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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

To

Sh. Davinder Singh S/o Sh. Ram Singh,
R/o Vill: Thuhi, Tehsil: Nabha,
Distt. Patiala.

Memo No. 4630 CTP(Pb)/ SP-432-P
Dated: 20-9-2016

Subject: Change of land use for Industrial purpose (Bakery)- Sh. Davinder Singh S/o Sh. Ram Singh at Village Thuhi, Tehsil Nabha Distt. Patiala.


Reference: Your application dated 19.09.2016.

2. Your request for change of land use for an area measuring 0.094 acre falling at Village Thuhi, Tehsil Nabha, Distt. Patiala for industrial purpose (Bakery) has been considered at Government level. The permission for change of land use is hereby granted on the following terms and conditions. The detail of land as verified by C.R.O. Nabha is as under:-

Sr. No.	Khasra No. and area as per Jamabandi (Kanal-Marla)	Area under change of land use (Kanal- Marla)
1.	7//8 (4-8) Area under CLU = 0K-15M (0.094 acre)	Total area = 0.094 Area under road widening = Nil Area under C.L.U. = 0.094

- i. The change of land use shall be in the hands of M/s Ambiance Baker through Sh. Davinder Singh S/o Sh. Ram Singh.
- ii. Applicant shall deposit EDC/ License/ Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
- iii. Applicant shall develop the site as single unit and shall not bifurcate the site.
- iv. Applicant shall develop the site after getting the building plans approved from Competent Authority.
- 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 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.
- vi. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- vii. Thorough revenue rastas, Khal and pucca rasta/road, if any, passing through the site shall be kept unobstructed.
- 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. The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Department of Environment or other Competent Authority in this regard and as per Notification dated 25.7.2008 of the Department of Science, Technology & Environment, Punjab.
- x. Applicant shall not make any construction under HT/L.T. electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- xi. This permission will not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.

- xvii. In case the change of land use permission is availed, then it is valid upto 27.03.2031 i.e. for fifteen years as per pataname submitted in this office.
- xviii. Applicant shall abide by all the provisions of the Master Plan Nabha.
- xix. The Promoter shall not use under ground water for construction of development works in the notified area declared vide Memo No.PUDA/CA/2013/1713-16 dated 27.02.2013. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.
- xx. Change of Land Use charges for industrial are exempted as per Notification No. 17/17/2001-5Hg2/P.F/727971/1, dated 6th May, 2016.


Chief Town Planner,
Punjab, Chandigarh.


Endst.No. 4631-32 CTP(Pb)/ SP-432-P

Dated: 20-9-2016

Copy of above is forwarded to the following:-

1. Chief Administrator, Patiala Development Authority, Patiala along with D.D. No. D.D. No. 046518 dated 14.09.2016 amounting to Rs.7850/- of Axis Bank towards E.D.C charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.
2. Chief Administrator, PUDA, SAS Nagar along with D.D. No. 046519 dated 14.09.2016 amounting to Rs. 400/- of Axis Bank towards S.I.F charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

DA/ As above.



Chief Town Planner,
Punjab, Chandigarh.

Endst.No. 4633-37 CTP(Pb)/ SP-432-P

Dated: 20-9-2016

Copy is forwarded to the following for information and necessary action:-

1. Chairman, Punjab Pollution Control Board, Patiala.
2. The Chief Conservator of Forests, Punjab, Chandigarh.
3. Senior Town Planner, Patiala.
4. Distt. Town Planner, Patiala.
5. Director of Factories, Punjab, Chandigarh.


Chief Town Planner,
Punjab, Chandigarh.