

ਨੰਬਰ/ਐਫ.ਸੀ.ਏ. 2121...

ਮਿਤੀ 02-11-2018

ਵਲੋਂ

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਹੁਸ਼ਿਆਰਪੁਰ।

ਸੇਵਾ ਵਿਖੇ

ਵਧੀਕ ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ (ਐਫ.ਸੀ.),
ਅਤੇ ਨੋਡਲ ਅਫਸਰ (ਐਫ.ਸੀ.ਏ.),
ਪੰਜਾਬ, ਐੱਸ.ਏ. ਐੱਸ. ਨਗਰ।

ਵਿਸ਼ਾ-

Diversion of 0.003742 Ha. of Forest Land for access road to the Saw Mill Namely Sharma Saw Mill on Hoshiarpur-Dasuya road Km 6-7 R/s Village Bassi Mudha, Tehsil Hoshiarpur under Forest Division & Distt. Hoshiarpur. (Proposal No. FP/PB/ROAD/ 30040/2017 dated 03/11/2017)

ਹਵਾਲਾ:

ਆਪ ਜੀ ਦਾ ਪੱਤਰ ਨੰ: FCA/1980/106/2018/3641 ਮਿਤੀ 24-09-2018.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਯੂਜਰ ਏਜੰਸੀ ਵੱਲੋਂ Change of Land Use (CLU) ਦੀ ਜਸਟੀਫਿਕੇਸ਼ਨ ਪਹਿਲਾਂ ਹੀ ਆਪ ਜੀ ਨੂੰ ਭੇਜੀ ਹੋਈ ਹੈ। ਪ੍ਰੰਤੂ ਫਿਰ ਵੀ ਆਪ ਜੀ ਦੇ ਆਦੇਸ਼ਾਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ 20,000 ਵਰਗ ਮੀਟਰ ਤੋਂ ਘੱਟ ਹੋਣ ਬਾਰੇ ਉਕਤ ਜਸਟੀਫਿਕੇਸ਼ਨ ਦੀ ਫੋਟੋਕਾਪੀ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਪੰਜਾਬ ਸਰਕਾਰ, ਡਿਪਾਰਟਮੈਂਟ ਆਫ ਹਾਊਸਿੰਗ ਐਂਡ ਅਰਬਨ ਡਿਵੈਲਪਮੈਂਟ ਦਾ ਨੋਟੀਫਿਕੇਟ ਮਿਤੀ 17-08-2016 (ਕਾਪੀ ਨੱਥੀ) ਸਬਮਿਟ ਕਰਦੇ ਹੋਏ ਯੂਜਰ ਏਜੰਸੀ ਵੱਲੋਂ ਬੇਨਤੀ ਕੀਤੀ ਗਈ ਹੈ ਕਿ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਅਨੁਸਾਰ ਉਨ੍ਹਾਂ ਨੂੰ ਸੀ.ਐੱਲ.ਯੂ. ਦਾ ਐੱਨ.ਓ.ਸੀ. ਲੈਣ ਦੀ ਲੋੜ ਨਹੀਂ ਹੈ।

ਸਹਿਪੱਤਰ:ਉੱਪਰਵਾਂਗ।

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਹੁਸ਼ਿਆਰਪੁਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰਬਰ 2122-24 ਮਿਤੀ 02-11-2018

