

Department of Town & Country Planning, Punjab

From,

District Town Planner,
Sangrur.

To,

Sh. Sukhmeet Singh Dhaliwal,
Authorized signatory,
Nihaal Educational & Welfare Society,
Bhadaur, Distt. Barnala.

Memo No. 1450 DTP(S)/SS-130/LPT-138

Dated: 15-11-2019

Subject: Grant of Change of Land Use u/s 81(1) of the Punjab Regional Town Planning & Development Act 1995 for Educational Purpose for Shamrock International School (10th standard school) at village Jaimal Singh Wala, Tehsil Tapa, Distt. Barnala (2.5 Acre)

Reference: Your application dated 15.10.2019 and dated 06.11.2019

Your request for change of land use for an area measuring 2.5 acres located at village Jaimal Singh Wala (H.B.1), Tehsil Tapa, Distt. Barnala for Educational purpose (10th Standard School) has been considered in this office. The permission for change of land use (CLU) is granted as per government instructions issued vide letter No. 17/17/01-5Hg2/311 dated 11.01.2008, Letter No. 1219-37CTP(Pb)/S.P-432(Gen.) dated 27.02.2018 and as per notification No. 17/17/2001-5Hg2/P.F./3031 dated 20.08.2013 to use the said land for educational purpose (10th standard school). The revenue detail as verified by Naib Tehsildar Tapa is as given below:-

Sr. No.	Khasra No.	CLU issued as per revenue record:	
		Kanal	Marla
1	1036/1 min	0	8
2	1037/1	1	19
3	1038/2	4	0
4	1039/2	3	13
5	1040/3	4	0
6	1041/3	0	12
7	1042/3	0	12
8	1043/3	4	16
	Total	20 Kanal or 2.5 acres	0 marla

The permission for change of land use is hereby granted on the following terms and conditions: -

- 1) The Change of Land Use shall remain in force in accordance to provision of revised section 83 of "The Punjab Regional & Town Planning & Development

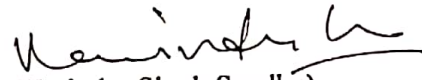
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(Amendment) Act 2015" notified vide notification no. 16-LEG/2015 dated 22.04.2015 by Department of Legal and Legislative Affairs, Punjab.

- 2) The Change of Land Use shall be in the hands of **Nihaal Educational & Welfare Society, Bhadaur, District Barnala.**
- 3) The Change of Land Use permission is valid for up to **31.07.2049** as per registered lease deed (Pattanama) submitted in this office by applicant.
- 4) The applicant shall deposit CLU, License fee, EDC fees and all other charges levied or to be levied by Housing & Urban Development Department Punjab or any other department from time to time.
- 5) The applicant shall get the Zoning/Building Plans approved from the competent authority before undertaking construction.
- 6) The applicant shall develop the site as per PUDA Building Rules.
- 7) The construction shall be done only on the site/khasra numbers verified by the concerned Circle Revenue Officer.
- 8) The applicant shall develop the site as single unit and shall not bifurcate the site.
- 9) 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 has to be determined by competent authority. The applicant in whose hand this CLU lies, shall be bound by the decision of such competent authority.
- 10) The applicant shall obtain No Objection Certificate (NOC) from Punjab Pollution Control Board, under the relevant Acts as applicable.
- 11) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- 12) The applicant shall make provision of rain water harvesting and plantation in the premises as per building by-laws or instructions of Govt. issued from time to time.
- 13) The applicant shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management and shall not obstruct the flow of storm water/rain water of the surrounding areas.
- 14) The applicant shall obtain any other permission required under any other act at his own level.
- 15) The applicant shall obtain the NOC from Forest Department, if necessary.
- 16) The applicant shall obtain approval/NOC from competent authority to fulfill the requirements vide notification dated 14.09.2006 of Ministry of Environment and Forests, Govt. of India before starting the development works.
- 17) Thorough revenue *rastakhal* if passing through the site shall be kept unobstructed.
- 18) The applicant shall maintain minimum distance, as per rules required, of building from HT/LT electric lines, if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- 19) The applicant shall develop a 15 meter wide green buffer strip of broad leaf trees along the southern boundary of site (Air Pollution Source Side) as per PPCB, letter no. 2540 dated 02.07.2018 and the undertaking submitted by the applicant in this office.
- 20) The site falls within the limits of Notified Local Planning Area Tapa, as per the under-preparation Master Plan Tapa the abutting road will be proposed as 60 ft. wide. Therefore the applicant shall leave 2'-6" wide land from his site to widen existing 55'-0" road to 60'-0" as per undertaking submitted by them.
- 21) As per notification issued vide memo No. PUDA/CA/2013/1713-16 dated 27.02.2013, the applicant shall not use underground water for construction of development works in the notified area. The applicant shall use surface water sources or treated sewage from nearby sewerage treatment plant.

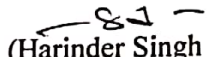


- 20) CLU charges for institution are exempted as per notification No: 17/17/2001-SHG2/P.F/748168/17 dated 6 May 2016.


(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No. DTP(S)/ dated:

A copy is forwarded to Chief Town Planner, Punjab, Chandigarh with a request to transfer an amount of 75500/- (Seventy Five Thousand Five Hundred Only) as total EDC and Permission fee to Chief Administrator PDA Patiala and amount of 3800/- (Three Thousand Eight Hundred Only) as total SIF to the Chief Administrator Puda Mohali. The applicant has deposited Rs. 79300/- as per online transaction Id: 295040835 dated 06.11.2019 (copy attached)
Encls: As above.


(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No. DTP(S)/ dated:

A copy is forwarded to Chief Administrator, PDA, Patiala with request to collect an amount of Rs. 75500/- (Seventy Five Thousand Five Hundred Only) as total EDC and Permission fee from Chief Town Planner, Punjab which has been deposited by the applicant as per transaction Id: 295040835 dated 06.11.2019. If any difference is found, it may be collected from the applicant.

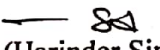
Encls: Nil


(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No. DTP(S)/ dated:

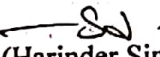
A copy is forwarded to Chief Administrator, Puda, Mohali with request to collect an amount of Rs. 3800/- (Three Thousand Eight Hundred Only) as total SIF from Chief Town Planner, Punjab which has been deposited by the applicant as per transaction Id: 295040835 dated 06.11.2019. If any difference is found, it may be collected from the applicant.

Encls: Nil


(Harinder Singh Sandhu)
District Town Planner,
Sangrur.

Endst No. DTP(S)/ 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. Senior Town Planner, Patiala.


(Harinder Singh Sandhu)
District Town Planner,
Sangrur.


President
Nihaal Educational & Welfare Society
BHADAUR (Barnala)