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**DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB**  
**PUDA Bhawan, 6<sup>TH</sup> Floor, Sector 62, SAS NAGAR.**

To

Smt. Ruchi Goel W/o Sh. Munish Kumar,  
R/o Ahemdgarh # 235, Ward No.8,  
Distt. Sangrur.

Memo No. 3186 CTP(Pb) SP-432-S  
Dated: 11-7-2016

**Subject: Permission for Change of land use for industrial purpose (Manufacturing of Cement Pipe) of M/s Bala Ji Pipe Industries at village: Kup Teh. Malerkotla Distt. Sangrur (Area 0.515 acre) .**

Reference: Your request dated 11.07.2016.

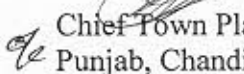
2. Your request for change of land use for an area measuring 0.515 acre falling Village Kupp, Teh. Malerkotla Distt. Sangrur for industrial purpose (Manufacturing of Cement Pipe) has been considered at Government level. The permission for change of land use is hereby granted on the following terms and conditions. The detail of land as verified by Tehsildar Ahemdgarh is as under:-

Sr.No.	Khasra No. and area as per Jamabandi (Kanal-Marla)	Area for CLU Permission.
1.	3B-0B out of 1221 (6B-8B i.e. 0.625 acre)	Permission granted for CLU 0.515 acre (Total area 0.625 acre-0.11 acre area under road widening).

- I. The change of land use shall be in the hands of Smt. Ruchi Goyal W/o Sh. Munish Kumar- M/s Bala Ji Pipe Industries.
- II. Applicant should deposit EDC/ License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- III. Applicant shall develop the site after getting the building plans approved from Competent Authority .
- IV. 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.
- V. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- VI. Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be kept unobstructed.
- VII. 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.
- VIII. The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and as per Notification dt. 25.7.2008 of the Deptt. of Science, Technology & Environment, Punjab.
- IX. Applicant shall not either 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.
- X. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- XI. Applicant shall obtain NOC from the Forest Department under Forest Act, 1980 before undertaking development at the site.

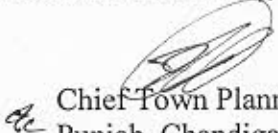
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- XII. Applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/ storm water of the surrounding area.
- XIII. Applicant shall make provision of rain water harvesting within the project area at its own cost.
- XIV. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- XV. Applicant shall obtain any other permission required under any other Act at his own level.
- XVI. Applicant shall leave 37'-0" wide strip of land from his property to widen the the Malerkotla-Ahmedgarh (S.H.11) road to 150'-0". Although, the applicant has given the undertaking to leave 62' wide strip of land to widen this approach road to 200' but he shall be bound to leave 37' wide strip of land only.
- XVII. Applicant shall make necessary arrangements for fire fighting with in site.
- XVIII. Applicant shall abide by all the provisions of Master Plan, Ahmedgarh.
- XIX. As per notification issued vide Memo No.PUDA/CA/2013/1713-16, dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area. He should also incorporate such condition in the allotment letter of plots/ apartments directing the allottees not to use the under ground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.

C.L.U. charges for industries are exempted as per Notification No. 17/17/2001-5Hg2/P.F./ 748167/17 dated 5<sup>th</sup> May, 2016.

  
Chief Town Planner,  
Punjab, Chandigarh.

Endst.No. 3187 CTP(Pb)/SP-432-5 Dated 11-7-2016  
Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with D.D. No. 140192, dated 06.07.2016 amounting to Rs 42,800/- towards E.D.C charges of Punjab National Bank for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

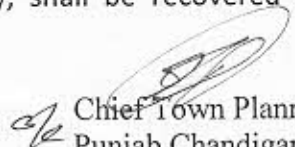
DA/ As above.

  
Chief Town Planner,  
Punjab, Chandigarh.

Endst.No. 3188 CTP(Pb)/ SP-432-5 Dated 11-7-2016

Copy is forwarded to the Chief Administrator, PUDA, SAS Nagar along with D.D. No. 140193, dated 06.07.2016 amounting to Rs 2150/- towards E.D.C charges of Punjab National Bank 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. 3189-93 CTP(Pb)/SP-432-5 Dated 11-7-2016

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, Sangrur.
- 5) Director of Factories, Punjab, Chandigarh.

  
Chief Town Planner,  
Punjab, Chandigarh.