ਇਸ ਦੀ ਇਕ ਨਕਲ :-

- 1) ਵਣ ਪਾਲ, ਨਾਰਥ ਸਰਕਲ, ਪੰਜਾਬ, ਹੁਸ਼ਿਆਰਪੁਰ ਜੀ ਨੂੰ ਸਮੇਤ ਸਹਿਪੱਤਰ ਉਨ੍ਹਾਂ ਦੇ ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਫ.ਸੀ.ਏ./1980/1200/3568 ਮਿਤੀ 15-10-2018 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਤੇ ਅਗਲੇਰੀ ਯੋਗ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।
- 2) ਵਣ ਰੋਜ਼ ਅਫਸਰ, ਹਰਿਆਣਾ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਐਫ.ਸੀ.ਏ. 1980 ਤਹਿਤ ਪ੍ਰਵਾਨਗੀ ਤੋਂ ਬਿਨਾਂ ਯੂਜਰ ਏਜੰਸੀ ਨੂੰ ਵਣ ਰਕਬਾ ਗੈਰ ਵਣ ਮੰਤਵ ਲਈ ਵਰਤਣ ਨਾ ਦਿੱਤਾ ਜਾਵੇ।
- 3) Sh. Dinesh Sharma S/o Sh. Ruda Mall, Proprietor of Sharma Saw Mill, Village Bassi Mudha, Tehsil & District Hoshiarpur ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਐਫ.ਸੀ.ਏ. 1980 ਤਹਿਤ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਹੋਣ ਤੋਂ ਬਿਨਾਂ ਵਣ ਰਕਬਾ ਗੈਰ ਵਣ ਮੰਤਵ ਲਈ ਨਾ ਵਰਤਿਆ ਜਾਵੇ।

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਹੁਸ਼ਿਆਰਪੁਰ।

To

Divisional Forest Officer,
Hoshiarpur.

Sub: **Diversion of 0.003742 Ha. of Forest Land for access road to the Saw Mill Namely Sharma Saw Mill on Hoshiarpur-Dasuya road Km 6-7 R/s Village Bassi Mudha, Tehsil Hoshiarpur under Forest Division & Distt. Hoshiarpur. (Proposal No. FP/PB/ROAD/30040/2017 dated 03/11/2017)**

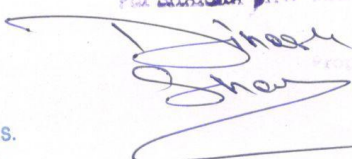
Ref: Yours office endst. No. 1583-84 Dated 04-10-2018.

Respected Sir,

Regarding the reference of subjected sited above, it is requested that I have already submit the **JUSTIFICATION REGARDING CHANGE OF LAND USE** in my above proposal. It is certified that there is no need for the NOC of Change of Land Use as per notification No. 12/05/2016-5Hg2/820947/1 Dated 17/08/2016 (copy of notification attached).

Yours Sincerely,

cls
fw
NARESH MAHAJAN P.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

FOR SHARMA SAW MILL


Full Title of the Project: Diversion 0.003742 Ha. of Forest Land for access road to the Saw Mill Namely
Sharma Saw Mill on Hoshiapur-Dasua Road Km 6-7 R/s Village Bassi Mudha, Tehsil Hoshiapur Under
Forest division & Distt Hoshiapur.
Proposal No. :FP/PB/ROAD/30040/2017
Date of Proposal:
Email Address: sharmasawmill1234@gmail.com

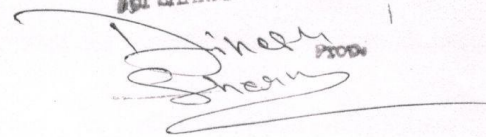
JUSTIFICATION REGARDING CHANGE OF LAND USE

As above mentioned subject, I request you that Our Saw Mill
Namely Sharma Saw Mill Hoshiapur-Dasua road Km 6-7 R/s, Tehsil & Distt
Hoshiapur at village Bassi Mudha is running before 2007, according to the guidelines
of Chief Town Planner there is no need to take change of land use for this project.


Signature of User Agency


Date:-

Place:-Hoshiapur

For SHARMA SAW MILL


Countersigned of DFO

C/S

NARESH MAHAJAN P.F.S.
Divisional Forest Officer
Hoshiapur Forest Division
Hoshiapur


SURJIT SINGH SAHOTA P.F.S.
Divisional Forest Officer
Hoshiapur Forest Division
Hoshiapur

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-2 BRANCH)
Notification
The August 17, 2016

No. 12/05/2016-5Hg2/820947/1 As an endeavor to regulate the development outside Municipal limits of Towns/ Cities, Lal Lakir of village abadi, Cantonment Boards, urban estates/focal points, the Govt. of Punjab had extended the Punjab Urban Development Authority (Building) Rules to the entire State of Punjab. But it was observed that some constructions have come up outside the limits of municipalities, Lal lakir of villages, cantonment boards, urban estates/focal points, in the state of Punjab as standalone projects without any approval of the Competent Authority which was required to be regulated so as to bring these constructions into the planning framework and to ensure proper accessibility, parking, setbacks and other utilities required for the convenience and safety/ security of the public.

