

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
O/o Senior Town Planner, Amritsar
 4th Floor, PUDA Bhawan, Green Avenue, Amritsar

Sh. Sulakhan Singh Riar S/o Sh. Baldev Singh (Secretary),
 M/s Guru Nanak Dev Nursing College,
 Chahal Road, Village Qila Kavi Santokh Singh (Noordi),
 Tehsil and District Tarn Taran.

Memo No. 2619
 Dated: 16/12/2019 STP (A)/ CLU-4

Subject: Change of Land Use of site for Educational Purpose (Nursing College) to M/s Baba Jeevan Singh, Baba Dalip Singh Educational Trust, Village Qila Kavi Santokh Singh, Tehsil and District Tarn Taran.

Ref:
 1. DTP, Amritsar letter no. 2247 DTP (Asr)/AL-20 Dated 06/11/2019
 2. Your request dated 09/12/2019

As per report received vide referenced letter no. 1, the change of land use of site measuring 3.844 acre at Village Qila Kavi Santokh Singh (H. B. No. 61), Tehsil and District Tarn Taran has been considered and permission is hereby granted to use the said land for Educational Purpose (Nursing College) as per the provisions of "The Punjab Regional and Town Planning and Development Act 1995" (Amended from time to time) and rules framed there under. Detail of Land is given below as verified by Tehsildar, Tarn Taran No. 405 dated 09/05/2018, Aks shajra plan dated 15/06/2018 and as shown on site plan of DTP (Asr) Drg. No. 129/2019 dated 16/09/2019:-

Khasra No./ Area as per Jamabandi (K-M)	Description
31/12/1 (3-2), 12/2 (3-19), 19 (8-0), 21 (8-0), 22/Min (1-0), 22/Min (7-0), Total = 31K-01M (3.88 acre)	Total Site Area (30K - 15M) = 3.844 acre Area under road widening (01K - 18.56M) = 0.241 acre Area under CLU (30K - 15M) = 3.844 acre


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


1. The change of land use shall be in the hands of "M/s Baba Jeevan Singh, Baba Dalip Singh Educational Trust, Village Qila Kavi Santokh Singh, Tehsil and District Tarn Taran and they shall be liable to pay all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. Applicants shall develop the site as a single unit and shall not bifurcate it.
3. Zoning /Building plans of the entire project shall be got approved from the competent authority before undertaking any development work on the site. The Applicants shall submit structure safety certificate to the Competent Authority along with detailed building plans.
4. Applicants shall leave 209'-0" X 50'-3" wide strip of land from their site to widen the existing 49'-6" wide Tarn Taran- Chahal road to 150'-0" and thereafter also shall leave 5 Meter wide No Construction Zone in continuation as per the provisions of Master Plan, Tarn Taran (2010-31) and the undertaking submitted to the department.
5. Thorough Revenue rastas / khals and pucca roads if any, passing through the site shall be kept unobstructed.
6. Applicants shall be liable to abide by the statement given in the self declaration submitted to the department.
7. Applicants shall be liable to abide by the conditions imposed in the NOC issued vide letter no. 452 dated 29/05/2019 by the Executive Engineer, Central Works Division No. 1, PWD (B&R) Branch, Amritsar.

Secretary
Guru Nanak Dev Nursing College,
Qila Kavi Santokh Singh (Noordi)
(Tarn Taran)

