

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Patiala.

To

✓ The General Secretary
Asian Society for Education,
Village Kasiana,
Tehsil & Distt. Patiala.

Memo No: 1193 -STP(P)/2013-387
Dated: 5-4-2013

Sub

Change of land use for institutional purpose B.Ed. College & other educational purposes.

Ref:

Your application dated 18-02-2013 & 04-04-2013.

2.

Your request for change of land use for an area measuring 24 kanal (3 acres) located at village Kasiana, tehsil & district Patiala for institution purpose (B.Ed. College & other educational purposes) has been considered . The site falls within the limits of Master Plan of Local Planning Area Patiala in the Residential Land Use Zone. As per the zoning regulations of Statutory Master Plan Patiala , Institution is permissible in this land use zone. The permission for change of land use is granted as per government instructions issued vide letter no. 18/30/2009-5Hg2/3577, dated 22.12.10.. The detail of land as verified by Tehsildar Patiala vide his letter dated 14.03.2013 is as follows :-

Sr.No:	Khasra No:	Area	
		Kanal	Marla
1.	27//2	08	- 00
2.	3	00	- 13
3.	24//19	07	- 07
4.	22	08	- 00
	Total	24	- 00


or 3 Acres

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

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- The permission for change of land use shall be valid for two years from the date of grant of such permission and if the permission is not availed for the purpose for which it is granted within the aforesaid period, the permission shall be deemed to have lapsed.

- ii. The change of land use shall be in the hands of General Secretary, Asian Society For Education, Village Kasiana, Tehsil & Distt. Patiala and 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 of right of this land which has to be determined by competent authority. The applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
- iii. **This permission has been granted for B.Ed. College, if the applicant want to set up additional courses other than B.Ed. within the same premises he will take prior permission from the department and shall fulfill the area and others norms of the department & affiliation authority as per undertaking submitted by him.**
- iv. The applicant shall deposit Licence fee/Permission/EDC fees, Social infrastructure fund and all other charges levied or to be levied by Urban Development Department Punjab or any other department from time to time.
- v. The applicant shall get the building plans approved from the Competent Authority before any construction/ development at site & is bound to pay 2nd installment of EDC Rs.4,53,750/- + 3% SIF charges at the time of approval of Building Plans.
- vi. The applicant shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974 and as amended from time to time, Municipal Solid Waste Management and Handling Rules 2000 or any other relevant Act before undertaking any development at site.
- vii. The applicant shall be responsible for any litigation regarding land in any court of law.
- viii. The applicant shall not make any construction under H.T./L.T. electric lines if passing through the site or shall get these lines shifted by applying to the concerned authority.
- ix. The applicant shall obtain all the statutory clearances from different agencies required under any act or instructions of Govt. at his own level.
- x. **The applicant shall leave 21'9" land from his site free of cost to widen the existing 16'-6" road to 60' as per the proposed Master Plan / Zonal Plan, Patiala.**
- xi. The applicant shall obtain permission for approach through the Forest Land if any from Government of India under Forest Act, 1980 before undertaking any development at site.
- xii. Applicant shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification dated 14.9.2006 of Ministry of Environment and Forest Deptt., Government of India.
- 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 at his own cost.
- xv. The applicant shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xvi. This permission will not provide any immunity from any other Act/Rules /Regulations applicable to the land in question. The applicant shall ensure the minimum distance from the near by industry, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard.
- xvii. The applicant shall develop the site as per notification no:311 dated 11-01-2008.
- xviii. The applicant shall develop the site as per the proposals of Master Plan Patiala/Zonal Plan Patiala.

There shall not be any change of land use charges as per notification no: 17/17/01/5Hg2/327, dated 11.01.2008.


District Town Planner,
For: Senior Town Planner,
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with Bank Draft No: 473054 dated 04-04-2013 worth Rs.4,53,750 /-(Rs.four lac fifty three thousand seven hundred & fifty only) issued by Bank on account of Ist installment of EDC and Bank Draft No.473053 dated 04.04.2013 worth Rs. 90,750/- (Rupees ninety thousand seven hundred & fifty only) issued by Bank on account of licence fee. 2nd installment of EDC Rs. 4,53,750/-shall be collected at the time of approval of Building Plans. These charges may be checked at your level. If any difference is found it may be collected from the applicant at your level.

Sd

**District Town Planner,
For : Senior Town Planner,
Patiala.**

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, SAS Nagar along with Bank Draft No: 081004 dated 04-04-2012 for Rs.29,950/- (Rs. twenty nine thousand nine hundred & fifty only) 3% of Social Infrastructure Fund on EDC/ Licence fee for information and necessary action.

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**District Town Planner,
For : Senior Town Planner,
Patiala.**

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to :-

1. Chief Town Planner, Punjab, Chandigarh.
2. Chief Conservator of Forests, Punjab, Chandigarh.
3. Chairman , Punjab Pollution Control Board, Patiala.
4. Dean Colleges, Punjabi University, Patiala.
5. District Town Planner, Patiala .
6. Tehsildar Patiala.

for information and necessary action.

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