



SERVING FARMERS SINCE 1923

The Totgars' Co-Operative
Sale Society Limited, Sirsi (U.K.)
New Market Yard, Sirsi 581 402 Karnataka



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1897/470-A/21-22
09/09/2021

To,
Deputy Conservator of Forests,
Sirsi Division Sirsi.

Respected Sir,

Sub: Change of land use pattern of 2.02 hectare of forest land in Chipagi village Survey No. 47, Sirsi Taluka, Uttara Kannada District (Sirsi Forest Division) diverted under Forest (Conservation) Act 1980, originally for construction of 100 bed Modern Hospital to now proposed for various purposes like construction of Areca Auction House, Areca Research Centre, Ware House along with Ayurvedic Hospital, Ayurvedic Research Centre and allied purpose in favour of the Totgars' Co-operative Sale Society Limited Sirsi.
(Proposal No.:FP/KA/Others/38703/2019.)

Ref.: 1. Principal Cheif Conservator of Forests(FC), and Nodal Officer (FCA) Bangalore, EDS Letter No.: No KFD/HOFF/A52K(GFL)/31/2019-FC dated 02.09.2021
2. The Chief Conservator of Forests, Kanara Circle Sirsi Sirsi office Letter No.:B2/GFL/Land/CR-1227/78-79 Dated : 06.07.2021.
3. Deputy Conservator of Forests, Sirsi Division Sirsi Letter No.: A3/GFL/Land/TSS/CLUP/CR-13/19-20/2021-22

With reference to above subject we are hereby submitting the reply to the EDS in six sets alongwith this letter. Kindly acknowlegde the receipt of the same and do needful. We have also uploaded the same in pdf format on parivesh portal.

Thanking You,

Yours' Faithfully


General Manager

Encl: Six sets of the reply to EDS.

9-09-21





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**The additional Principal Chief Conservator of Forests,
(Forest Conservation) and Nodal Officer (FCA),
Aranya Bhavan, Bengaluru.**

Respected Sir,

Sub : Change of land use pattern of 2.02 hectare of forest land in Chipagi village Survey No. 47, Sirsi Taluka, Uttara Kannada District (Sirsi Forest Division) diverted under Forest (Conservation) Act 1980, originally for construction of 100 bed Modern Hospital to now proposed for various purposes like construction of Areca Auction House, Areca Research Centre, Ware House along with Ayurvedic Hospital, Ayurvedic Research Centre and allied purpose in favour of the Totgars' Co-operative Sale Society Limited Sirsi.

Ref : Proposal No.:FP/KA/Others/38703/2019.

With respect to above mentioned subject matter we had submitted proposal for diversion of 2.02 hectares of forest land at Sy.NO.47 of Chipgi Village in Sirsi Taluk, North Canara District, Karnataka State for the purpose of construction of 100 bedded multi specialty hospital in 1998-99. Our proposal was approved after the lapse of very long period of 18 years and Stage II approval was accorded in 2016. And it took another two years to get the land handed over to us. Finally, the land was handed over to us in 2018.

During the course of 20 years a multi Specialty hospital has been established at Sirsi. So, our Management thought that rather than duplicating the service the public are already having, we could set up an Ayurvedic Hospital as an additional service in the diverted land. Also, Our Western Ghats region is rich in herbal medicines which can put to best use by establishing an Ayurvedic Research Centre to help general public by researching new medicine for various diseases and same output shall be provided to the Government. Also, as the main objective of our society is to safeguard the welfare of areca nut farmers of this

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GSTIN : 29AACAT0251D1ZU

region, we have planned to establish an Areca nut research Centre to study and propagate the medicinal uses of Areca nut in the diverted land which will be an allied activity of Ayurvedic Research. This is also of vital importance from the point of view of our farmer members to provide scientific data to prove that Areca nut is not injurious to human life, instead it is useful medicinally.

So our management has decided to use a portion of the already diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk for carrying out some of the activities like Ayurvedic Research, areca nut auction, areca nut research, storage etc. after allocating sufficient land for the construction of hospital by making suitable changes in the approved lay out plan. Accordingly our management has changed the plan of establishing allopathic hospital to multipurpose project involving construction of Ayurvedic Research Centre, Areca nut Research Centre, Areca nut Auction House, Warehouse, etc. along with the construction of Ayurvedic hospital.

