

**DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.**

O/o. District Town Planner, Ludhiana.  
GLADA Complex, Ferozpur Road, Ludhiana.

To

M/s. The Kalgidhar Trust,  
V.P.O. - Baru Sahib (Via Rajgarh), District - Sirmour,  
Himachal Pradesh - 173101  
through Sh. Charanjit Singh Dhaliwal (Project Officer)  
R/o. Street No. 4, Abohar Road,  
District - Sri Muktsar Sahib.

Memo No. 2464 -DTP(L)/M2B  
Dated: 28.9.2018

**Subject:-** Change of land use for Institutional Purpose for M/s. The Kalgidhar Trust, Village - Rachhin (Hadbast No. - 380), Tehsil - Raikot, District - Ludhiana under Compounding Policy Notification Dated 17.08.2016/15.12.2016 (10+2 Level School) (Area - 3.375 Acres).

Ref: Your application no. Nil, Dated 19.09.2016 and 22.08.2018.

2. Your request for change of land use of Area - 3.375 Acres for Institutional Purpose M/s. The Kalgidhar Trust, (10+2 Level Akal Academy School) at Village - Rachhin (Hadbast No. 380), Tehsil - Raikot, District - Ludhiana has been considered in this office under Compounding Policy. The Site falls in Notified Local Planning Area of Pakhowal (2015-2035). The permission for Change of Land Use for Institution Purpose (10+2 Level School) is granted as per "The Punjab Regional & Town Planning and Development Act, 1995" and Rules framed there under & in view of instructions issued vide memo no. 1096/CTP(Pb)/Sp-432(Gen) dated 23.02.2018. The detail of land as verified by Tehsildar, Raikot is given below:-

Sr. No.	Khewat Number / Khatoni Number	Khasra Number	Area as per Jamabandi (2015-2016)	Ownership as per application for Change of Land Use	Area Under Change of Land Use after Road Widening & Public Road
1	565/590	87//7/2 14/1 17/2 24/1 Kitte - 4	5 K - 4 M 5 K - 4 M 5 K - 4 M 5 K - 4 M 20 K - 16 M	27 K - 0 M or 3.375 Acres	Net Area for CLU (16335 Sq. Yds. - 847 Sq. Yds.) 15488 Sq. Yds. Or 3.2 Acres
2	566/591	104//2 3 4/1 9 Kitte - 4	6 K - 15 M 9 K - 9 M 3 K - 2 M 1 K - 10 M 20 K - 16 M		
3	578/603	87//7/1 16 17/1 25/1 88//19/2 21/2 22/1 103//1/2 2/1 9/2 10/1 104//4/2 5//2/1 Kitte - 13	2 K - 16 M 8 K - 0 M 2 K - 16 M 5 K - 17 M 1 K - 6 M 1 K - 3 M 5 K - 0 M 1 K - 4 M 5 K - 0 M 3 K - 17 M 1 K - 4 M 0 K - 14 M 1 K - 0 M 38 K - 17 M		

4	116/140	87//14/2	2 K - 16 M		
		15	8 K - 0 M		
		24/2	2 K - 16 M		
		Kitte - 3	13 K - 12 M		
5		87//8/1	1 K - 4 M		
		13/4	1 K - 4 M		
		Kitte - 2	2 K - 8 M		
<b>Total Area</b>		<b>Kitte - 26</b>	<b>96 K - 9 M</b>	<b>27 K - 0 M</b> <b>(3.375 Acres)</b>	<b>3.2 Acres</b>

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

1. The change of land use shall be in the hands of **M/s. The Kalgidhar Trust, V.P.O. - Baru Sahib (Via Rajgarh), District - Sirmour, Himachal Pradesh.**
2. Applicant shall deposit C.L.U., License Fee, E.D.C., S.I.F. and all other charges levied on 3.2 Acres as applicable in Compounding Policy or to be levied by the Housing and Urban Development Department from time to time.
3. **Applicant shall develop the site after getting the Zoning plan/Building plans approved from Competent Authority and alter the existing building if required and shall deposit the compounding fee 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.**
4. Applicant shall develop the site as single unit and shall not bifurcate the site.
5. 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.
6. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
7. Applicant shall obtain Fire Safety & Structure Safety Certificate from the Competent Authority before getting Building Plans approved.
8. Through Revenue Rastas / Pucca Road / Khal if any passing through the site shall be kept unobstructed.
9. Applicant shall obtain N.O.C./Approval from PPCB 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.
10. The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and as per Notification dt. 25.07.2008 of the Deptt. of Science, Technology & Environment, Punjab.
11. Applicant shall not make any construction under HT/LT. electric line if any passing through the site and also shall leave green buffer strip along the site as per the provisions of PSPCL.
12. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
13. Applicant shall obtain N.O.C./Approval from the Forest Department, under Forests Act, 1980 before undertaking development at the site.
14. 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.
15. Applicant shall make provision of rain water harvesting within the project area at its own cost.
16. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
17. Applicant shall obtain any other permission required under any other Act at his own level.
18. **Applicant shall abide by all the provision of Master Plan, Pakhowal (2015-2035), When Notified.**

19. Applicant shall leave 13'-6" wide strip of land on front side (free of cost) to widen the existing 33'-0" wide road to 60'-0" from his site & Construct 40'-0" X 150'-0" wide Public Road as per undertaking submitted in this office.
20. Applicant shall take revised approval if he/she adds any additional courses in the present site and get the CLU/Building plan approved accordingly.
21. 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.
22. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
23. Applicant shall not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Master Plan, Ludhiana (2007-2031).
24. Electric Connection may be released by PSPCL subject to the condition that applicant shall get the building plans approved from the Competent Authority before carrying out construction / development works on site. In case applicant carries out construction without approval of Building Plans then PSPCL may be asked by the concerned Town Planning office to cancel the connection.
25. Applicant shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
26. Applicant shall abide by Punjab ECBC-2016 rules as amended time to time.
27. Applicant will not claim any refund against this CLU from this office or Government, in case he doesn't get affiliation from any board.



(Virender Singh)  
District Town Planner,  
Ludhiana.


Endst. No.

DTP(L)/

Dated:

A copy is forwarded to Chief Administrator, GLADA, Ludhiana, D.D. No. 879808 dated 04.09.2018 amounting to Rs. 90,895/- of Punjab & Sind Bank and D.D. No. 879809 dated 04.09.2018 amounting to Rs. 13,135/- of Punjab & Sind Bank towards E.D.C. 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



(Virender Singh)  
District Town Planner,  
Ludhiana.


Endst. No.

DTP(L)/

Dated:

A copy is forwarded to Chief Administrator, PUDA along with D.D. No. 879810 dated 04.09.2018 amounting to Rs. 5,205/- of Punjab & Sind Bank as S.I.F. charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

DA/As above



(Virender Singh)  
District Town Planner,  
Ludhiana.

Endst. No.

DTP(L)/

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, Punjab.
- 4) Senior Town Planner, Ludhiana.
- 5) District Education Officer (Sr. Sec.), Ludhiana.
- 6) District Education Officer (Primary), Ludhiana.

-Sd-  
(Virender Singh)  
District Town Planner,  
Ludhiana.