021.

2. Your request for change of land use for an area measuring 20 kanal (2.5Acre) falling in village Chhajli-B (H.B.No:36), Tehsil Sunam Udham Singh Wala, Distt. Sangrur from Agriculture to industry (Manufacturing of PVC Panels from Virgin Plastic) (PPCB Category code 3302) purpose has been considered in this office. The site falls in Notified Local Planning Area, Sunam Udham Singh Wala. Permission is hereby 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 Sunam Udham Singh Wala vide his letter dated 09.09.2021 is as under:-

Sr.No.	Khasra No.	Area as per revenue report			CLU issued
		Kanal	Marla	Sarsai	
1)	6//4	05	18	00	2.5 Acres including road widening area
2)	3	08	00	00	
3)	2	06	02	00	
	Total	20	00	00	
		Or 2.5 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 M/s JRG Laminates Private Limited at village Chhajli-B (H.B.No:36), Tehsil Sunam Udham Singh Wala, Distt. Sangrur 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.
- 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.

For JRG Laminates Pvt. Ltd.

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Director

- 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 of department of Housing & Urban Development, Punjab 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. That shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.
- xvii. The applicants shall not make any construction under H.T/L.T. transmission electric lines, if passing through the site or shall get these lines shifted by applying to the concerned authority.
- xviii. The applicant shall leave 6'-0" wide strip of land from his site to widen the existing 88'-0" road to 100'-0" and thereafter shall leave 5meters No Construction Zone as per undertaking submitted by him.
- xix. As the land falls in Mustarka Khata "CLU has been issued for jointly owned land which has not been partitioned and that Government will not be liable for any dispute/litigation between applicant and other co-owners or consequent issues arising with any other persons/s."
- xx. The applicants shall abide by all the provisions of LPA/ Master Plan, Sunam Udham Singh Wala.
- 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./748168 dated 06.05.2016 and 17/17/2001-5hg2/4592 dated 11-08-2017.
- xxv. Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances :-
 - i. If any Document/Self declaration/DD furnished by the applicant proves to be false or if applicant is found to have will fully suppressed any information.
 - ii. Any breach of the conditions imposed in the permission letter of change of land use.

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For JRG Laminates Pvt. Ltd.

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Director

Rajinder Kumar
(Rajinder Kumar)
Senior Town Planner,
Patiala.

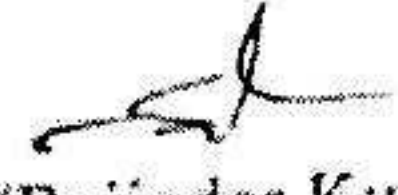
Endst.No.

-STP(P)/

Dated:

Copy is forwarded to the Chief Town Planner (PUDA), Punjab, Chandigarh with a request to transfer an amount of Rs.2,51,100/- (Rs. Two lacs fifty one thousand & one hundred only) as total EDC to the Chief Administrator, PDA, Patiala and an amount of Rs.12,560/- (Rs. Twelve thousand five hundred & sixty only) as total SIF to the Chief Administrator, PUDA, Mohali. The applicants has been deposited Rs.2,63,660/- as per Transaction I.D. No:683295167 dated 22-09-2021 (Copy attached).

DA/As above



(Rajinder Kumar)
Senior Town Planner,
Patiala.
Dated:

Endst.No.

-STP(P)/

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala with request to collect an amount of Rs.2,51,100/- (Rs. Two lacs fifty one thousand & one hundred only) as total EDC from Chief Town Planner (PUDA), Punjab, Chandigarh as per Transaction I.D. No: 683295167 dated 22-09-2021.

DA/ as above



(Rajinder Kumar)
Senior Town Planner,
Patiala.
Dated:

Endst.No.

-STP(P)/

Copy is forwarded to the Chief Administrator, PUDA, Mohali with a request to collect amount of Rs.12,560/- (Rs. Twelve thousand five hundred & sixty only) as total SIF from Chief Town Planner (PUDA), Punjab, Chandigarh as per Transaction I.D. No: 683295167 dated 22-09-2021.

DA/as above


(Rajinder Kumar)
Senior Town Planner,
Patiala.
Dated:

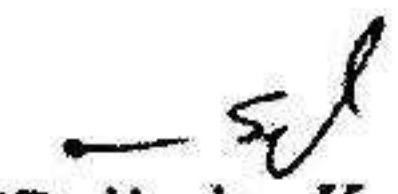
Endst.No.

-STP(P)/

Copy is forwarded to:-

- 1) Chairman, Punjab Pollution Control Board, Patiala.
 - 2) District Town Planner, Sangrur.
 - 3) Estate Officer Regulatory, PDA, Patiala.
- for information and necessary action.

DA/x


(Rajinder Kumar)
Senior Town Planner,
Patiala.

For JRG Laminates Pvt. Ltd.


Director