

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From,

Senior Town Planner,
Ludhiana.

To,

M/s. Bhai Kanhaiya Welfare and Research Trust,
Regd. Off. K-363 Phase-VIII,
Focal Point, Ludhiana.

Memo No. 1071 STP(LY) B-A-1 Dated: 05-08-2024

Sub:- Regarding Approval of Building Plan under Regularization Policy for Institutional purpose (10+2 level School) Gyanjot Divine School to M/s. Bhai Kanhaiya Welfare and Research Trust, Vill. Budhewal (H.B.No. 187), Teh. Koom Kalan, Distt. Ludhiana.

Ref:- District Town Planner, Ludhiana vide letter No. 1591 DTP(LY)/M-2 B, dated 27.06.2024 and your application dated 30.07.2024.

2. In reference to application for approval of Building Plan under Regularization Policy Notification No. 08/04/2023-4Hg1/2288 dated 18-10-2023, School Project (10+2 level School) for land measuring 2.8875 Acre located at Village Budhewal (H.B.No.187), Teh. Koom Kalan, Distt. Ludhiana has been considered in this office. As per Drawings received in this office the total covered of site is 2275.56 Sq.mtr. and boundary wall of 583.68 running mtr. The site falls in Notified Master Plan Ludhiana (2007-31). The approval of Building Plan for Institutional purpose (10+2 level School) of Drawing No. SC/04/2024 sheet no. 1A to 4A dated 01-04-2024 is granted as per the provisions of "The Punjab Regional & Town Planning & Development Act, 1995" and Regularization Policy Notification No. 08/04/2023-4Hg1/2288 dated 18-10-2023, Rules framed there under & in view of Building Rules-2021 and instructions issued by Government from time to time.

3. The detail of above mentioned area as verified by Naib Tehsildar Koom Kalan vide letter No. Nil date 10-04-2024 and as per DTP office report, is given as below:-

Sr. No.	Khewat/ Khatoni No.	Khasra No.	Area as per Jamabandi 2018-19 K-M	Ownership as per application for Jamabandi year 2018-19 K-M	Area of site including area under road widening.
1.	175/187 to 189	11/12/2 13/2 14/1/2 18/2/1 19/1 20/1	3-18 3-17 0-09 3-16 5-11 5-11	3-18 3-17 0-09 3-16 5-11 5-11	23K-2M (2.8875 Acres)
	Total Area		23K-2M	23K-2M	23K-2M (2.8875 Acres)

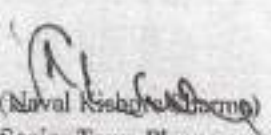
The above permission is subject to the following terms & conditions:-

- The building shall be constructed as per the approval Building Plans/Service Plans and in compliance with the Building Rules-2021 and Amended from time to time.
- The service plans shall be got approval from the Concerned Competent Authority.
- The Plinth level permission shall be taken from the concerned authority.
- The applicant shall obtain Completion and Occupation Certificate from the concerned Competent Authority before occupying the building.
- The applicant shall leave 8'-0" wide strip of land on front side of land free of cost from the site to widen the existing 44'-0" wide road to 60'-0" as per Departmental rules/guidelines & this area shall be part of public road and this area will not be considered in setback.
- The applicant shall construct the building as per the structural drawings designed by registered Structural Engineer (Er. Jatinder Malhotra, Registration No. AM-156090-9) and Architect (Ar. Girish Jain, Registration No. CA/2017/82146). The applicant and the Structural Engineer shall be responsible for the safety of the structural as per structural stability certificate.
- During the construction of building, if the Owner/Architect/Civil Engineer/Structural Engineer is changed, the applicant shall intimate the Competent Authority as per Building Rules-2021.

