



**GOVT. POLYTECHNIC LAHAUL & SPITI AT UDAIPUR
CAMP AT SUNDERNAGAR (MANDI) H.P**

Email:gpudaipur@gmail.com

No. GPU/Land Acquisition/2023-898

Dated:-29/05/24

To

The Divisional Forest Officer,
Divisional Forest Office Keylong,
Distt. Lahaul & Spiti (H.P.)

Subject :- Diversion of 2.0435 ha. of forest land in favour of Director of Technical Education Vocational & Industrial Training Sundernagar Distt. Mandi HP for the construction of Polytechnic at Udaipur, Distt. Lahaul&Spiti within the jurisdiction of Lahaul Forest Division Distt. Lahaul&Spiti (online Proposal No. FP/HP/Other/ 43001/2019).

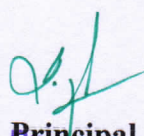
Sir,

This is with reference to the subject cited above. In this context this is to inform you that the EDS raised by the forest department has been attended and para wise reply for the same is as under.

S. No.	Observation	Reply
1.	Since this is a non-site specific project, as per Para 1.10 of Consolidated Guidelines and Clarifications on Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980 and Van (Sanrakshan Evam Samvardhan) Rules, 2023, MoEF&CC, the State Government may scrutinize the alternatives in more details and must give complete justification establishing its inescapability for locating the project in forest area at designated column D (i). Further, explored alternatives showing details of tree enumeration, area etc. with reason of rejection/acceptance may be provided	Due to the hilly terrain the land holdings of local people in Himachal Pradesh is very less and they are dependent on their land for their livelihood. Moreover, Lahul & Spiti Districts of Himachal Pradesh is situated at high altitude and most of the land is desert and people are having very less land for their livelihood. Hence, there is no non-forest/private land available for the said project and the patch of land identified cannot be escaped. Further, justification for alternatives examined has been attached and uploaded on the Portal in online Part-I.
2.	In the instant proposal residential components i.e. {(Girl Hostel (0.315 ha) and Boys Hostel (0.315 ha)} has been proposed. Since, as per Para 1.10 of Consolidated Guidelines and Clarifications on Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980 and Van (Sanrakshan Evam Samvardhan) Rules, 2023, MoEF&CC "Utilization of forest area for establishing industries, construction of residential colonies, institutes, rehabilitation of displaced persons, etc. are non-site-specific	Being a technical education institution Hostel facility to the students studying in the institution is an essential part of the project as per the norms specified by AICTE, as students from different parts of the State will be admitted in the institution after undergoing selection process as per the norms and Hostel facility is must for the students undergoing education in this technical institution. Further, the area requirement for the Hostel facility is 0.630 Ha. which is less than 1 Ha. Hence, it may be

