

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB O/o Senior Town Planner, Jalandhar

To

Guru Nanak Education Promotion Society,
At Village Koopur, Vill. Dhehpur,
P.O Adda Kathar,
Distt. Jalandhar.

Memo No. 213) STP (J)/(CLU) Dated 14/08/2026

Sub: Change of Land Use for Higher Secondary School (Institutional Purpose) at Village Dhehpur (H.B.No.48), Village Kapoor(H.B. No. 49) Tehsil & Distt. Jalandhar regarding 0.6778 Acres out of 6.5978125 Acres under compounding policy 2023.

Ref : 1) DTP, Jalandhar office letter No 808 dated: 20.07.2026, letter No: 514 dated 27.04.2026 and letter No: 511 dated 09.04.2025
2) Your request application dated 11.08.2026.

The Change of Land use of site measuring Area 0.6778 Acres falling at Vill. **Dhehpur (H.B.No.48), Village Kapoor(H.B. No. 49)**, Tehsil and Distt. Jalandhar. for Higher Secondary School (Institutional Purpose) has been considered in this office regarding which site report has been received from O/o District Town planner, kapurthala under ref.no.1. As per the report received, Change of land use was already permitted for the said land measuring 5.92 Acres (Polytechnic) vide letter no. 454 STP (J)/ CLU dated: 12.02.2014 and building plans were approved vide letter no. 1252 CTP(Pb)/SJ-203 Dated: 24.02.2014. Now you have applied for approval of additional area **0.6778 Acres Higher Secondary School (Institutional Purpose) under compounding policy 2023**. This letter is issued incontinuation to letter nos. 454 STP (J)/ CLU dated: 12.02.2014 and 1252 CTP(Pb)/SJ-203 Dated: 24.02.2014 and the permission is hereby granted to use the said land for Higher Secondary School (Institutional Purpose) as per the provisions of "The Punjab Regional and Town Planning and Development Act 1995" (Amended from time to time) & rules framed there under. Detail of Land is given below as verified by Tehsildar, Adampur (vill. Dhehpur, vill. kapoor) dated 22.04.2026, 21.04.2026 and Aks Shajra Plan dated 02.04.2026 and as shown on site plan of DTP(J) 125/2026 dated 23.04.2026 and DTP(J) 201/26 dated 17.07.2026.

Sr. No.	Name of Village & (H.B. No.)	Khasra Nos.	Area in Jamabandi		Area under CLU	
			K	M	K	M
1	Village Dhehpur (H.B.No. 48)	18//10/2	8	2	6	4.22
2		177	0	19	0	0
3		18//11/1	6	16	5	4
4		18//20/2	4	16	3	4
5		18//20/3	2	0	2	0
6		18//21/1	6	16	5	5.66
7		19//6/1	0	10	0	10
8		19//10	9	13	0	0
9		19//11/2	4	16	0	0
10		19//15/2	0	8	0	8
11		19//16/1	0	15	0	15

Permission granted for C.L.U = 3.724 Acres

12		19//20/1	4	16	0	0	
13		19//21/2	4	16	0	0	
14		19//25/3	0	16	0	16	
15		24//1/2	1	4	0	0	
16		24//5/3	0	7	0	7	
17		25//1/1	5	2	5	2	
18		228	0	2	0	0	
		GRAND TOTAL	62	14	29	15.88	

Sr.no.	Name of Village & (H.B. No.)	Khasra Nos.	Area in Jamabandi		Area under CLU		
			K	M	K	M	
1	Village Kapur (H.B.No. 49)	22//1/2	1	6	1	6	Permission granted for C.L.U = 2.8735 Acres
2		22//2	5	0	5	0	
3		22//3/1	0	17	0	17	
4		22//8/2	0	12	0	12	
5		22//9/1	4	13	4	13	
6		22//10/2	3	2	3	2	
7		22//11/2/1	0	2	0	2	
8		21//6/1	1	2	0	15.77	
9		21//15/2	0	6	0	6	
10		22//1/1	0	11	0	11	
11		22//10/3	4	8	4	8	
12		22//11/1	1	7	1	7	
		GRAND TOTAL	23	6	22	19.77	