9.1.8

- viii. Applicant shall obtain any other permission required under any other Act at his own level.
- ix. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- x. The applicant shall be responsible for any litigation, regarding land ownership/owners or any other aspect in any court of law.
- xi. 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.
- xii. The issue of ownership of land is independent and exclusive of permission of Building Plan approval. Therefore, this permission of Building Plan approval 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 Building Plan approval lies shall be bound by the decision of such competent authority.
- xiii. Permission to have approach for the site from Forest Department if applicable would be applicant's responsibility. If applicant does not get permission in future then applicant will not claim any compensation from this department.
- xiv. 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.
- xv. The applicant shall obtain NOC from PPCB under the Water Prevention and Control of Pollution Act, 1974, Municipal solid Waste Management and Handling Rules, 2016 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.
- xvi. The applicant shall make necessary arrangements for firefighting as per the norms and shall abide by terms & conditions of Fire department as per NOC issued by department NOC No. 1211-94715-Fire/71121 dated 28-06-2024.
- xvii. The applicant shall make his own suitable arrangements for drinking water supply, disposal of sewage, solid waste management etc.
- xviii. 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.
- xix. The applicant shall make provision of min/storm water harvesting as per Building Rules-2021 within the project area at this own cost.
- xx. The applicant is recommended to install roof top solar water heating system at the site to meet its hot water requirements as far as possible.
- xxi. The applicant shall bound to plant trees as per Building Rules -2021 and this will be checked at the time of issuance of completion certificate.
- xxii. The Applicant shall take NOC/permission from PSPCL Department before start of construction work on site and bound to follow ECBC Compliance report as per Punjab State Energy Conservation Building Code (ECBC) Notification 18/4/16 THw.1/1856 date 24-06-2016
- xxiii. The Applicant shall make provisions as per PEDDA notification dated 24-06-2016 and take NOC before start of construction work.
- xxiv. The applicant shall install the Solar Photovoltaic Panels as per the provisions of Building Rules-2021.
- xxv. Applicant shall be liable to pay the difference of amount if any found due against applicant in future.
- xxvi. In case of non-compliance of any of the conditions by the conditions by the applicant, the approval of the Building Plans shall be deemed to be cancelled.

No C.L.U. charges have been charged as per notification No.17/17/2001-5Hg2/P.P/748168/17 dated: 06-05-2016. As the site falls in potential Zone-1 as per report received from DTP Ludhiana and other charges has been calculated as per above notification No. 08/04/2023-4Hg1/2288 dated 18-10-2023 and Building Rules-2021. As Regularization Fees and scrutiny fees Rs. 6,36,400/- (Rs. Six Lakh Thirty Six Thousand four Hundred only) D.D.No. 096078 dt. 28-06-2024 issued by Central Bank of India has been received and are hereby acknowledged.


(Navaj Kishor)
Senior Town Planner,
Ludhiana.

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Endst. No.

STP(L)/

Dated:

Copy is forwarded to the Chief Administrator, Glada, Ludhiana for information along with amount Rs. 8,37,100/- (Rs. Eight lakhs Thirty Seven Thousand One Hundred Only) D.D.No. 096076 dt. 28-06-2024 issued by Central Bank of India towards EDC and Rs. 1,04,650/- (Rs. One Lakhs Four Thousand Six Hundred Fifty Only) D.D.No. 096074 dt. 28-06-2024 issued by Central Bank of India towards PF/LF, if any difference is found it may be collected from the applicant at your own level.

Sd/-

(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana

Endst.No.

STP(L)/

Dated:-

A copy is forwarded to the Chief Administrator, PUDA, Mohali along with amount Rs. 47,100/- (Rs. Forty Seven Thousand One Hundred only) D.D.No. 096075 dt. 28-06-2024 issued by Central Bank of India towards SIF, if any difference is found it may be collected from the applicant at your own level.

Sd/-

(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana.

Endst.No.

STP(L)/

Dated:-

A copy is forwarded to the Labour Commissioner along with amount Rs. 2,82,200/- (Rs. Two Lakh Eighty Two Thousand Two Hundred only) D.D.No. 096077 dt. 28-06-2024 issued by Central Bank of India towards Labour cess, if any difference is found it may be collected from the applicant.

Sd/-

(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana.

Endst. No.

STP(L)/

Dated:-

Copy is forwarded for information and necessary action to:-

1. The Chief Town Planner, PUDA, Chandigarh.
2. Chairman, Punjab Pollution Control Board, Patiala.
3. District Town Planner, Ludhiana.
4. Executive Director, PEDDA, 33-D, Chandigarh.
5. Distt. Fire Officer, Ludhiana.