	activities and cannot be considered on forest land as a rule. For that matter, no non-site specific proposal can be entertained for considering approval under the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980”.	considered as site specific activity. Copy of Norms attached.
3.	In the document submitted for administrative approval, only Civil engineering trade has been sanctioned, however in the instant proposal (Mechanical Engineering and Electrical Engineering) are also proposed. State Govt. shall clarify whether the proposed components have administrative approval or not? If yes, State Govt. is required to submit the fresh copy of administrative and financial approval.	There is only Civil Engineering Branch which has been approved for the Govt. Polytechnic Lahual & Spiti at Udaipur. Hence, revised Layout Plan has been attached and uploaded on the portal.
4.	State Govt. shall mark the exact KML file of the proposed Diversion area in the DA area topo sheet and upload the same at C (ii), Part-I.	Revised KML file with Digital Map and TOPO Sheet has been uploaded on the portal at column C(ii) in Part-I
5.	State Govt. shall provide the exact distance from the nearest PAs/WLs and its ESZ from the proposed diversion area duly authenticated by DFO concerned.	Eco Sensitive Zone Certificate has been uploaded on the portal against additional information detail
6.	State Govt. shall provide the Detailed and Factual Joint Site Inspection Report (JSIR), duly authenticated from the Authorities present during the JSIR.	Revised Joint Inspection report has been uploaded on the portal against additional information detail
7.	The proposed diversion area is proposed on hilly terrain and also proposal involves felling of large no. of tree felling, which may cause landslide/soil erosion in and nearby areas of proposed diversion area. Therefore, State Govt. may provide details of the mitigation measures to be adopted to arrest the accelerated soil erosion/land slide during/after execution of project. Additionally, the State Govt. may submit Soil and Moisture Conservation Plan as per para-1.22 (ii) of the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980.	Various mitigation measures will be adopted to arrest the soil erosion during and after the execution of the work. Undertaking for mitigation measures to be adopted has been uploaded on the portal. Further, the cost of SMCP will be paid as per the guidelines of MoEF&CC i.e. 0.5% of the total project cost will be paid towards cost of SMCP and undertaking for the same has been uploaded on the portal.
8.	State Govt. shall mark all the components as mentioned in the component wise breakup Sr. No-3, Part-I in the polygon form in the KML file (with legend in distinct colours) and area of each component should be similar to the area mentioned in B2.4.	Revised KML file in polygon form with each component marked on it has been uploaded on the portal.
9.	State Govt. shall provide/upload the undertakings from IPH, HPSEB/HPTCL, HPPWD/ NHAI/BRO duly authenticated by concerned competent authority.	The NoC from HPSEB/HPTCL, HPPWD/ NHAI/BRO duly authenticated by concerned competent authority has been uploaded on the portal against

		additional information detail.
10.	State Govt. has submitted layout in which 2 patches of the college has been proposed, however as per the KML only one patch has been marked. State Govt. shall provide the detailed and legible Scale Layout plan & structural design (length/width/height etc.) with detailed components in distinct colours with area proposed for each components in layout. Same shall be duly authenticated by DFO concerned.	Revised KML file and Layout Plan with all the components has been uploaded on the portal.
11	State Govt. may provide the details of purpose wise and component wise khasra No. for all the components in forest land may be provided.	Details of purpose wise and component wise Khasra No. for all the components has been uploaded on the portal against additional information detail.
12.	Large numbers of trees and sapling (Total 392 no.) including ecologically and economically important species of (Salix Tratrasperma, Cedrus Deodar, Pinus Wallichiana) are proposed for felling. Therefore, possibility of reducing the numbers of trees to be affected may be explored or rationalization to be done in the layout of the proposal to reduce green felling.	Pertains to DFO Office
13.	In the Part-II, Sr. No-8 (i) details of wildlife present is mentioned "Snow leopard, Ibex". etc. Therefore, the State Govt. may submit the detailed Wildlife Management Plan as per para-1.22 (ii) of the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980 for their conservation and protection/passage plan. Also, update the details in Sr. No-8 (v).	Pertains to DFO Office
14.	State Govt Shall provide the certificate of non-availability of NFL from Chief Secretary for proposing DFL under special provision Para 2.2 (iv) of Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980 and Van (Sanrakshan Evam Samvardhan) Rules, 2023, MoEF&CC.	Pertains to DFO Office


Principal
Govt. Polytechnic Lahaul & Spiti
At Udaipur (H.P.)
 Dist. J.N.G.E.C
 Sunder Nagar, Dist. Mandi (H.P.)

JUSTIFICATION AGAINST POINT No.-1

This is submitted that due to the hilly terrain the land holdings of local people in Himachal Pradesh is very less and they are dependent on their land for their livelihood. Moreover, Lahaul & Spiti Districts of Himachal Pradesh is situated at high altitude and most of the land is desert and people are having very less land for their livelihood. Hence, there is no non-forest/private land available for the said project and the patch of land identified cannot be escaped. Further, justification for alternatives examined has been attached and uploaded on the Portal in online Part-I.



Principal
Govt. Polytechnic Udaipur
Govt. Polytechnic Lahaul & Spiti
Sunder Nagar, Distt. Mandi (H.P.)
Udaipur (H.P.)

