

d/e

## DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

To

Sh. Ravi Goyal S/o Sh. Som Nath,  
House No. 588, Old Grain Market,  
Jagraon., Distt. Ludhiana.

Memo No. 3879  
Dated: 8-8-16

CTP(Pb)/ SP-432-(Moga)

**Subject:** Change of land use for industrial purpose (Solvex Plant)- M/s Sunrise Agro Foods through Partner & Authorized signatory Ravi Goyal S/o Sh. Som Nath at Village Chuhar chak, Tehsil and Distt. Moga (2.865 acre).

**Reference:** Your application dated 08.08.2016.

2. Your request for change of land use for an area measuring 2.865 acre falling at Village Chuhar chak, Tehsil and Distt. Moga for industrial purpose (Solvex Plant) 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 Moga is as under:-

Sr. No.	Khasra No. and area as per Jamabandi (Kanal-Marla)	Area under change of land use (Kanal- Marla)
1.	94//6/2 (2-7), 7 (3-2), 8 (7-16), 9 (8-0) and 10 (2-6) Total = 23K-11)	Total area = 2.943 Area under road widening = 0.078 Area under C.L.U. = 2.865

- i. The change of land use shall be in the hands of M/s Sunrise Agro Foods through Partner & Authorized signatory Ravi Goyal S/o Sh. Som Nath.
- 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.
- xii. Applicant shall obtain NOC from the Forest Department, if required, under Forests Act, 1980 before undertaking development at the site.

- xiii. 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.
- xiv. Applicant shall make provision of rain water harvesting within the project area at its own cost.
- xv. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xvi. Applicant shall obtain any other permission required under any other Act at his own level.
- xvii. Applicant shall leave 15'-3" wide strip of land from his site to widen the approach road of 49'-6" to 80'-0" as per undertaking submitted in the office.
- xviii. Applicant shall abide by all the provisions of the Master Plan Moga.
- 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 Sewerage Treatment Plant.

No change of landuse charges or licence fee has been charged as per Notification No. 17/17/2001-5Hg2/P.F/47962/1, dated 6<sup>th</sup> May, 2013.

Endst.No. 3886-81

CTP(Pb)/ SF-432-(Moga)

Chief Town Planner,  
Punjab, Chandigarh.

Dated: 8-8-16

Copy of above is forwarded to the following:-

1. Chief Administrator, Ludhiana Development Authority, Ludhiana along with D.D. No. 741457 dated 02.08.2016 amounting to Rs. 237800/- of Punjab & Sind 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. D.D. No. 741458 dated 02.08.2016 amounting to Rs.11900/- of Punjab & Sind 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.

Endst.No. 3832-85

CTP(Pb)/ SF 432-(Moga)

Chief Town Planner,  
Punjab, Chandigarh.

Dated: 8-8-16

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

1. Chairman, Punjab Pollution Control Board, Patiala.
2. Senior Town Planner, Ludhiana.
3. Distt. Town Planner, Faridkot.
4. Director of Factories, Punjab, Chandigarh.

Chief Town Planner,  
Punjab, Chandigarh.