Sd/-

(Naval Kishore Sharma)
Senior Town Planner,
Ludhiana

P

9/4

PLAN FOR SENIOR SECONDARY SCHOOL PROJECT "GYANJOT DIVINE SCHOOL" BELONGS TO M/S: BHAI KANHAIYA WELFARE AND RESEARCH TRUST SITUATED AT VILLAGE BUDHEWAL, HADBAST NO. 187, SUB-TEHSIL KOOM KALAN, DISTT. LUDHIANA



For GYANJOT DIVINE SCHOOL
Run, Owned & Managed by
Bhai Kanhai Welfare & Research Trust

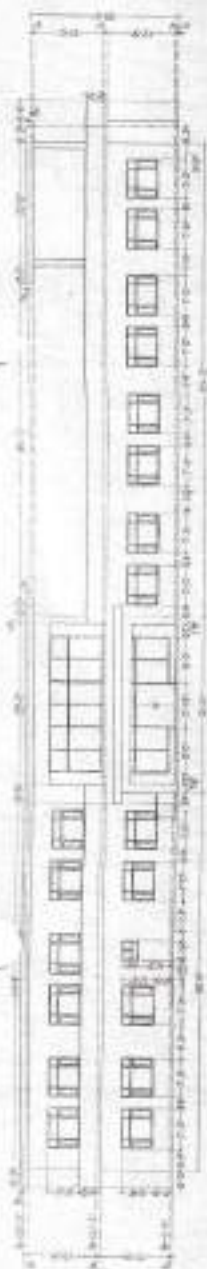
[Signature]
Principal

GENERAL NOTES:
1. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
2. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
3. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
4. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
5. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
6. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
7. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
8. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
9. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.
10. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.

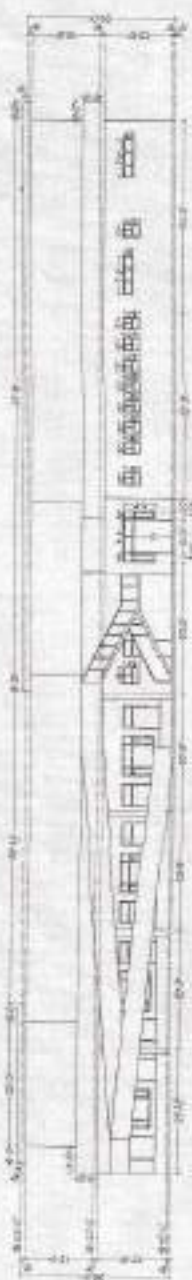
<p>REMARKS: 1. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings. 2. The site plan is prepared for the purpose of showing the location of the proposed school building and its surroundings.</p>	<p>PROJECT: SENIOR SECONDARY SCHOOL PROJECT (INSTITUTIONAL PROJECT)</p>	<p>OWNER: M/S. BHAI KANHAIYA WELFARE AND RESEARCH TRUST</p>	<p>DATE: 10/10/2023</p>	<p>SCALE: 1:1000</p>
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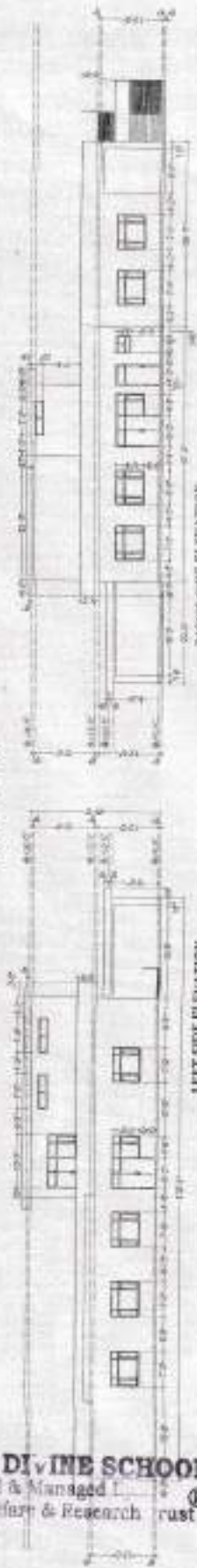
Architectural Firm
Bhai Kanhai Welfare & Research Trust
Pune, M.S. 411 004
Bhai Kanhai