In order to regulate these constructions, the Government of Punjab had formulated a policy vide Notification No. 12/2/15-5Hg2/ 869 dated 06.05.2015. But while implementing this policy certain anomalies were brought to the notice of the Govt. by Punjab Unaided Technical Institutes Association (PUTIA). Therefore, in order to remove these anomalies, the Governor of Punjab is pleased to supersede the previous policy issued vide Memo No. 12/11/08/5Hg2/ 5803 dated 29.08.2008 and Notification No. 12/2/15-5Hg2/ 869 dated 06.05.2015 and to approve this policy as given below:-

1 Composition fee for the buildings which have been constructed without getting building plans approved from the competent authority but has obtained conversion of Land use from the Competent Authority :-

- i. Where Construction is in conformity to building rules
- ii. Where Construction is not in conformity to building rules

(a). Composition fee where Construction is in conformity to building rules

In these cases the composition fee shall be as mentioned below:-

Sr. No.	Type of Building	Compounding Fee
(a)	Residential Building Plotted Group housing	@ Rs.10/- (Rupees ten) per sq. ft. of covered area.

For SHARMA SAW MITT

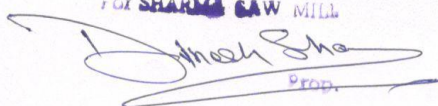
CL)


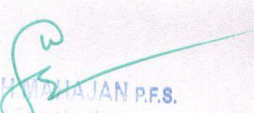
NARESH MAHAJAN P.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

notification no. 1/149/96-4HG1/569 dated 21st January, 2005 or amended from time to time.

- This policy shall not be applicable on those buildings and marriage palaces which are already covered under the policies dated 21.8.2013 and 28.10.2014 (regularization of unauthorized colonies/ buildings/ plots policies) and 16.11.2012 (regularization of marriage palaces).
- Only those buildings shall be covered under this policy which fulfills the government instructions/ provisions of respective master plans/regional plans and PUDA building rules.
- Labour Cess @ 1% or amended from time to time of the estimated construction cost of the building shall be chargeable as per rules/ instructions of Labour Commissioner, Punjab.
- This policy shall not be applicable on those buildings and sites which have been constructed prior to 21.01.2005 (the date of applicability of PUDA building rules, 1996 in areas outside M.C. limit in the State of Punjab). In case the promoter re-erects or constructs new building within the existing premises, he has to get permission of the Competent Authority for re-erection or for erecting new building by paying building scrutiny fee **and CLU, EDC, LF for proportionate area of the new building**. In case the owner adds new land to the existing premises having buildings constructed before 21.01.2005, then he/ she has to get permission for the additional land only, by paying prevailing CLU, License Fee, EDC charges etc. as per policy of the Govt. It is further clarified that in case of construction of new buildings or re-erection of old buildings the owner has to fulfill the building norms for new/ to be re-erected buildings **and the site should fulfill the area norms fixed by Govt./ Affiliating Authority for that particular land use for which the permission is sought**.
- That for compounding of unauthorized buildings constructed between 21.01.2005 to 16.08.2007, no CLU, EDC and License fee shall be charged as it was not chargeable during this period of time. However, the owners of these buildings have to pay the composition fee on building structure as fixed under this policy for compounding of their buildings as the Punjab Urban Planning and Development (Buildings) Rules 1996 were applicable throughout the State of Punjab during this period.
- For compounding of unauthorized buildings constructed after 17.08.2007, the owner has to pay CLU, EDC, License/ Permission fee etc. (if these charges are not paid) as fixed by the Govt. along with composition fee on buildings as fixed under this policy.
- To prove that the building has been constructed before 20.01.2005 or between 21.01.2005 to 16.08.2007, any of the following documents has to be produced along with the application:
 1. Electricity/ Telephone/ Sewer/ Water Supply Bill of the building; or
 2. Sale Tax Number/ Receipt of tax paid on any business being run in the building; or

FOR SHARMA SAW MILL


Prop.



NARESH SHARMA P.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur