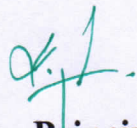
JUSTIFICATION FOR ALTERNATIVES EXAMINED

It is certified that the **2.0435 hectares** of forest land proposed to be diverted is inescapable and barest minimum. It is further certified that no suitable non-forest land is available for the diversion of proposed **C/O Govt. Polytechnic Lahaul & Spiti at Udaipur (H.P.)**

During the course of finalization of project land to be diverted, three alternatives were examined and there is no scope of any land available in any alternative except forest land **2.0435 Hect.**

Detail of Alternative Examined

Sr. No.	Alternate Examined	Reason for Selection/Rejection
1.	Alternate-I	Selected, due to most feasible and suitable site as per the requirement of the project.
2.	Alternate-II	Rejected, due to more number of trees coming in the alignment of the project.
3.	Alternate-III	Rejected, due to slopy site and more vulnerable to soil erosion/land slide and not as per the specification of the project.


Principal
Govt. Polytechnic Lahaul & Spiti
At Udaipur (H.P.)
Dist. Lahaul & Spiti, J.M.G.E.C
Sunder Nagar, Distt. Mandi (H.P.)

UNDERTAKING FOR MITIGATION MEASURES TO BE ADOPTED

AND COST OF SMCP

This is submitted that various mitigation measures (i.e. R/Wall, B/Wall and doing plantation along the boundary of the proposed site) will be adopted to arrest the soil erosion during and after the execution of the work.

Further, the cost of SMCP will be paid as per the guidelines of MoEF&CC i.e. 0.5% of the total project cost will be paid towards cost of SMCP for the said project.



Principal

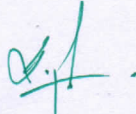
Govt. Polytechnic Lahaul & Spiti

At Udaipur (H.P.)

Sunder Nagar, Distt. Mandi (H.P.)

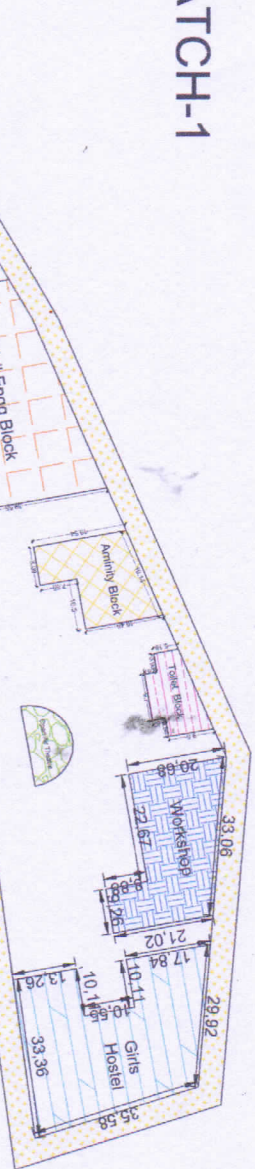
JUSTIFICATION AGAINST POINT No.-2

This is submitted that being a technical education institution Hostel facility to the students studying in the institution is an essential part of the project as per the norms specified by AICTE, as students from different parts of the State will be admitted in the institution after undergoing selection process as per the norms and Hostel facility is must for the students undergoing education in the institution. Further, the area requirement for the Hostel facility is 0.630 Ha. which is less than 1 Ha. Hence, it may be considered as site specific activity.

