

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.

From

Senior Town Planner,  
Amritsar.

To

M/s Batala College of Education,  
Through Guru Nanak Educational Welfare & Charitable Society (Regd.),  
Vill. Bahlowali P.O. Aliwal,  
Teh. Batala & Distt. Gurdaspur.

Memo No. 388 STP(A)/CLU-

Dated: 31-3-15

**Subject:** Permission for change of Land Use for B.Ed College M/s Batala College of Education through Guru Nanak Educational Welfare & Charitable Society (Regd.) Vill. Dhabanwal, P.O. Aliwal, Teh Batala Distt. Gurdaspur.

**Ref:** Letter no. 219 DTP(G)/BA/MISC dated 11-3-2015.

2. The change of Land use of site measuring 1.235 acres at village Dhabanwal (H. B. No. 275) Tehsil Batala & Distt. Gurdaspur has been considered. Permission is hereby granted to use the said land for education purpose (Batala College of Education) as per the provisions of "The Punjab Regional and Town Planning and Development Act, 1995" (Amended from time to time) and rules framed thereunder. Details of Land is given below as verified by Tehsildar:-

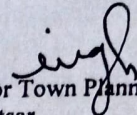
Sr. No.	Village	Khasra No.	Area As per Jamabandi (Kanal Marla)	Area for CLU (Kanal Marla)	Area left for CLU after road widening
1.	Dhabanwal (HB No. 275)	58//15/1	5 Kanal 18 Marla	2 Kanal 16.5 Marla	2 Kanal 16.5 Marla
2.		16	6 Kanal 00 Marla	4 Kanal 18 Marla	4 Kanal 11 Marla
3.		59//20/2	2 Kanal 17 Marla	2 Kanal 17 Marla	2 Kanal 10 Marla
	Total		14 Kanal 15 Marla (1.84 Acres)	10 Kanal 11.5 Marla (1.322 Acres)	9 Kanal 17.5 Marla (1.235 Acres)

The permission shall be subject to the following terms and conditions: -

1. The change of land use shall be in the hands of "Ms/ Batala College of Education through Guru Nanak Educational Welfare & Charitable Society (Regd.) Vill. Bahlowali, P.O. Aliwal, Teh. Batala Distt. Gurdaspur" for education purpose and he shall deposit EDC/License/SIF permission fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. As per provision of section 83 of "The Punjab Regional and Town Planning and Development Act 1995" the permission granted shall remain in force for two years from date of grant of such permission and should the permission be not availed of the for the purpose for which it is granted within aforesaid period the permission shall be deemed to have lapsed.
3. Applicant shall develop the site as single unit and shall not bifurcate it.
4. Applicant shall not undertake any development works until building plan are approved by the Competent Authority.
5. The applicant shall be liable to demolish the temporary structure constructed at site to fulfill the condition of setbacks as per PUDA Rules, 2013 before approval of building plans from the competent authority as per undertaking submitted by him.
6. The applicant shall submit structure safety certificate to the Competent Authority.
7. Revenue rastas and khal passing through the site shall be kept unobstructed.

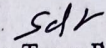
8. Applicant shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 of Ministry of Environment and Forest, Government of India before starting the development works.
9. Applicant shall not make any construction under HT/ L.T. line passing through the site or can get it shifted by applying to the concerned authority.
10. Applicant shall obtain NOC from PPCB under Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and handling rules, 2000 as amended from time to time or any other relevant Act before undertaking any development at site.
11. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
12. Applicant shall obtain permission for approach through the forest land from Government of India under Forest Act, 1980 before undertaking development works at site.
13. Applicant shall be liable to abide by the conditions laid down in the notification regarding fire safety of Government of India D.O. No. K-14011/26/2013-UD-11 Dated 24-9-2014.
14. 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.
15. The applicant shall make provision for rain water harvesting, solar heating system and plantation in the premises as per building byelaws or instructions from the Govt. issued from time to time.
16. Applicant shall obtain any other permission required under any other Act at his own level.
17. Applicant shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
18. As per Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and subject to the guidelines/ safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/ recharge etc.
19. Applicant shall leave Minimum 11.5ft wide strip of land from his site free of cost (without claiming any compensation) for road widening of existing 77ft wide road upto 100'.
20. Applicant will be liable to leave 10 meter green buffer along the Rajbaha Aliwal passing along the eastern side of the site.
21. The Applicant shall abide by conditions laid down in no objection certificate issued by XEN construction Division PWD (B & R) Batala vide letter No. 473 dated 2-3-2015.
22. This office shall not be responsible for any litigation in any court of law and shall not be made party to any individual case. The permission ceases to be taken as withdrawn at any time in case of any type of litigation/violation.
23. 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 affect the ownership right of this land, which have to be determined by Competent Authority. The applicants in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
24. This CLU certificate may not be considered as approval for under the Forest Conservation Act, 1980. However applicant will apply differently for getting NOC approval from competent authority under the FCA 1980.

This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes. No change of landuse charges has been charged as per notification no. 17/17/2001-5Hg2/P.F/47962/1 Dated 6<sup>th</sup> May 2013.

  
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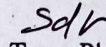
Endst. No.                      STP(A)/                      Dated:

A Copy is forwarded to Chief Administrator, PUDA, Mohali along with draft No. 208942 dated 26-3-2015 amounting to Rs. 6200/ (Rs. Six Thousand Two Hundred Only) of ICICI bank as 5% SIF charges on EDC and License fee for information and necessary action. These charges should be checked and difference, if any found, should be recovered from the applicant at your own level.

  
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Endst. No.                      STP(A)/                      Dated:

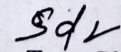
A Copy is forwarded to Chief Administrator, Amritsar Development Authority, Amritsar along with draft No. 208937 dated 26-3-2015 amounting to Rs. 1,09,000/ (Rs. One Lakh Nine Thousand Only) of ICICI bank as EDC charges and draft No. 208941 dated 26-3-2015 amounting to Rs. 15,000/ (Rs. Fifteen Thousand Only) of ICICI bank of license charges on CLU for information and necessary action. E.D.C. for information and necessary action. These charges should be checked and difference, if any found, should be recovered from the applicant at your own level.

  
Senior Town Planner,  
Amritsar.

Endst. No.                      STP(A)/                      Dated:

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

1. Chairman, Punjab Pollution Control Board, Patiala
2. Chief Conservator of forests, Punjab Chandigarh.
3. Chief Town Planner, Punjab.
4. District Town Planner, Gurdaspur

  
Senior Town Planner  
Amritsar.