

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

DISTRICT Town Planner, Bathinda

From

District Town Planner,
Bathinda.

To

Little Flower Religious and Charitable Society (Regd.),
Village Kotshamir,
District Bathinda.

Memo No. 453 DTP(B)/SB 2043 Dated :- 2-3-2020

Sub: - Regarding Change of Land Use (C.L.U.) for Institutional purpose to Little Flower Religious and Charitable Society (Regd.), Village Kotshamir (HB No.57), Tehsil & Distt. Bathinda.

Ref: Your application dated -IPIN No. 20027645 Dt. 20-02-2020 and fees deposited on Dated 26/02/2020.

Your application referred above regarding Change of Land Use (CLU) for land measuring 4.8625 Acres located at village Kotshamir (HB No.57) Tehsil & District Bathinda has been considered in this office. The site falls within notified Master Plan, Bathinda. The permission for CLU for Institutional (10+2 Level School) is hereby granted as per the provisions of "The Punjab Regional & Town Planning & Development Act, 1995" and Rules framed there under & in view of instructions issued vide Letter No.1219-37 CTP(PB)/SP-432(Gen) dated 27.02.18.

1. The detail of above-mentioned area as verified by Tehsildar Bathinda on dated 18.12.19/Self Declaration of the applicant.

Sr. No.	Khewat / Khatoni No.	Khasra No.	Area as per Jamabandi 2016-17	Ownership as per Jamabandi/ Registry/ Possession	Area under CLU
1	513/876	332//14	02 K - 00 M	02 K - 00 M	02 K - 00 M
		332//15	07 K - 11 M	07 K - 11 M	07 K - 11 M
		332//16	05 K - 8 M	05 K - 08 M	05 K - 08 M
2	545/934, 935	331//11/1	05 K - 15 M	05 K - 15 M	05 K - 15 M
		331//11/2	02 K - 04 M	02 K - 04 M	02 K - 04 M
		331//12/1	05 K - 16 M	05 K - 16 M	05 K - 16 M
		331//12/2	02 K - 04 M	02 K - 04 M	02 K - 04 M
		331//19	08 K - 00 M	08 K - 00 M	08 K - 00 M
Total Area			38 K - 18 M	38 K - 18 M	38 K - 18 M

2. The above permission is subject to the following terms & conditions:-

- i. The Change of Land Use shall be in the hands Little Flower Religious and Charitable Society (Regd.), Village Kotshamir (HB No.57) , Tehsil and District Bathinda and they shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department, Punjab from time to time.
- ii. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- iii. The applicant shall be responsible for any litigation, regarding land ownership/owners or any other aspect in any court of law.
- iv. The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this permission shall not in any manner grant or effect ownership right of

Shamir-151001, Punjab

Manager

Manager

this land, which has to be determined by Competent Authority. The applicant in whose hand this C.L.U. lies shall be bound by the decision of such competent authority.

- v. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
- vi. **The applicant shall not undertake any development work/construction until final building plans are approved by the Competent Authority of the Department of Town and Country Planning, Punjab.**
- vii. The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar/Naib Tehsildar of that particular circle revenue office.
- viii. The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14-9-2006 of Ministry of Environment and Forest, Government of India before starting development works at site.
- ix. The applicant shall not obstruct the 2 karma Revenue Rasta along the northern side of the site.
- x. **The applicant is bound to provide green belt of width 5 meter along the front of the site as per the consent/NOC given by the Punjab Pollution Control Board, Zonal Office, Bathinda vide letter no. 868 dated: 27-02-2020.**
- xi. The applicant shall not make any construction under H.T/L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority
- xii. The applicant shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xiii. This permission will not provide any immunity from any other Act/Rules/Regulations/Instructions/ Directions of any court or authority applicable to the land in question.
- xiv. The 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.
- xv. The applicant shall make provisions for rain water harvesting and plantation in the premises as per building bye laws or instructions from the Govt. issued from time to time.
- xvi. The applicant shall obtain NOC from Forest Department as required, under Forest Act, 1980 before undertaking development at site.
- xvii. The applicant shall be liable to obtain all the statutory clearance from different agencies under any act or instructions of Govt, at his own level.
- xviii. The premises/area of which CLU is granted shall not be sub divided or used for any purpose other than specified above.
- xix. The applicant shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xx. **The applicant shall abide by the provisions of Master Plan Bathinda. The applicant will leave 5 mtr. as No-Construction Zone along the Bathinda-Talwandi Sabo approach road as per undertaking submitted by the applicant.**
- 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

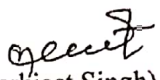
Treasurer

Manager

for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the District and subject to the guideline/safeguards envisaged from time to time in this connection by authority for ground water extraction and rain water harvesting/ recharges etc.


