

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
Puda Bhawan, 6th Floor, Sector 65, SAS NAGAR

To

✓ President

Divya Shiksha Sansthan Trust

Village Jhanda Kalan Tehsil Sardulgarh

Distt. Mansa

Memo No. 5703

CTP(Pb) 495. MANSA

Dated: 14.03.2023

Subject: Permission for Change of land use for Educational purpose of Divya Shiksha Sansthan Trust at Jhanda Kalan Tehsil Sardulgarh Distt. Mansa.
(Area 11 Karnal 13.66 Marla)

Ref: Your request dated nil.

2. Your request for change of landuse for an area measuring 11 Karnal 13.66 Marla acres located at village Jhanda Kalan for Education Purpose has been considered at Government level and the permission for change of landuse is granted with the approval of government on the following terms and conditions. The detail of land as verified by Naib Tehsildar, Sardulgarh is given below:

Sr. No.	Khasra No (Karnal-Marla)	Area for which CLU approve (K M)
1.	51/7(4-0), 8(4-0), 9/2(3-13 ^{2/4})	11 Karnal 13.66 Marla

- i. The Change of landuse shall be in the hands of Divya Shiksha Sansthan Trust.
- 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 get the building plans approved from Competent Authority and shall rectify the building accordingly.
- 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 of 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 not bifurcate the site and shall develop the site as a single unit.
- vi. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- vii. Thorough revenue rastas/khals and pucca roads 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, Dept. of Environment or other Competent Authority in this regard and as per Notification dt. 25.07.2008 of the Dept. of Science, Technology & Environment, Punjab.
- x. Applicant shall not make any construction under LT/H.T. electric lines, if any passing through the site.
- 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, under forest 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.

ATTESTED

Dinesh Chand Singla
Notary Public
District Mansa (Pb)



- xvi. Applicant shall obtain any other permission required under any other Act at his own level.
- xvii. The change of landuse permission is valid upto 04.03.2036 i.e. for 15 years as per registered lease deed submitted in this office by the applicant.
- xviii. Applicant shall obtain permission from the Competent Authority for deriving access from the Scheduled Road (Mansa-Sardulgarh Road) before undertaking development on the site and shall leave 30 mtr. No Construction in his site.
- xix. Applicant shall obtain final NOC from the National Highway Authority of India for deriving access from National Highway-703 (Mansa-Sardulgarh Road) before approval of the building plan.
- xx. Applicant shall abide by all the provisions of Master Plan, Mansa.
- xxi. As per notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013 that the 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.

No Change of landuse charges has been charged as per notification No. 17/1/01-5112-638, dated 18.06.2009.

Endst. No.

CTP (Pb) SM - 495

Dated

A copy is forwarded to Chief Administrator, Bathinda Development Authority, Bathinda alongwith D.D. 405119 dated 10.05.2022 amounting to Rs. 2,25,403/- and D.D. No. 405118 dated 10.05.2022 of Rs. 45,700/- towards EDC charges and License fee respectively for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

Chief Town Planner,
Punjab, Chandigarh

Endst. No.

CTP (Pb) SM - 495

Dated

A copy is forwarded to Chief Administrator, PUDA alongwith D.D. 405117 dated 10.05.2022 of Rs. 14,505/- as a S.I.F. charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

Chief Town Planner,
Punjab, Chandigarh

Endst. No.

CTP (Pb) SM - 495

Dated

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

1. Chairman, Punjab Pollution Control Board, Punjab
2. Chief Conservator of Forest, Punjab, Chandigarh
3. Senior Town Planner, Patiala
4. Distt. Town Planner, Bathinda

Chief Town Planner,
Punjab, Chandigarh

Chief Town Planner,
Punjab, Chandigarh



ATTESTED
Dinesh Chand Singh
Notary Public
District Mansa (Pb.)