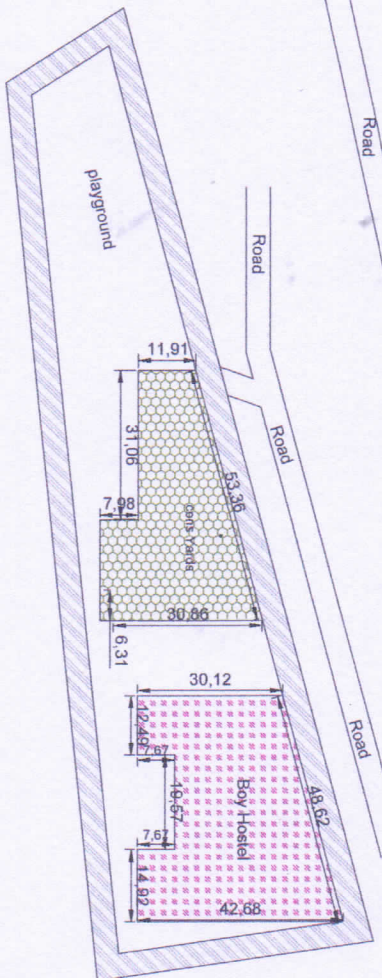

Principal
Principal
Govt. Polytechnic Lahaul & Spiti
At Udaipur (H.P.)
Sunder Nagar, Dist. Mandi (H.P.)

Layout plan of Govt. Polytechnic College at Udaipur

PATCH-1



PATCH-2



PROJECT NAME

Layout plan of C/O- Govt.
Politech College at Udaypur
Distt. Lahul spiti H.P

Schedule of Area

Boys hostel	-0.1559 Hac.	Office building	-0.0841 Hac.
cons yards	-0.1140 Hac.	Civil Engg. Block	-0.1325 Hac.
Playground	-0.3229 Hac.	Open Air Theatre	-0.0125 Hac.
setback Area	-0.2272 Hac.	Amnity Block	-0.0325 Hac.
Total Area	-0.8200 Hac.	Toilet Block	-0.0154 Hac.
		Workshop	-0.0606 Hac.
		Girl Hostel	-0.1079 Hac.
		EcoPark	-0.0123 Hac.
		setback Area	-0.7657 Hac.
		Total Area	-1.2235 Hac.

VASTUKAR & ASSOCIATES

ARCHITECTS ENGINEERS ESTIMATORS
LANDSCAPERS INTERIOR DESIGNER
CONTRACTOR & CONSULTANTS
Principal
Govt. Polytechnic Udaipur
Distt. Lahaul & Spiti at J.N
Sunder Nagar, Distt. Manu

Joint Inspection Report

Joint inspection of the site for diversion of 2.0435 Ha. Forest land to be acquired by Department of Technical Education of Himachal Pradesh for the purpose of construction of Govt. Polytechnic Lahaul & Spiti, Tehsil Udaipur, Distt. Lahaul & Spiti (H.P) was conducted on dated 15.03.2024. It was apprised by the Technical Education Department that regulatory body that provides affiliation/permission for running diploma course is, AICTE (All India Council for Technical Education) New Delhi, and every diploma institution is required to take approval from AICTE, New Delhi. As per AICTE regulations (Appendix 4. Norms for land requirement and building space for technical institutions) minimum requirement for land in the rural area for diploma course is 5 acres. As such, keeping in view 2.0435 Ha. land has been selected.

Joint inspection committee recommended that 2.0435 Ha. land may be diverted under section 2 of Forest Conservation Act, 1980. Detail of Government Land is given below:

Sr. No.	District	Division	Range/Tehsil/Village	Khasra No.	Forest Area for Diversion in Hect.	Legal Status of Forest Area
1.	Lahaul & Spiti	Keylong	DPF Fatghar, Udaipur	24/12/1	1.2235	जंगल महफूजा महदुदा
2.	Lahaul & Spiti	Keylong	DPF Fatghar, Udaipur	8/1	0.8200	जंगल महफूजा महदुदा
				Total	2.0435	

The Joint inspection team has also examined other alternate sites available, however came to the conclusion that aforesaid Kharsa Nos. will involve lesser cutting of trees and will have minimum use of forest land/cover. The committee came to the conclusion that, land bearing above Kharsa numbers is minimum requirement for the construction of proposed Govt. Polytechnic Lahaul & Spiti at Udaipur. There is no cremation ground and common proposed infrastructure which can be used by the society in the proposed site.

Village Revenue Officer

Patwar Circle Trilokinath

Patwar Circle Trilokinath
Sub. Teh. Udaipur, L&S (H.P.)