FRONT ELEVATION



REAR ELEVATION

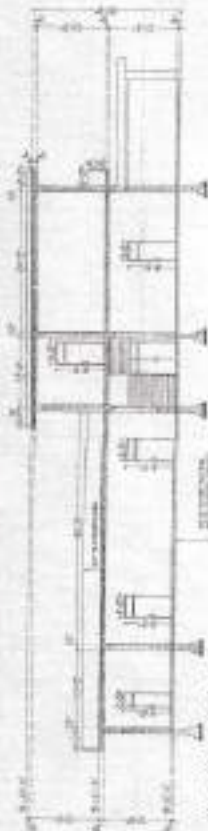


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

LONGITUDINAL SECTION AT (AB)



SECTION AT (XY)

For GYANJOT DIVINE SCHOOL
Run, Owned & Managed by
Bhai Kanhai Welfare & Research Trust

Bhai Kanhai
Principal



ARCHITECT

OWNER

M/S. BHAU KANHAJI WELFARE AND RESEARCH TRUST

DRAWING NO. - 100/2024

DATE: 01.04.2024

SHEET - 01

PROJECTED FOR SENIOR SECONDARY SCHOOL PROJECT
"GYANJOT DIVINE SCHOOL" BELONGS TO MRS. BHAI KANHAJI
WELFARE AND RESEARCH TRUST SITUATED AT VILLAGE
BUDHAR, HADAPSAR RD. 187, AUR-TO-SH. ROOM WALKER, DOTT.
LUDHIANA