- xxii. The applicant will not claim any refund against this CLU from this office or Govt. in case he doesn't get affiliation from any board.
- xxiii. Electric Connection may be released by PSPCL subject to the condition that applicant shall get the building plans approved from the Competent Authority before carrying out construction/development works on site. In case applicant carries out construction without approval of Building plans then PSPCL may be asked by the concerned Town Planning office to cancel the connection.

No C.L.U. charges have been charged as per notification No. 17/17/2001-5Hg2/P.F./748168/17, Dt: 06-05-16.


(Sarbjeeet Singh)
District Town Planner
Bathinda.
Dated:

Endst. No. DTP(B)/


A copy is forwarded to Chief Administrator, Bathinda Development Authority , along with DD No. 001062 dated 26-02-2020 issued by Axis Bank, Katar Singh Wala, Bathinda worth Rs.1,82,400/- (Rupees One Lakh eighty two Thousand Four Hundred only), on account of EDC and DD No. 001061 dated 26-02-2020 issued by Axis Bank, Katar Singh Wala, Bathinda Worth Rs.36,500/- (Rupees Thirty Six Thousand Five Hundred only) on account of License/Permission fee. The amount may be got verified at your level & difference if any may be recovered from the applicant directly at your end.


(Sarbjeeet Singh)
District Town Planner
Bathinda.

Endst. No. DTP(B)/

Dated:

A copy is forwarded to the Chief Administrator, PUDA, Mohali along with DD No. 001060 dated 26-02-2020 issued by Axis Bank, Katar Singh Wala, Bathinda Worth Rs.11,000/- (Rupees Eleven Thousand only) on account of Social Infrastructure Fund.

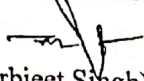

(Sarbjeeet Singh)
District Town Planner
Bathinda.

Endst. No. DTP(B)/

Dated

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, Chandigarh.
- 4) Senior Town Planner, Patiala.


(Sarbjeeet Singh)
District Town Planner
Bathinda.

Little Flower Convent School
Rot Shamir-151001, Punjab

Treasurer


Manager

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Patiala.

To

✓ Little Flower Religious and Charitable Society (Regd.),
Village Kotshamir,
Distt. Bathinda.

Memo No: 14411

-STP(P)/ SP-327 Dated: 28-05-21

Sub: Change of land use from agriculture to Institution (10+2 Level School) :- Little Flower Religious and Charitable Society (Regd.), Village Kotshamir (H.B.No:57), Distt. Bathinda (Extension of existing site). Potential Zone-6(51)

Ref: Your application dated 27.05.2021.

2. Your request for change of land use for an area measuring 1.0 acre located at Village Kotshamir (H.B.No:57), Tehsil & Distt. Bathinda for Institutional (10+2 Level School) purpose has been considered for extension of institution whose CLU was issued earlier District Town Planner, Bathinda vide memo no:453-DTP(B)/SB-204B dated 02-03-2020 for area 4.8625 acres. The site falls in Residential Land Use Zone of Notified Master Plan, Bathinda. As per Zoning Regulations of Master Plan, Bathinda institution is permissible in Residential Land Use Zone. The permission for change of land use is granted as per Chief Town Planner letter no. 1219-37-CTP(PB)/SP-432 (Gen.) dated 27.02.2018 to use the said land for this unit. The revenue report as verified by Tehsildar Bathinda vide his letter dated 21-05-2021 is as follows:-

Sr. No.	Khasra No.	Ownership as per Revenue Record / Jamabandi KanalMarla		CLU issued
1)	331//20	08	00	1.0 acre
	Total	08	00	
		or 1.0 acre		

The above permission is subject to the following terms & conditions:-

- The change of land use shall be in the hands of Little Flower Religious and Charitable Society (Regd.), Village Kotshamir, Distt. Bathinda for the above piece of land.
- The applicant shall deposit EDC/Licence /Permission fee and all other charges levied or to be levied by Housing & Urban Development Department Punjab from time to time.
- The applicant shall develop the site as single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- 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 the Competent Authority. The promoter in whose hand this change of land use lies shall be bound by the decision of the said Competent Authority.
- The applicant shall be responsible for any litigation regarding land owners in any court of law.
- Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- The applicant shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules-2000 and other relevant Act before undertaking any development at site.

