

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From
Chief Town Planner,
Punjab, Chandigarh.

To
M/S Shri Guru Ram Das Educational and Charitable Trust,
V & P.O. Halwara,
145-L, Model Town,
Ludhiana

Memo No. 3141 CTR(Pb)/SP 432 (D)
Dt. Chandigarh, the 28/4/2010

Subject: Permission for Change of land for Institutional Purposes for M/S Shri Guru Ram Das Educational and Charitable Trust, Village & Post Office, Halwara, District Ludhiana.

Ref: Your letter No. dated 22.04.2010

2. Your request for change of land use for an area measuring 2.5 Acre located at village Halwara, Tehsil Raikot, District Ludhiana for educational purpose (Management & Technology & B.Ed. College) has been considered at Government level and the permission for change of landuse is granted with the approval of the government on the following terms and conditions. The detail of land is given below :

Sl.No.	Khastia No.	Share	Area for which CLU approved.
1.	155/10/1(5-16), 156/5/2/2(0-10), 6/1(5-8), 15/2(5-8), 17/2(7-19), 18/1(4-8)=Total=29K-9M	280/363	14K-0M K-M
2.	155/11/1		6K-0M
Total			20K-0M=2.5 Acre

- i) Applicant should deposit CLU, license fee, EDC and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) Applicant shall develop the site as single unit and shall not bifurcate the site.
- iii) Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- iv) Applicant shall not start any development work until building plans are approved by the Competent Authority.
- v) Through revenue rastas passing through the site shall be kept unobstructed.
- vi) Applicant shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act before starting any development at the site.
- vii) Building Plans of the entire project shall be got approved from the Competent Authority.

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- viii) Applicant shall not make any construction under HT/L.T. electric lines passing through the site or shall get these lines shifted by applying to the concerned Authority
- ix) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- x) Promoter shall obtain NOC from the Forest Department, if required, before starting development at the site.
- xi) Applicant shall make provision of rain water harvesting within the project area at its own cost.
- xii) Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste.
- xiii) Applicant shall obtain any other permission required under any other Act at his own level.
- xiv) Applicant shall ensure the minimum distance from the nearby industry, if any, as prescribed by PPCB, Deptt. of Environment or other competent Authority in this regard.

No change of landuse charges has been charged as per notification No.17/17/01/5Hg2/638, dated 18.6.09

Wankharel
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dt. Chandigarh, the

A copy along with DD No.231596, dated 21.04.2010 amounting to Rs.16,000/- towards licence fee and EDC charges amounting to Rs.3,68,125/- received vide DDNo.231597 dt 21.04.2010 is forwarded to Chief Administrator, PUDA, Mohali

SA
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dated: Chandigarh

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

- 1) Chairman, Punjab Pollution Control Board, Patiala.
- 2) The Chief Conservator of Forests, Punjab, Chandigarh
- 3) Senior Town Planner, Ludhiana.
- 4) Distt Town Planner, Ludhiana.

SA
Chief Town Planner,
Punjab, Chandigarh.

**DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
Puda Bhawan, 6TH Floor, Sector 62, SAS NAGAR.**

To

Shri Guru Ram Dass Educational & Charitable Trust
Through its Director, Shri Ranjit Singh,
R/o 145-L, Model Town,
Ludhiana.

Memo No. 4147

CTP (Pb) SP-432(P)

Dated: 27-08-2015

Subject: Permission for Change of land use for Institutional purpose (B.Ed. College) of Shri Guru Ram Dass Educational & Charitable Trust at village Halwara, Tehsil Raikot, Distt. Ludhiana (Area 2.50 acres)

Ref: Your request dated nil.

2. Your request for change of landuse for an area measuring 2.50 acres located at village Halwara, Tehsil Raikot, District Ludhiana for educational purpose (B.Ed. College) 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 is given below:

Sr.No.	Khasra No.	Area for which CLU approved (K-M)
1.	156//15/1(2-4),16/1(7-8),156//15/2 (1-8),17/2(7-19),18/1(1-1) Total 20 Kanal - 0 Marla= 2.50 acres	20K-5 Marla (2.50 acres)

- i. C.L.U. shall be in the hands of M/s Sri Guru Ramdass Educational & Charitable Trust.
- ii. Applicant shall deposit CLU, license fee, EDC and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- iii. Applicant shall develop the site after getting the Building Plans approved from the Competent Authority.
- 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 or 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 be responsible for litigation, if any regarding land in any court of law.
- vi. Applicant shall not undertake any development work until building plans are approved by the Competent Authority.
- vii. Thorough revenue rastas passing through the site shall be kept unobstructed.
- viii. Applicant shall obtain NOC from PPCB, if 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. Applicant shall not make any construction under HT/L.T. electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- x. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xi. Applicant shall obtain NOC from the Forest Department if required before undertaking development at the site.

- xii. Applicant shall make provision of rain water harvesting within the project area at its own cost.
- xiii. Applicant shall make its 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.
- xiv. Applicant shall obtain any other permission required under any other Act at his own level.
- xv. Applicant shall obtain NOC from Drainage Deptt. for khal passing alongside of proposed site.
- xvi. Applicant shall abide by all the provisions of Master Plan, Raikot.
- xvii. 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. 17/1/01-5Hg2/638, dated 18.06.2009.

Chief Town Planner,
Punjab, Chandigarh.

Endst. No.

CTP(Pb) SP-432(P)

Dated:

A copy is forwarded to Chief Administrator, GLADA alongwith D.D. 954363 dated 18.08.2015 amounting to Rs. 2,42,000/- and D.D. No. 954364 dated 18.08.2015 of Rs. 33,000/- 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) SP-432(P)

Dated:

A copy is forwarded to Chief Administrator, PUDA alongwith D.D. 954365 dated 18.08.2015 of Rs. 13,750/- as 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) SP-432(P)

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, Ludhiana.
4. Distt. Town Planner, Ludhiana.

Chief Town Planner,
Punjab, Chandigarh.