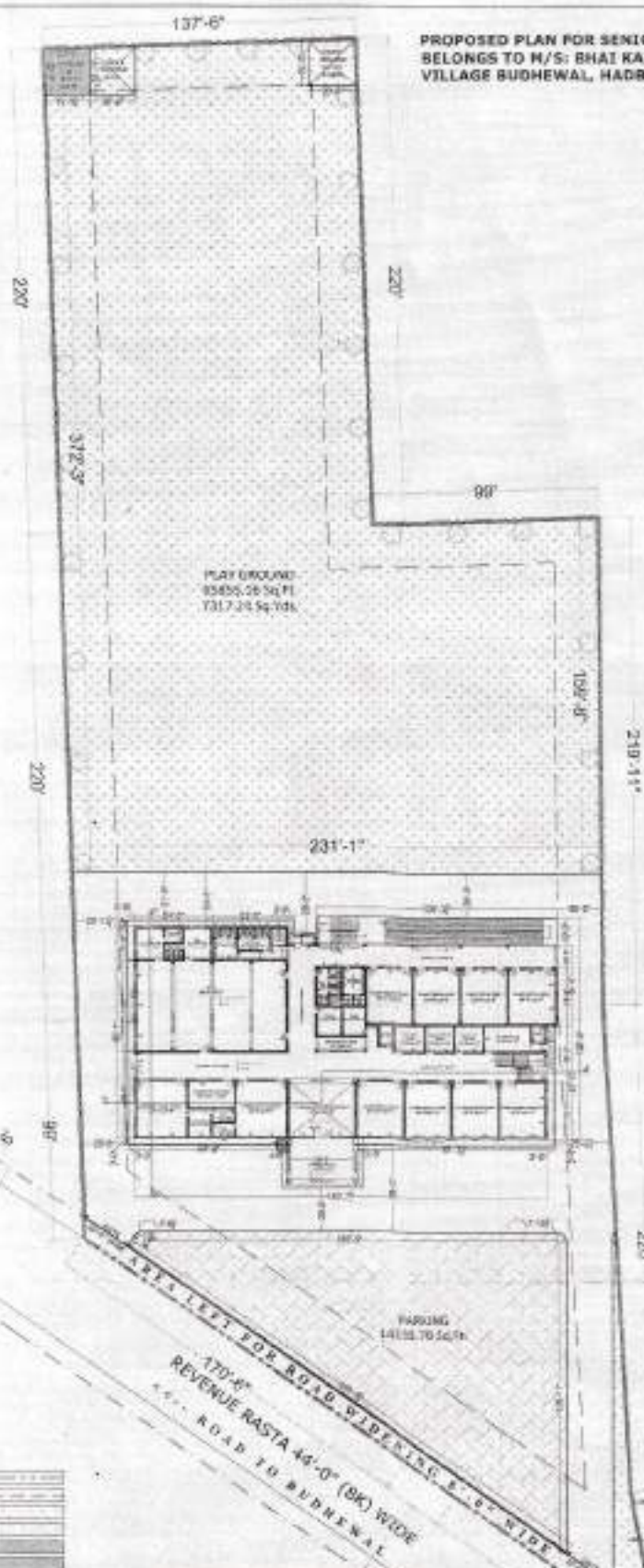
DRAWING TITLE :-

ELEVATIONS & SECTIONS

PROJECT :-

SENIOR SECONDARY SCHOOL
(INSTITUTIONAL PROJECT)

PROPOSED PLAN FOR SENIOR SECONDARY SCHOOL PROJECT "GYANJOT DIVINE SCHOOL" BELONGS TO M/S: BHAI KANHAIYA WELFARE AND RESEARCH TRUST SITUATED AT VILLAGE BUDHEWAL, HADRAST NO. 187, SUB-TESHSIL KOOM KALAN, DISTT. LUDHIANA



AREA CALCULATION OF SCHOOL BUILDING						
DESCRIPTION	AREA IN SQ. FT.	AREA IN SQ. METER	AREA IN SQ. FT.	AREA IN SQ. METER	AREA IN SQ. FT.	AREA IN SQ. METER
GROUND FLOOR	10000.00	929.03	10000.00	929.03		
FIRST FLOOR	10000.00	929.03	10000.00	929.03		
SECOND FLOOR	10000.00	929.03	10000.00	929.03		
THIRD FLOOR	10000.00	929.03	10000.00	929.03		
FOURTH FLOOR	10000.00	929.03	10000.00	929.03		
FIFTH FLOOR	10000.00	929.03	10000.00	929.03		
SIXTH FLOOR	10000.00	929.03	10000.00	929.03		
SEVENTH FLOOR	10000.00	929.03	10000.00	929.03		
EIGHTH FLOOR	10000.00	929.03	10000.00	929.03		
NINTH FLOOR	10000.00	929.03	10000.00	929.03		
TOTAL	90000.00	8361.27	90000.00	8361.27		

AREA DETAILS			
FLOOR	AREA IN SQ. FT.	AREA IN SQ. METER	AREA IN SQ. FT.
GROUND FLOOR	10000.00	929.03	10000.00
FIRST FLOOR	10000.00	929.03	10000.00
SECOND FLOOR	10000.00	929.03	10000.00
THIRD FLOOR	10000.00	929.03	10000.00
FOURTH FLOOR	10000.00	929.03	10000.00
FIFTH FLOOR	10000.00	929.03	10000.00
SIXTH FLOOR	10000.00	929.03	10000.00
SEVENTH FLOOR	10000.00	929.03	10000.00
EIGHTH FLOOR	10000.00	929.03	10000.00
NINTH FLOOR	10000.00	929.03	10000.00
TOTAL	90000.00	8361.27	90000.00

AREA DETAILS			
FLOOR	AREA IN SQ. FT.	AREA IN SQ. METER	AREA IN SQ. FT.
GROUND FLOOR	10000.00	929.03	10000.00
FIRST FLOOR	10000.00	929.03	10000.00
SECOND FLOOR	10000.00	929.03	10000.00
THIRD FLOOR	10000.00	929.03	10000.00
FOURTH FLOOR	10000.00	929.03	10000.00
FIFTH FLOOR	10000.00	929.03	10000.00
SIXTH FLOOR	10000.00	929.03	10000.00
SEVENTH FLOOR	10000.00	929.03	10000.00
EIGHTH FLOOR	10000.00	929.03	10000.00
NINTH FLOOR	10000.00	929.03	10000.00
TOTAL	90000.00	8361.27	90000.00