Harjinder Singh
Divisional Forest Officer
Amritsar Forest Division
Amritsar

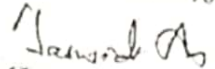
9. Applicants shall obtain NOC from PPCB required under the water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at the site.
10. Applicants shall not make any construction under HT/LT electric lines if any, passing through the site and shall maintain minimum horizontal distance as prescribed in the Punjab Urban Planning and Development Building Rules, 2018 or shall get these lines shifted by applying to the concerned authority.
11. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
12. Applicants shall obtain permission for approach through the forest land from Government of India under Forest Conservation Act, 1980 before undertaking development works at site, if required.
13. Applicants 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. Applicants shall be liable to abide by the conditions laid down in the notification no. 3/6/07 STE & (4)/2851 dated 07/08/2007 of the Department of Science, Technology, Environment and non-Conventional Energy Govt. of Punjab.
15. Applicants 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.
16. Applicants shall make provision for rain water harvesting, solar heating system and plantation in the premises as per building byelaws or instructions of the Govt. issued from time to time.
17. Applicants shall obtain any other permission required under any other Act at his own level.
18. Applicants shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
19. 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.
20. Electric Connection may be released by PSPCL subject to the condition that Applicants shall get the building plans approved from the Competent Authority before carrying out construction/development works on site. In case Applicants carries out construction without approval of building plans then PSPCL may be asked by the concerned Town Planning office to cancel the connection.
21. 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 without any prior notice in case of any type of litigation/violation/breach of any conditions imposed in this letter or if any documents submitted proves to be false or have willfully suppressed any information.
22. Applicants shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-IH&UD2/279 dated 19.01.2017 issued by Department of Housing and Urban Development regarding "Action plan for monitoring of construction/demolition activity of buildings within the state of Punjab", while executing construction/ demolishing in the site.
23. Applicants shall be liable to abide by the conditions laid down in the Notification No. 18/4/16-6S1/1856 dated 24.06.2016 and as amended from time to time issued by Department of New & Renewable Energy, Government of Punjab regarding "Punjab Energy Conservation Building Code (Punjab ECBC)" if applicable.
24. 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 affects the ownership right of this land, which has to be determined by Competent Authority. The Applicants in whose hands this change of land uses lies shall be bound by the decision of such Competent Authority.


Secretary
Guru Nanak Dev Nursing College,
Qilla Kavi Santokh Singh (Noordi)
(Tarn Taran)


Harjinder Singh
I.F.S.
Divisional Forest Officer
Amritsar Forest Division
Amritsar

- Applicants shall ensure that Nursing College shall be established in the same khasra numbers of the site for which the CLU has been granted.
25. Applicants shall be liable to pay the CLU or any other charges, if any, found due against them in future as decided by the government from time to time.

This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes. No charges for Change of Land Use (CLU) has been charged as per the notification no. 17/17/2001-5Hg2/P.F/748168/17 Dated 6th May 2016.

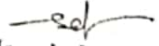

(Jaswinder Singh)
Senior Town Planner,
Amritsar.

Dated:

Endst. No.

STP (A)/
A Copy is forwarded to Chief Administrator, PUDA, Mohali along with Demand Draft No. 221211 dated 05-12-2019 amounting to Rs. 21,800/- (Rupees Twenty One Thousand Eight Hundred only) of Oriental Bank of Commerce, Tarn Taran as SIF charges for information and necessary action. It is requested to cross check these charges & recover the difference, if any from the applicants at your own level.

DA/As above



(Jaswinder Singh)
Senior Town Planner,
Amritsar.

Dated:

Endst. No.

STP (A)/
A Copy is forwarded to Chief Administrator, Amritsar Development Authority, Amritsar along with Demand Draft No. 221212 dated 05-12-2019 amounting to Rs. 3,61,500/- (Rupees Three Lakh Sixty One Thousand Five Hundred only) of Oriental Bank of Commerce, Tarn Taran as EDC charges and Demand Draft No. 221213 dated 05-12-2019 amounting to Rs. 73,500/- (Rupees Seventy Three Thousand Five Hundred only) of Oriental Bank of Commerce, Tarn Taran as License/Permission fee (LF/PF) charges for information and necessary action. It is requested to cross check these charges & recover the difference, if any from the applicants at your own level.

DA/As above


(Jaswinder Singh)
Senior Town Planner,
Amritsar.

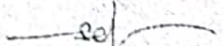
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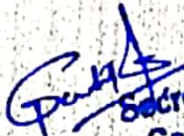
Endst. No.

STP (A)/
A Copy is forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, Chandigarh
2. District Town Planner, Amritsar.
3. Environmental Engineer PPCB, Amritsar.
4. District Forest Officer, Tarn Taran.

DA/x


(Jaswinder Singh)
Senior Town Planner,
Amritsar.


Secretary
Guru Nanak Dev Nursing College,
Santokh Singh (Noordh)
(Tarn Taran)


Harjinder Singh