We have examined alternatives for our expansion purposes. But, there is no space left in A.P.M.C. yard where we are presently operating. And also as our district comes under Western Ghats region, majority of our district is covered by forest land. We could not find suitable revenue land available in the area for the purpose of our expansion. In this regard we are attaching the certificate from the DC, Uttara Kannada district. Still, we have examined other possible alternative non-forest lands for the purpose of our expansion purpose. But the alternative places we have examined turned out to be unsuitable due to remoteness, steep terrain, no easy accessibility etc.

Accordingly we have submitted above referred proposal for change of land use pattern. During various stages of the processing of our proposal, as per the instruction from the Department, we have submitted justifying note and undertaking letters explaining the alternatives examined and reasons for



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rejection as well as our commitment towards NPV and CA amounts. We are enclosing the copies of the same for your kind perusal.

At same time we bring to your kind attention that we had dropped the proposal of construction of Rice mill in the above said land and will develop herbal medicine garden in the said land. This submission too has already been submitted to you and a copy of the same is attached herewith for your kind perusal.

Kindly consider above mentioned factors along with our proposal for change of land use pattern and approve the same in the interest of areca farmers and public in general.

Thanking you,

Yours faithfully


General Manager

Encl:

1. Our Letter No.97/40A/2019-20 dated 05.04.2019 (Alternatives examined)
2. Our Letter No.4525/40A/2018-19 dated 16.02.2019 (Under taking)
3. Our Letter No.4825/40A/2018-19 dated 12.03.2019 (Justifying Note)
4. Certificate by Deputy Commission Karwar.

Copy to;

1. The additional Cheif Secretary
Forest Ecology & Environment Department,
Government of Karnataka,
M.S. Building, Bengaluru.
2. The Deputy Director General of Forests(Central)
Integrated Regional Office,
Kendriya Sadan, 4th Floor, E&F Wings,
17th Main, Koramangala, Bengaluru.

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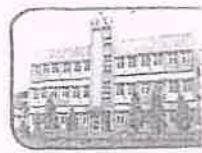
GSTIN : 29AACAT0251D1ZU



The Totgars' Co-operative Sale Society Ltd.,

SIRSI - 581 402 (Uttara Kannada) Karnataka State

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Ref. No. 97140 A/2019-20

Date: 05.04.2019

Addl. Principal Chief Conservator of Forests (FC),
Department of Forests,
Government of Karnataka,
Bengaluru.

Respected Sir,

Sub : Change of land use pattern of diverted forest land in F.Sy.No.47 of Chipagi village in SirsiTaluk for achieving the objectives of our Society along with construction of Ayurvedic Hospital.

Ref: 1. Stage-II approval of Ministry of Environment, Forests and Climate Change dated 13.04.2016 (F.No. FCA/11.2/193/KAR/BC/49).

2. Government of Karnataka order No. FEE 85 FLL 2011, Bangalore, dated 04.06.2016.

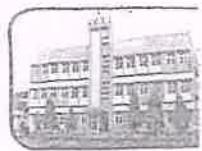
We have examined three alternatives for our expansion purposes. One at A.P.M.C. Yard, Sirsi as this is the prime location for our expansion activities. If we could get the land for expansion here, it would have been very suitable for us because our existing operations at located at A.P.M.C. yard only. But, unfortunately there is no land left in SirsiA.P.M.C. yard, and we have to reject this option. In this regard we are attaching the map of Sirsi APMC Yard and the location of the Yard is marked as Alternative-1, APMC Yard, Sirsi in the map.

We have examined other possible alternative non-forest landsfor the expansion purpose. The second one was at Isaluru village of SirsiTaluk. But this alternative place was rejected after we found out that there is a litigation going on regarding the land and titles of the property are not clear. So we rejected this option too. In this regard we are attaching the map of Sirsi APMC Yard and the location of the Yard is marked as Alternative-2, Isloor Sy.No.124 in the map.



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Ref. No. _____

Date: _____

We again examined another alternative at Sy.No.45 in Hosakoppa village of Mundgod Taluk. This place is more than 20 KM from Sirsi, and it would be practically not feasible to shift the project that far away. So we have to reject this alternative and in this regard we are attaching the map of Sirsi APMC Yard and the location of the Yard is marked as Alternative-2, Islloor Sy.No.124 in the map.

