

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Ludhiana.

To

M/S V.S. Education Foundation,
Through Vijay Kansal S/o Late Sh. Dev Raj Kansal Authorize Signatory,
R/o H. No: A-48, Sector-31, Noida,
Uttar Pradesh.

Memo No. 2144 STP(L)/TW/2A Dated: 14/6/2016

Sub: - Regarding Change of Land Use (C.L.U.) for Institutional purpose (10+2 Level School) to M/S V.S. Education Foundation, Situated at village Sangowal (HB No.257) & village Harnampura (HB No.248) Tehsil & Distt Ludhiana.

Ref: Your online application dated 18-05-16.

Your request for Change of Land Use (C.L.U.) for land measuring 8.13 Acres located at village Sangowal (H.B. No.257) & village Harnampura (HB No.248), Tehsil & Distt. Ludhiana has been considered in this office. The site falls in Industrial Zone as per Notified Master Plan Ludhiana (2007-31). The permission for CLU for Institutional purpose (10+2 Level School) granted as per the provisions of "The Punjab Regional & Town Planning & Development (Amendment) Act, 2006" and Rules framed there under & in view of instructions issued vide Punjab Government Notification No.18/30/2009-5Hg2/3577 dated 22-12-10.

3. The detail of above mentioned area as verified by Tehsildar, Ludhiana (C & S) vide memo No:Nil dt.11-4-2016 & 11-5-16.

Sr. No.	Khewat / Khatoni No.	Khasra No. Village Sangowal	Area as per Jamabandi 2013-14 K - M	Ownership as per Jamabandi/Registry/ Possession K - M	Area under CLU/ after road widening
1.	574/603	25//16 25 40//5/1 Kite-3	5-14 3-18 0-02 9-14	5-14.0(96/97Share) 3-15.34	Net area for CLU 39331.61 sq yds (8.13 acres) Excluding area under road widening
2.	576/605	25//6/2 7/2 8/2 9/2 13 14 15 Kite-7	1-15 6-13 6-11 1-06 3-10 8-00 5-00 32-15	(6/131Share) 0-00.16 0-12	
3.	574/604	25//17 Kite-11	4-10 46-19	4- 0.5 (2/3Share) 14-02 (8530.5 Sq. yds.)	
		Village Harnampura	B -B- B	B -B- B	
4.	167/230	2 3 4 5/2 6/1 7/1 17/3 18/2 613/9/1	5-18-03.5 1-18-00 2-12-10 0-11-07 0-02-15 0-03-16 0-03-01.75 0-01-14.5 0-04-08	5-18-03.5 1-18-00 2-12-10 0-10-00 0-01-19.7 0-02-17.8 ----- ----- 0-04-08	
Total		Kite-9	11-15-15.75	11-07-19 (34477.44 Sq.yds)	
Total Area		Kite-20		43007.94 Sq.yds: (8.89 acres)	8.13 Acres

Principal

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

Delhi World Public School
Ludhiana

Chairman
Delhi World Public School
Ludhiana

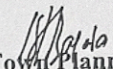
- i. The Change of Land Use shall be in the hands of M/S V.S. Education Foundation, village Sangowal (HB No.257) & village Harnampura (HB No.248) Tehsil & Distt Ludhiana for 10+2 Level school and they shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department, Punjab from time to time.
- ii. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- iii. The applicant shall be responsible for any litigation, regarding land ownership/owners or any other aspect in any court of law.
- iv. The issue of ownership of land is independent and exclusive of permission of C.L.U. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which has to be determined by Competent Authority. The applicant in whose hand this C.L.U. lies shall be bound by the decision of such competent authority.
- v. 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.
- vi. The applicant shall not undertake any development work/construction until final building plans are approved by the Competent Authority.
- vii. The construction shall be done only on the site/khasra Nos. verified by the concerned Tehsildar/Naib Tehsildar of that particular circle revenue office.
- viii. The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14-9-2006 of Ministry of Environment and Forest, Government of India before starting development works at site.
- ix. Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- x. The 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 undertaking any development at site. The minimum distance from the residential areas as prescribed by PPCB will be maintained.
- xi. The applicant shall not make any construction under H.T/L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.
- xii. The applicant shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xiii. This permission will not provide any immunity from any other Act/Rules/Regulations/Instructions/ Directions of any court or authority applicable to the land in question.
- xiv. 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.
- xv. The applicant shall make provisions for rain water harvesting and plantation in the premises as per building bye laws or instructions from the Govt. issued from time to time.
- xvi. The applicant shall obtain NOC from Forest Department, under Forest Act, 1980 before undertaking development at site.
- xvii. The applicant shall be liable to obtain all the statutory clearance from different agencies under any act or instructions of Govt, at his own level.
- xviii. The premises/area of which CLU is granted shall not be sub divided or used for any purpose other than specified above.

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
Ushal Kansal
Chairman
Delhi World Public School
Ludhiana

- xix. The applicant shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xx. The applicant shall develop the site as per notification No.311 dated 11-1-2008.
- xxi. The 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 (2007-31).
- xxii. The applicant shall develop the site as per the proposals of Master Plan, Ludhiana.
- xxiii. The applicant shall leave 61'-6" wide strip of land on front free of cost from his site to widen the existing 22' road with 16'-6" wide Forest land to 190' wide road & this area shall be part of public road as per undertaking submitted by him in this office.
- xxiv. The applicant has to submit the no objection certificate from the Forest Department before the submission of building plans as per under taking submitted by him in this office
- xxv. No C.L.U. charges have been charged as per notification No. 17/17/2001-5Hg2/P.F./748168/17, Dt: 06-05-16.


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
Endst. No. STP(L)/ Dated:

A copy of complete documents is forwarded to the Chief Administrator, GLADA, Ludhiana. along with DD No. 000781 dt. 18-05-16 issued by HDFC Bank worth Rs. 7,31,700/- (Rupees Seven Lac, Thirty One Thousand, Seven Hundred only) on account of first Installment of EDC (Total EDC 14,63,400/-) and DD No. 000780 dt.18-05-16 issued by HDFC Bank Worth Rs 1,82,950/- (Rupees One Lac, Eighty Two Thousand, Nine Hundred, Fifty only) on account of License/Permission fee. IInd Installment of EDC shall be paid by the applicant at the time of approval of Building plans. The amount may be got verified at your level & difference if any may be recovered from the applicant directly at your end.


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Endst.No. STP(L)/ Dated:

A copy is forwarded to the Chief Administrator, PUDA, Mohali along with DD No. 000782 dt.18-05-16 issued by HDFC Bank Worth Rs 82,350/- (Rupees Eighty Two Thousand, Three Hundred, Fifty only) on account of Social Infrastructure Fund.

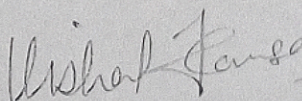

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Copy is forwarded for information and necessary action to:-

1. The Chief Town Planner, Punjab, Chandigarh with complete set of documents.
2. Chairman, Punjab Pollution Control Board, Patiala.
3. Director Factories, Punjab, Chandigarh.
4. The Chief Conservator of Forests, Punjab, Chandigarh.
5. District Town Planner, Ludhiana.

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