

DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB

To

M/s Kalgidhar Society Baru Sahib at
vill. Bagha Tehsil Talwandi Sabo,
Distt. Bathinda

SB-204-B

Memo No. 4/19 DTP(B)/ Dated: 9-3-2018

Subject:- Change of land use for Educational purpose for 10th standard CBSE School run by M/s Kalgidhar Society Baru Sahib under name of Akal Academy at vill. Bagha Tehsil Talwandi Sabo, Distt. Bathinda under Compounding Policy. (2.806Acre)

Ref: Your letter No.Nill, dated


2. Your request for change of land use of 2.806 Acre for Educational purpose (10th CBSE) M/s Kalgidhar Society Baru Sahib at vill. Bagha Tehsil Talwandi Sabo, Distt. Bathinda under Compounding Policy has been considered at Government level. The detail of land as verified by Tehsildar, Talwandi Sabo is given below:-

Khasra No.(K-M)	Area for CLU Permission (In acre)	
59//24/1(3-0),59//25/1(0-8),61/4/2min(4-10),	Total Area of site	2.806
61//5(7-13),6/1(1-16),62//1/2min(2-18), 10min(2-4)	Area under road widening	0.670
Total 22 K.9M. (2.806 acre)	Area granted for CLU	2.136

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


- The change of land use shall be in the hands of **M/s Kalgidhar Society Baru Sahib Society.**
- 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.
- Applicant shall get the Building Plans approved from the Competent Authority and shall deposit the compounding fee to the Competent Authority as per the notification dated **17.08.2016/15.12.2016** while getting the structures compounded, which are already constructed in the site and shall rectify the Building accordingly.
- 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.
- Applicant shall be responsible for litigation, if any regarding land in any court of law.
- 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.
- This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- Applicant shall make provision of rain water harvesting and solar water heating within the project area at its own cost.
- 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.
- Applicant shall obtain any other permission required under any other Act at his own level.
- Applicant shall be bound to abide by the conditions imposed in the Fire N.O.C. issued by Fire Station Officer, Bathinda vide letter no.280F dated 21-07-2017 and shall obtain the final fire NOC at the time of approval of building plans.
- Applicant shall obtain NOC from forest Deptt. If required, before the approval of building plans.
- The applicant shall obtain approval/NOC from competent authority to fulfill the requirement of notification dt. 14.09.2006 of Ministry of Environment and Forest, Govt. of India before starting the development works.
- Applicant shall leave proposed 287'x60' wide strip of land from his site for road along eastern boundary of the site and shall leave 16'-3" wide strip of land to widen the existing road of 27'-6" to 60'-0" as per provision of Master Plan Raman Mandi and 6'-3" wide strip of land to widen Kacha Rasta 27'-6" wide to 40'-0" wide before getting building plan approved from competent authority and removed all the structures/boundary wall falling within this land as per the undertaking submitted by the applicant in this office.

- xv) Thorough revenue rastas/ khal passing through the site shall be kept unobstructed.
- xvi) Applicant shall not make any construction under H.T. electric lines if any, passing through the site or shall get these lines shifted by applying to the concerned authority.
- 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.
- xviii) CLU Charges for institutions are exempted as per notification No.17/17/2001-5Hg2/PF/748168/17 dt. 06.05.2016


 (Parmjit Singh)
 Distt Town Planner,
 Bathinda.


Endst.No. DTP(B)/ Dated:

A copy is forwarded to Chief Administrator, Bathinda Development Authority, Bathinda alongwith D.D.No.879571 dt. 08-03-18 amounting to Rs. 92035/- and D.D.No. 879569 dt.08-03-18 amounting to Rs. 18410/- towards EDC charges and License fee are attached respectively for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.
 DA/ As above


 (Parmjit Singh)
 Distt Town Planner,
 Bathinda..

Endst. No. DTP(B)/ Dated:

A copy is forwarded to Chief Administrator, PUDA alongwith D.D.No. 879570 dt. 08-03-2018 Amounting to Rs. 5525/- as S.I.F. charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.



 (Parmjit Singh)
 District Town Planner,
 Bathinda.

DA/As above.

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(U.E.),Punjab, Chandigarh.
- 4) Senior Town Planner, Patiala.


 (Parmjit Singh)
 District Town Planner,
 Bathinda.