

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB

From

Senior Town Planner,
Amritsar.

To

Sri Guru RamDass College of Education,
Through Sri Guru RamDass Charitable Society (Regd.)
Fatehgarh Churian

Memo No: 213

STP(A)/CLU-1

Dated: 18-2-15

Subject: Permission for change of Land Use for B.Ed. College Sri Guru Ramdass College of Education through Sri Guru RamDass Charitable Society (Regd.) Fatehgarh Churian.

Ref: Letter no. SGRDNI/SPL/018 dated 4-12-2013

The change of Land use of site measuring 3.650 acre at at village pandher (H.B. No. 323) Tehsil Amritsar & site measuring 1.5375 acre at village Bal Bawa, tehsil Ajnala, distr Amritsar has been considered. Permission is hereby granted to use the said land for education purpose (Sri Guru RamDass College of Education) as per the provision 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 Jamabandhi (kanal Marla)	Area for CLU (Kanal Marla)	Area left for CLU after road widening
1.	Pandher (H.B. No.323)	21/15	8 kanal	8 kanal	8 kanal
2.		21/6	3 kanal 11 marla	3 kanal 11 marla	3 kanal 11 marla
3.		22/10	9 kanal 7 marla	9 kanal 7 marla	9 kanal 7 marla
4.		22/11	8 kanal 6 marla	8 kanal 6 marla	8 kanal 6 marla
5.	Bal Bawa (H.B. No.274)	25/2	7 kanal 12 marla	7 kanal 12 marla	7 kanal 6 marla
6.		25/3/1	4 kanal 14 marla	4 kanal 14 marla	4 kanal 10 marla
	Total		41 kanal 10 marla (5.1875 acre)	41 kanal 10 marla (5.1875 acre)	41 kanal (5.125 acre)

Hajra
President
Sri Guru RamDass Charitable Society
Fatehgarh Churian (Gsp.) Punjab

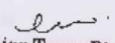
The permission shall be subject to the following terms and condition:-

1. The change of land use shall be in hands of "Sri Guru RamDass College of Education through Sri Guru RamDass Charitable Society (Regd.) Fatehgarh Churian" 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 2 year from the date of grant of such permission and should the permission be not availed of the for the purpose for which it is granted within foresaid 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 work until building plan are approved by competent Authority.
5. The applicant shall be liable to demolish the temporary structure constructed at the site to fulfill the condition of setbacks 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 must 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 other Act/Rules/Regulations applicable to the land in question.
12. Applicant shall obtain permission for approach though the forest land from Government of India under Forest Act, 1980 before undertaking development work at site.
13. Applicant shall be liable to abide by the condition laid down in the notification regarding fire safety of Government of India.
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 instruction from the government 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.


President
Sri Guru RamDass Charitable Society
Fatehgarh Churian (Gsp.) Punjab

18. As per Memo No. PUDA/CA2013/1713-16 dated 27.02.2013 Restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resource without prior specific approval of the Authority 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 of 11.5ft wide strip of land for his site free of cost (without claiming any compensation) for road widening.
20. Applicant will be liable to leave 10 meter green buffer along the Fatehgarh churian road
21. The applicant shall abide the condition laid down in no objection certificate issued by XEN construction division PWD (B & R)
22. The 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 this CLU does not in any matter grant or affect the ownership right of this land, which have to be determined by the competitive authority. The applicant 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 purpose. No change of land use charges has been charged as per notification no. 17/17/2001-5Hg2/P.F/47962/1 Dated 6th May 2013


Senior Town Planner,

Amritsar,

Endst. No. 214 STP(A)/CLU-1 Dated: 18-2-15

A Copy is forwarded to Chief Administrator, PUDA Mohali along with draft No.208502 dated 16-12-2013 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.


Senior Town Planner,

Amritsar,

Endst. No. 215 STP(A)/CLU-1 Dated: 18-2-15

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President
Sri Guru Ram Dass Charitable Society
Fatehgarh Churian (Gsp.) Punjab

A Copy forwarded to Chief Administrator, Amritsar Development Authority, Amritsar along with draft No. 208500 dated 18-12-2013 amounting to Rs. 4,36,000/ (Rs. Four Lakh thirty six thousand only) Of ICICI bank as EDC charges and draft No. 208504 dated 18-12-2015 amounting to Rs. 15000/ (Rs. Fifteen thousand only) of ICICI bank of license charges on CLU 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.

[Signature]
Senior Town Planner,
Amritsar.

Encls. No. 216 STP(A)/ CLU-1 Dated: 18.2.15

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

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

[Signature]
Senior Town Planner,
Amritsar.

[Signature]
President
Sri Guru RamDass Charitable Society
Fatehgarh Churian (Gsp.) Punjab