Forest Range Officer

Forest Circle Udaipur

वन परिक्षेत्र अधिकारी
वन परिक्षेत्र उदापुर

Distt. Forest Officer

Keylong, Lahaul & Spiti

DIVISIONAL FOREST OFFICER
LAHAUL FOREST DIVISION
AT KEYLONG

Instructor Draftsman

ITI Udaipur

Principal

Govt. Polytechnic

Lahaul & Spiti at Udaipur

Naib Tehsildar

Sub Tehsil, Udaipur,

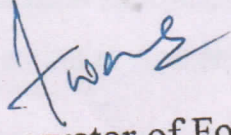
Distt. Lahaul & Spiti

Sub Divisional Magistrate

Udaipur, Lahaul & Spiti

Certificate regarding Eco Sensitive Zone

The proposed diversion area does not form part of any Wildlife National Park, Wildlife Sanctuary, Nature reserve, Tiger reserve, Elephant Corridor etc. The areal distance of proposed construction of Govt. Polytechnic College Lahaul & Spiti at Udaipur from Eco Sensitive Zone of Chandertal Wild Life Sanctuary is about 50km. So construction site is outside of Eco-Sensitive zone.


Deputy Conservator of Forest
Lahaul Forest Division
at Keylong



HIMACHAL PRADESH STATE ELECTRICITY BOARD LIMITED

(A State Govt Undertaking)

CIN : U40109HP2009SGC031255

GSTIN No.HPSEBL 02AACCH4894EHZB

Electrical Division HPSEBL, Keylong

Phone No. : 01900-202291 E-mail: xenedkey@gmail.com

No. HPSEBL/KLED/DB-12/2023-24 -2725

Dated:- 22-3-2024

To

The Principal
Govt. Polytechnic College
Udaipur at Sundernagar.

Subject:- Regarding NOC for the Land Transfer

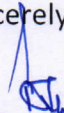
Reference:- Your Office letter no. GPU/Bhawan/2014-489 dated 12.03.2024

Sir/Madam,

With reference to the subject cited above it is intimated that there is no electricity HT and LT Lines passing over the land against the khasra no. 24/12, & 8/1 . This department has No Objection for land transfer to Polytechnic College at above mentioned khasra no.

Hence No Objection Certificate issued in favour of Principal Govt. Polytechnic College Udaipur at Sundernagar.

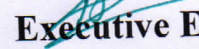
Yours Sincerely,


(Sr. Executive Engineer)
Sr. Executive Engineer
Electrical Division,
HPSEBL, Keylong (L&S)

NO OBJECTION CERTIFICATE

Certified that this Department has no objection, if the Govt. land bearing Khasra No.24/12/01 measuring 15-02-00 Bigha and Khasra No.8/1 measuring 10-03-00 Bigha (Total Land 25-05-00 Bigha/2-04-34 Hact.) is transferred in favour of the Technical Department for construction/establishment of Govt. Polytechnic Institution at Udaipur.

Dated 30-03-2024


**Executive Engineer
Chenab Valley Division,
HPPWD, Udaipur**

Annexure: I

Norms and Requirements

Appendix 3

Norms for Intake & Number of Courses / Divisions in the Technical Institutions

3.3

Post Graduate Degree and Post Graduate Diploma Level

	Intake per division without foreign collaboration	PG divisions without foreign collaboration	Total without foreign collaboration	Intake per Division with Foreign collaboration / Twinning
MCA	60	3	180	60
Management	60	3	180	60
Engineering & Technology	30*	6	180	30
Pharmacy	30*	6	180	30
Architecture & Town Planning	30*	6	180	30
Applied Arts & Crafts	30*	6	180	30
HMCT	30*	6	180	30

- Out of the two divisions allotted in Post Graduate and Post Diploma level, one shall be of "Cyber Security" or Cyber Security related courses in Computer / IT branches of Engineering / Technology.
- Minimum of 18 seats in steps of 6 up to Maximum 24
- Additional 6 seats above 24 seats if the course is accredited.
- New Course with Intake less than 18 shall not be approved. However, existing Courses where approved intake is less than 18 may continue with existing Intake.

