DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Patiala.

To

Sh. Lakha Ram S/o Sh. Sarup chand
Authorized Signatary,
M/s Mahadev Educational Welfare & Charitable Society,
Ward No. 13, Colony Road,
Lehragaga,
Distt. Sangrur.

Memo No: 2594 -STP(P)/SP/327
Dated: 25-9-2017

Sub: **Change of land use from Agriculture to Institutional D-Pharmacy college (Vidya Sagar Para Medical Institute) at Village Kotra Lehal (H.B.No.68), Tehsil Lehra & District Sangrur.**

Ref: Your application dated 14.09.2017.

2. Your request for change of land use for an area measuring 2.0625 acres located at village Kotra Lehal (H.B.No:68), Tehsil Lehra & Distt. Sangrur for Institutional (D-Pharmacy College) has been considered in this office. The site does not falls in any notified Master Plan, Local Planning Area. The permission for change of land use is granted as per govt. instructions issued vide letter no: 18/30/2009-5hg2/3577 dated 22.12.2010 and as per notification No: 17/17/2001-5Hg2/PF/3031 dated 20-08-2013 to use the said land for Institutional (D-Pharmacy College). The revenue report as verified by Tehsildar Lehra vides his letter dated 28.07.2017 is as follows:-

Sr. No.	Khasra No.	Ownership as per Revenue Record and CLU applied		CLU issued
		Kanal	Marla	
1)	43//15 min	04	13	2.0625 Acres
2)	44//11	08	00	
3)	12	03	12	
4)	19 min	00	05	
	Total	16	10	
		or 2.0625 acres		

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

i. The change of landuse 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.

ii. The change of land use shall be in the hands of Mahadev Educational & Welfare & Charitable Society(Regd.). Village Lehragaga, Distt. Sangrur for the above said piece of land.

iii. The applicant shall deposit EDC/Licence /Permission fee and all other charges levied or to be

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 applicant 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 applicant 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 applicant shall get the Zoning/Building Plans approved from the concerned Competent Authority before starting any development at site.

x. The applicant 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.

xi. 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.

xii. The applicant shall obtain NOC from the Forest Department under Forest Act, 1980 before undertaking development at site.

xiii. The applicant 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.

xiv. The applicant 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.

xv. The applicant 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.

xvi. The applicant shall make his own suitable provisions for drinking water supply and disposal of sewage & solid waste management.

xvii. In case the change of landuse permission is availed, then it is valid upto 24-07-2047 i.e.3 years as per registered pattanama submitted in this office by the applicant.

xviii. 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. The applicant shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.

xix. The construction shall be done only on the site/ khasra no's verified by the concerned Tehsildar of the particular circle revenue office.

xx. The applicant shall obtain any other permission if required under any other act at his own level.

xxi. The applicant shall develop the site as per and PUDA Building Rules-2013 and as per undertaking submitted by him.

xxii. No change of land use charges have been charged as per notification no. 17 / 17 / 2001- 5H 2 / P.F./748168/17 dated 06.05.2016 and 17/17/2001-5hg2/4592 dated 11-08-2017.

NOTARY
SHASHI MOHAN
Advocate, Sunam
Distt. Sangrur (Pb.)
INDIA
Reg. No. 4-Judl. (I) 1988
Exp.Dt.30-12-2023

Senior Town Planner,
Patiala.

Divisional Forest Officer
Sangrur Forest Division,
SANGRUR

Endst. No. -STP(P)/ Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Pati along with Bank Draft No:004049, dated 12-09-2017 amounting to Rs.1,36,200/-(Rs. One lac thi six thousand & two hundred only) issued by HDFC Bank, Branch Lehragaga towards EDC & Ba Draft No: 004048 dated 12-09-2017 amounting to Rs.18,600/-(Rs. Eighteen thousand & six hund only) issued by HDFC Bank, Branch Lehragaga towards License Fees/Permission Fees. Th charges may be checked at your level. If any difference is found, it may be collected from applicant.

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Endst. No. -STP(P)/ Dated:

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with UTR No: N255170366450866 dated 12-09-2017 issued by HDFC Bank, Branch Lehragaga showing amounting to Rs. 7,800/- (Rs. Seven thousand & eight hundred only) deposited in PUDA A/c no:35627447992 dated 26-07-2017 as Social Infrastructure Fund (5% of License Fee+ EDC) for information and necessary action.

Sd/-
Senior Town Planner,
Patiala.

DA/As above

Endst. No. -STP(P)/ Dated:

Copy is forwarded to:-

1) Chief Town Planner, Punjab, Chandigarh.
2) Chairman, Punjab Pollution Control Board, Patiala.
3) Divisional Forest Officer, Sangrur.
4) District Town Planner, Sangrur.

for information and necessary action.

Sd/-
Senior Town Planner,
Patiala.

NOTARY
SHASHI MOHAN
Advocate, Sunam
Distt. Sangrur (Pb.)
INDIA
Reg. No. 4-Judl. (I) 1988
Exp.Dt.30-12-2023
GOVT. OF PUNJAB

Divisional Forest Officer,
Sangrur Forest Division,
SANGRUR

ATTESTED TO BE TRUE PHOTOSTAT COPY
SHASHI MOHAN Advocate
NOTARY PUBLIC
SUNAM (Sangrur) 4/9/19

President
Mahadev Educational Welfare
& Cheritable Society