The permission shall be subject to the following terms and conditions: -

1. The change of land use shall be in the hands of Guru Nanak Education Promotion Society, at vill. Dhehpur, Vill. Koopur, P.O Adda Kathar, Distt. Jalandhar u/s 81 of PRTPD Act 1995.
2. Applicant shall be liable to abide by the conditions written in the already issued letters vide letter no. 454 STP (J)/ CLU dated: 12.02.2014 and vide letter no. 1252 CTP(Pb)/SJ-203 Dated: 24.02.2014.
3. The applicant shall be liable to deposit EDC, Licence /permission fee, Social Infrastructure Fund and other charges levied or to be levied by the Housing and Urban Development Department from time to time.
4. Applicant shall be liable to leave road widening strip from his own land as prescribed in already issued letter 454 STP (J)/ CLU dated: 12.02.2014.
5. Site Falls in notified LPA Sham Chaurasi of which master plan has not been prepared as yet. So, as per departmental guidelines, "The Applicant shall be liable to Abide by all the provision of master plan and shall be bound to follow the provision of section 79 along with other provision of PRTPD ACT, 1995, in case the site falls in non-confirming landuse zone after the notification of master plan and no claim shall be demanded by applicant from the department". Applicant shall develop the site as per the provisions of the Notified Local

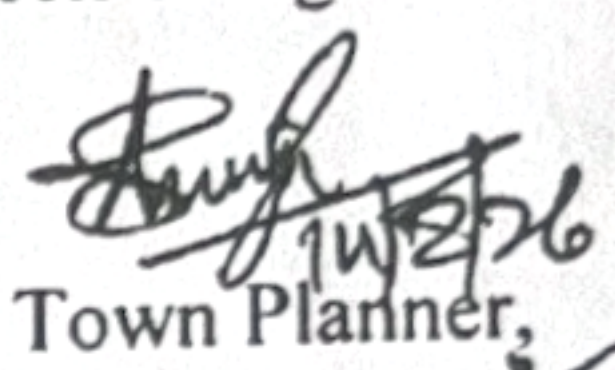
Planning area, Sham Chaurasi (amended from time to time) along with Unified Zoning Regulation and Development Control, 2018 (amended time to time).

6. Applicant shall develop the site as a single unit and shall not bifurcate it without approval.
7. Any Permission granted shall remain in force in accordance with the provisions of sections 83 of PRTPD Act, 1995, as amended from time to time.
8. If any H.T. electric line passing through the site then applicant shall leave the horizontal clearance zone as prescribed in Punjab Urban Planning & Development Building Rules-2021.
9. Zoning/Building plans of the entire project shall be got approved from the Department of Housing and Urban Development and Applicant shall not undertake any development work until building plans are approved by the competent authority. The Applicant shall submit structure safety certificate to the Competent Authority along with building plans. Also applicant shall provide latest CRO report from concerned Tehsildar at the time of building plan approval.
10. CLU has been issued for jointly owned land which has not been partitioned and that Government/Competent Authority will not be liable for any dispute/litigation between applicants and other co-owners or consequent issues arising with any others persons.
11. Thorough Revenue rastas/khals and pucca roads if any, passing through the site shall be kept unobstructed.
12. Applicant shall be liable to abide by the statement given in the self-declaration submitted to the department.
13. If any objection raised by co-sharer of Mustarka Khata regarding ownership of khasra no. mentioned in CLU, then no claim for already submitted CLU charges will be given reversed as per undertaking submitted by the applicant.
14. Applicant shall obtain approval/NOC from competent authority to fulfill the requirement of Environment conditions for Buildings and Constructions issued vide notification no. S.O.5733(E) dated 14/11/2018 and as amended from time to time of Ministry of Environment and Forest and Climate Change, Government of India, before starting the development works.
15. Applicant shall obtain NOC from PPCB required under the water (Prevention and Control of Pollution) Act, 1974, Air Prevention and Control Of Pollution Act-1981, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act as amended from time to time before undertaking any development works at the site.
16. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
17. Applicant shall obtain permission for approach through the forest land from Government of India under Forest Conservation Act, 1980 before undertaking development works at site, if required.
18. Applicant shall be liable to abide by the conditions laid down in the notification regarding fire safety of Government of India D.O. No. K-14011/26/2013-UD-11 Dated 24-9-2014.
19. Applicant shall be liable to abide by the conditions laid down in the letter issued by HQ Western Air Command, Indian Air force, Subroto Park, New Delhi-10 vide letter no. wac/s 5016/ 5/ ats (09/26) dated: 26 February 2026.
20. 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.
21. Applicant shall make provision for rainwater harvesting, solar heating system and plantation in the premises as per building rules-2021 or instructions of the Govt. of Punjab/India issued from time to time.
22. Applicant shall obtain any other permission required under any other Act at his own level.
23. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage and solid waste management.
24. The Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
25. The permission ceases to be taken as withdrawn at any time in case of any type of litigation/violation. However, for any court case pertaining to site, the final decision of the court shall be adhered to.
26. 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/Competent Authority and subject to the