Treasurer

Contd. Manager

- viii. The applicant shall get the Building Plans (Existing + Proposed site) approved from the concerned Competent Authority of department of Housing & Urban Development, Punjab before undertaking any development at site.
- ix. The applicant shall not make any construction under H.T./L.T. transmission electric lines, if passing through the site or shall get these lines shifted by applying to the concerned authority.
- x. This permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question. The applicant shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level.
- xi. The applicant shall obtain NOC from the Forest Department, if required under Forest Act, 1980 before undertaking development at site.
- xii. The applicant shall obtain approval/NOC from the Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest Deptt., Government of India before starting the development works.
- xiii. The 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. The applicant shall make provision of Rain Water Harvesting and Plantation in the premises as per building bye-laws or instructions of Govt. issued from time to time.
- xv. The applicant shall make his own suitable provisions for drinking water supply and disposal of sewage & solid waste management.
- xvi. As per notification issued vide Memo No.PUDA/CA/2013/1713-16, dated 27-02-2013, the applicants shall not use underground water for construction of development works in the notified area. That shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.
- xvii. The applicant is bound to provide 15meter wide green belt along the front of the site as per the consent/NOC given by the Punjab Pollution Control Board, Zonal Office, Bathinda vide letter no.868 dated 27.02.2020.
- xviii. The applicant shall be abide by the conditions earlier imposed in CLU issued by District Town Planner, Bathinda vide memo no:453-DTP(B)/SB-204B dated 02-03-2020.
- xix. The construction shall be done only on the site/ khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
- xx. The applicant shall obtain any other permission if required under any other act at his own level.
- xxi. The applicant shall develop the site as per and PUDA Building Rules-2018 and as per the proposals of the Notified Master Plan, Bathinda.
- xxii. No change of land use charges have been charged as per notification no. 17 / 17 / 2001- 5Hg 2 / P.F./748168/17 dated 06.05.2016 and 17/17/2001- 5Hg2/4592 dated 11-08-2017.
- xxiii. Not with-standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances :-
 - 1) If any Document/Self declaration/DD furnished by the applicant proves to be false or if applicant is found to have will fully suppressed any information.
 - 2) Any breach of the conditions imposed in the permission letter of change of land use.

DA/X

Rajinder Kumar
(Rajinder Kumar)
Senior Town Planner,
Patiala.
Dated:

Endst. No.

-STP(P)/

Copy is forwarded to the Chief Administrator, BDA, Bathinda along with Bank Draft No:001192, dated 27-05-2021 amounting to Rs.45,500/- (Rs. Forty five thousand & five hundred only) towards total EDC and Bank Draft No. 001193, dated 27.05.2021 amounting to Rs.9,100/-(Rs. Nine thousand & one hundred only) towards Total Licence/Permission Fee issued by AXIS Bank Ltd. Branch Bathinda. These charges may be checked at your level. If any difference is found, it may be collected from the applicant.

DA/As Above

Little Flower Convent School
Kot Shamir-151001, Punjab
[Signature]
Treasurer **Manager**

[Signature]
(Rajinder Kumar)
Senior Town Planner,
Patiala.

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Endst. No.

-STP(P)/

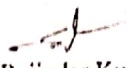
Dated:

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with Bank Draft No: 001194, dated 27-05-2021 amounting to Rs. 2,800/- (Rs. Two Thousand and eight hundred only) issued by AXIS Bank Ltd. Branch Bathinda as Total Social Infrastructure Fund (5% of EDC+Licence Fee) for information and necessary action.

DA/As above

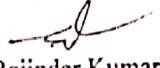
Endst. No.

-STP(P)/


(Rajinder Kumar)
Senior Town Planner,
Patiala.
Dated:

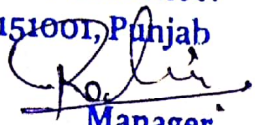
Copy is forwarded to:-

- 1) Chief Town Planner, Punjab, Chandigarh.
- 2) Chairman, Punjab Pollution Control Board, Patiala.
- 3) District Town Planner, Bathinda.
- 4) Estate officer, Regulatory, BDA, Bathinda.
for information and necessary action.


(Rajinder Kumar)
Senior Town Planner,
Patiala.

Little Flower Convent School
Kot Shamir-151001, Punjab

Treasurer


Manager