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SIXTH FLOOR	10000.00	929.03	10000.00
SEVENTH FLOOR	10000.00	929.03	10000.00
EIGHTH FLOOR	10000.00	929.03	10000.00
NINTH FLOOR	10000.00	929.03	10000.00
TOTAL	90000.00	8361.27	90000.00

FLOOR DETAILS			
FLOOR	AREA IN SQ. FT.	AREA IN SQ. METER	AREA IN SQ. FT.
GROUND FLOOR	10000.00	929.03	10000.00
FIRST FLOOR	10000.00	929.03	10000.00
SECOND FLOOR	10000.00	929.03	10000.00
THIRD FLOOR	10000.00	929.03	10000.00
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FIFTH FLOOR	10000.00	929.03	10000.00
SIXTH FLOOR	10000.00	929.03	10000.00
SEVENTH FLOOR	10000.00	929.03	10000.00
EIGHTH FLOOR	10000.00	929.03	10000.00
NINTH FLOOR	10000.00	929.03	10000.00
TOTAL	90000.00	8361.27	90000.00

TOTAL OCCUPANT LOAD - SEATING FOR STUDENTS					
BRANCH	NO. OF STUDENTS	NO. OF STUDENTS	NO. OF STUDENTS	NO. OF STUDENTS	NO. OF STUDENTS
BRANCH A	1000	1000	1000	1000	1000
BRANCH B	1000	1000	1000	1000	1000
BRANCH C	1000	1000	1000	1000	1000
BRANCH D	1000	1000	1000	1000	1000
BRANCH E	1000	1000	1000	1000	1000
TOTAL	5000	5000	5000	5000	5000

DETAIL OF WATER SUPPLY					
ITEM	UNIT	QUANTITY	UNIT	QUANTITY	UNIT
WATER SUPPLY	CU. FT.	1000	CU. FT.	1000	CU. FT.
WATER SUPPLY	CU. FT.	1000	CU. FT.	1000	CU. FT.
WATER SUPPLY	CU. FT.	1000	CU. FT.	1000	CU. FT.
WATER SUPPLY	CU. FT.	1000	CU. FT.	1000	CU. FT.
WATER SUPPLY	CU. FT.	1000	CU. FT.	1000	CU. FT.
TOTAL	CU. FT.	5000	CU. FT.	5000	CU. FT.

DETAIL OF STUDENT TOILETS					
ITEM	UNIT	QUANTITY	UNIT	QUANTITY	UNIT
STUDENT TOILETS	NO.	1000	NO.	1000	NO.
STUDENT TOILETS	NO.	1000	NO.	1000	NO.
STUDENT TOILETS	NO.	1000	NO.	1000	NO.
STUDENT TOILETS	NO.	1000	NO.	1000	NO.
STUDENT TOILETS	NO.	1000	NO.	1000	NO.
TOTAL	NO.	5000	NO.	5000	NO.

VENTILATION			
ROOM	FLOOR AREA IN SQ. FT.	NO. OF FLOORS	WINDOW AREA IN SQ. FT.
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
CLASS ROOM (12' x 20' x 10')	2400.00	10	240.00
TOTAL	24000.00	100	2400.00

TOTAL FLOOR AREA			
ROOM	FLOOR AREA IN SQ. FT.	NO. OF FLOORS	WINDOW AREA IN SQ. FT.
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
CLASS ROOM	2400.00	10	240.00
TOTAL	24000.00	100	2400.00

Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: 10/10/2020

For GYANJOT DIVINE SCHOOL
 Run, Owned & Managed by
Bhai Kanhaiya Welfare & Research Trust

DRAWING TITLE PREPARED LAYOUT PLAN PROJECT SENIOR SECONDARY SCHOOL (INSTITUTIONAL PROJECT)	PROPOSED PLAN FOR SENIOR SECONDARY SCHOOL PROJECT BELONGS TO M/S: BHAI KANHAIYA WELFARE AND RESEARCH TRUST SITUATED AT VILLAGE BUDHEWAL, HADRAST NO. 187, SUB-TESHSIL KOOM KALAN, DISTT. LUDHIANA	DATE 10/10/2020	OWNER M/S: BHAI KANHAIYA WELFARE AND RESEARCH TRUST	ARCHITECT <i>[Signature]</i> Architect
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