3.4

Private Limited or Public Limited Company/Industry Establishing Diploma or Under Graduate or Post Graduate Institute

	Intake per Division	Maximum number of UG courses & / or divisions allowed in the new Institution (Single shift working)	
		Division/s	Intake
Engineering & Technology	60	10	600
Pharmacy	60	6	360
Architecture & Town Planning	60	6	360
Applied Arts & Crafts	60	6	360
HMCT	60	6	360

a	New Technical Institution in Engineering & Technology, Pharmacy, Architecture & Town Planning, and HMCT established by a Private Limited or Public Limited Company/Industry having turnover of at least Rs
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	100 Cr per year for previous 3 years shall be eligible for application and granted approval for intake as above following due procedure as per Approval Process Handbook.
b	The Institute setup by such a Private Limited or Public Limited Company/Industry shall be governed by the rules as in Chapter 1
c	Private Limited or Public Limited Company/Industry Establishing Diploma or Under Graduate or Post Graduate Institute may choose any course from the approved list of any size as intake not exceeding maximum as above and in any combination in the same program.

Appendix 4

Norms for Land requirement and Building Space for Technical Institution

4.1 Land Requirements for Technical Institutions

	Land Area requirement in Acres			Rural Places as defined by Competent Authority		
	Other than Rural places (Competent Authority to certify that the place is not located in a rural area)					
	UG Programs	Diploma	Stand alone Post Graduate Programs	UG Programs	Diploma	Stand alone Post Graduate Programs
Engineering & Technology	2.50	1.50	2.5	10.0	5.00	10.0
Pharmacy	0.75	0.75	0.75	2.00	2.00	2.00
Architecture & Town Planning	1.00	1.00	1.00	2.50	2.50	2.50
Applied Arts & Crafts	0.75	0.75	0.75	2.00	2.00	2.00
HMCT	1.00	1.00	1.00	2.50	2.50	2.50
MCA	--	--	0.50	--	--	1.50
Management	--	--	0.50	--	--	1.00

4.1.1	a	Land area shall cover hostel facilities, if any
	b	Land shall be in one continuous piece.
	c	Considering hilly nature of land in North Eastern States, land may be made available in 3 pieces which are not away from each other by more than 1 Km

4.2 Built-up Area Requirements

4.2	a	The Institution area is divided in, Instructional area (INA, carpet area in sq. m.), Administrative area (ADA, carpet area in sq. m.), Amenities area (AMA, carpet area in sq. m.).
	b	Circulation area (CIA) is equal to $0.25 \times (INA+ADA+AMA)$.
	c	Total built up area in sq. m. is equal to $(INA+ADA+AMA) + (CIA)$.

norms) in the
Institution

^sTechnical Campus having more than one Program

Amenities Area (Carpet Area) in sqm

	Toilets (Ladies & Gents)	Boys Common Room	Girls Common Room	Cafeteria	Stationery Store & Reprography	First Aid cum Sick room	Principal 's quarter	Guest House	Sports Club / Gymnasium	Auditorium / Amphi Theater	Boys Hostel	Girls Hostel
Carpet Area in sqm per room for Technical Campus having more than one Program	350*	100	100	150	10	10	150	30	200	400	Adequate	Adequate
Carpet Area in sqm per room for Technical Campus having one Program	150\$	75	75	150	10	10	150	30	100	250		
Number of rooms required for New Technical Institution	Adequate	1	1	1	1	1	-	-	-	-	-	-
Total Number of rooms	Adequate	1	1	1	1	1	Desired	Desired	Desired	Desired	Desired	Desired

* Estimated total area for Technical Campus having more than one Program

Circulation Area in sqm

4.2.4	a	Circulation area of 25% of sum of Instructional, Administrative and Amenities area is desired covering common walk ways, staircases, entrance lobby
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