After examining the above three alternatives and after they stood rejected due to above explained reasons, our management has decided to use a portion of the diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsitaluk for carrying out some of the activities of our society like areca nut auction, running the rice mill, areca nut research, storage etc. after allocating sufficient land for the construction of hospital by making suitable changes in the approved lay out plan. As our proposal for diversion of Forest land got approved after a very long period of 18 years in 2016 and the handing over process took another two years and we got possession of the diverted forest land in 2018, naturally during the lapse of this long duration the requirements of our Society have changed with changing demand of our members.

Thanking You,

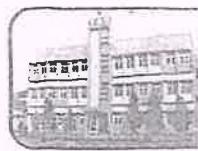
Yours faithfully

Raveesh A. Hegde
General Manager



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Ref. No. 4525/40A/18-19

Date: 16.02.2019

**Addl. Principal Chief Conservator of Forests (FC),
Department of Forests
Government of Karnataka,
Bengaluru.**

Respected Sir,

Sub :Change of land use pattern of diverted forest land in F.Sy.No.47 of Chipagi village in SirsiTaluk for achieving the objectives of our Society along with construction of Ayurvedic Hospital.

Ref: 1. Stage-II approval of Ministry of Environment, Forests and Climate Change dated 13.04.2016 (F.No. FCA/11.2/193/KAR/BC/49).
2. Government of Karnataka order No. FEE 85 FLL 2011, Bangalore, dated 04.06.2016.

With respect to above mentioned subject we hereby undertake to the effect that, we have already paid the sum of Rs.21,06,860(Rupees Twenty one lakh six thousand eight hundred and sixty only) towards the amount of Net Present Value (NPV) of the forest area measuring 2.02 ha as fixed by the State Government. And also that, we are ready to pay any additional amount towards NPV required to be paid by us for approving our proposal.

We undertake also that, we have already paid the sum of Rs.10,98,880(Rupees Ten lakh ninety eight thousand eight hundred and eighty only) towards the amount of Compensatory Afforestation of the forest area measuring 4.04 ha as fixed by the State Government. And also that, we are ready to pay any additional amount towards Compensatory Afforestation required to be paid by us for approving our proposal.

Hence, we request you to approve our proposal for Change of land use pattern of diverted forest land in F.Sy.No.47 of Chipagi village in SirsiTaluk for achieving the objectives of our Society along with construction of Ayurvedic Hospital.

Thanking you,

Yours faithfully,

Raveesh A. Hegde
General Manager



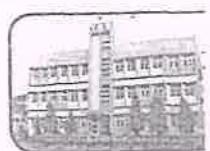
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website: www.tssindia.in
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Ref. No. 4825/40-A/2018-19

Date: 12.03.2019

Addl. Principal Chief Conservator of Forests (FC),
Department of Forests Government of
Karnataka,
Bengaluru.

Respected Sir,

Sub : Change of land use pattern of diverted forest land in F.Sy.No.47 of Chipagi village in Sirsi Taluk for achieving the objectives of our Society along with construction of Ayurvedic Hospital.

Ref: 1. Stage-II approval of Ministry of Environment, Forests and Climate Change dated 13.04.2016 (F.No. FCA/11.2/193/KAR/BC/49).

2. Government of Karnataka order No. FEE 85 FLL 2011, Bangalore, dated 04.06.2016.

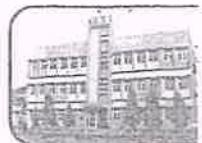
We are a marketing cooperative society operating under the control of the Karnataka Cooperative Societies Act 1959. Our main objective is to provide fair and transparent marketing facility for the agriculture produce, mainly areca nut and pepper, of our farmer members who are about 27,000 in number. Along with this, we also purchase the produce by participating in tender process as a purchaser to stabilise the market price of areca nut. We also provide financial assistance to our members for cultivation purpose. We are providing day to day needs and agriculture requisites of our farmer members through our super market at very reasonable prices.

As we are providing various services and facilities for the welfare our members, our membership base is increasing day by day. So we have to expand and enhance our infrastructures and have to add more and more services and facilities to cater to the needs of our members. We have examined alternatives for our expansion purposes. But, there is no space left in A.P.M.C. yard where



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we are presently operating. And also as our district comes under Western Ghats region, majority of our district is covered by forest land. We could not find suitable revenue land available in the area for the purpose of our expansion. In this regard we are attaching the map of Sirsi APMC Yard and certificate from the DC, Uttara Kannada district. Still, we have examined other possible alternative non-forest lands at the following location for the purpose of our expansion purpose. But the alternative places we have examined turned out to be unsuitable for our project due to following reason:

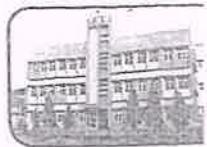
sl.no.	Alternative Examined	Reason for rejection
1.	Sirsi APMC Yard	No sufficient land required for the project is available.
2.	Sy.No.124 in Islloor Village of Sirsi Taluk	Owner was not ready to sell the property.
3.	Sy.No.45 in Hosakoppa Village in Mundgod Taluk	The location is very far away (more than 20km) to shift the project.

In the meanwhile, our Society has applied for diversion of 2.02ha forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk, for construction of hospital in 1998. Our proposal got approved after a very long period in 2016 and the handing over process took another two years. We got possession of the diverted forest land in 2018. Naturally during the lapse of this long duration the



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requirements of our Society have changed with changing demand of our members. So our management has decided to use a portion of the diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk for carrying out some of the activities of our society like areca nut auction, running the rice mill, areca nut research, storage etc. after allocating sufficient land for the construction of hospital by making suitable changes in the approved lay out plan.

Hence we are making this proposal for change of land use pattern requesting your kind self to permit us to use the diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk for the multipurpose project involving construction of Areca nut Auction House, Warehouse, Rice Mill, Ayurvediv Research Centre, Areca nut Research Centre etc along with construction of Ayurvedic hospital. If our proposal is considered and approved more than 27,000 farmer families will be directly benefited and more than double number of people will be benefited indirectly. So we kindly request you to permit us to use the diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk for the multipurpose project involving construction of Areca nut Auction House, Warehouse, Rice Mill, Ayurvediv Research Centre, Areca nut Research Centre etc. along with the construction of Ayurvedic hospital.

With respect to above mentioned proposal we hereby undertake to the effect that, we have already paid the sum of Rs.21,06,860(Rupees Twenty one lakh six thousand eight hundred and sixty only) towards the amount of Net Present Value (NPV) of the forest area measuring 2.02 ha as fixed by the State Government. And also that, we are ready to pay any additional amount towards NPV required to be paid by us for approving our proposal. We undertake also that, we have already paid the sum of Rs.10,98,880(Rupees Ten lakh ninety eight thousand eight hundred and eighty only) towards the amount of Compensatory Afforestation of the forest area measuring 4.04 ha as fixed by the State Government. And also that, we are ready to pay any additional amount towards



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Compensatory Afforestation required to be paid by us for approving our proposal. Also we undertake that there will be no harm caused to the adjoining forest land, wildlife and environment if our proposal for change of land use pattern is approved. Hence, kindly request you to permit us to use the diverted forest land in F.Sy. No. 47 of Chipagi village in Sirsi taluk for the multipurpose project involving construction of Areca nut Auction House, Warehouse, Rice Mill, Ayurvediv Research Centre, Areca nut Research Centre etc. along with the construction of Ayurvedic hospital.

Thanking You,

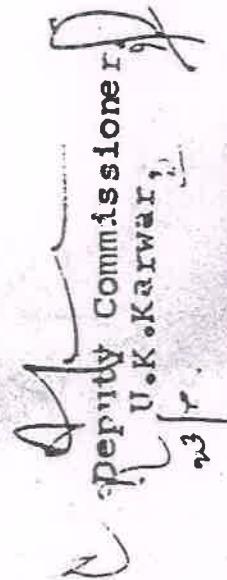
Yours faithfully

Raveesh A. Hegde
General Manager

OFFICE OF THE
Deputy Commissioner,
Karwar, dated: 23.10.98.

C E R T I F I C A T E

This is to certify that no suitable non-forest
land is available at Chippagi Village in Sirsi Taluka
for the purpose of construction of General Hospital. This
certificate is issued as per the report of Tahsildar Sirsi.


Deputy Commissioner
U.K. Karwar
23/10

To

The President,
Totgarh Co-operative
Sale Society Limited,
Sirsi - U.K.

aff/-