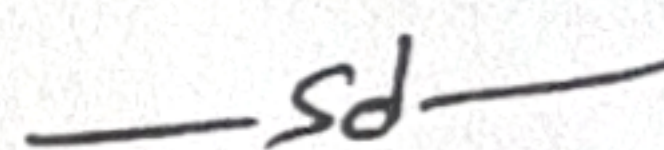
guidelines/ safeguards envisaged from time to time in this connection by Authority for ground water extraction and rainwater harvesting/ recharge etc.

27. 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.
28. The Applicant shall ensure that **Higher Secondary School (Institutional Purpose)** has been set-up in the same khasra numbers for which site the CLU has been granted.
29. Applicant shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H&UD2/112 dated 02.03.2017 issued by Department of Housing and Urban Development.
30. Applicant shall be liable to abide by the conditions laid down in the Notification No. 18/4/16-HG1/1856 dated 24.06.2016 and as amended from time to time issued by Department of New & Renewable Energy, Government of Punjab regarding "Punjab Energy Conservation Building Code (Punjab ECBC)" if applicable.
31. Applicant shall be liable to pay the difference of the CLU or any other charges, if any, found due against him in future.
32. Not with standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -
 - i) If any Document /Information/Self declaration/DD furnished by the Applicant proves to be false or if applicant is found to have willfully suppressed any information.
 - ii) Any breach of the conditions imposed in the permission letter of change of land use.
 - iii) If at any later stage any disputes arise in respect of the ownership of the land or regarding mushtarka khata on which khasra nos the project is located.

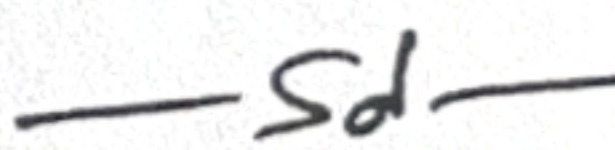
The permission only is considered as permission of CLU and it may not be considered as permission for any other purposes. No fees for change of land use has been charged of Govt. as per notification no. 17/17/2001-5Hg2/P.F./560 dated 04-06-2025.


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Endst. No. STP (J)/ Dated: A Copy is forwarded to Competent Authority, JDA, Jalandhar along with DD No. 634057 dated 11.08.2026 amounting Rs. 1,87,000/- of Capital Small Finance Bank as EDC charges and DD No. 634058 dated 11.08.2026 amounting Rs. 37,500/- of Capital Small Finance Bank as LF/PF for information and necessary action. It is requested to get cross check these charges & recover the difference, if any from the Applicants at your own level.

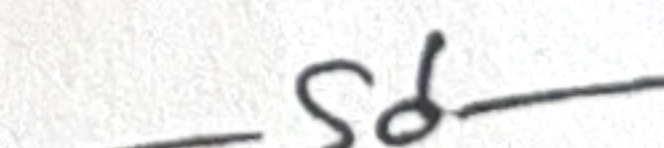

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Endst. No. STP (J)/ Dated: A Copy is forwarded to Chief Administrator, PUDA, Mohali along with DD No. 634059 dated 11.08.2026 amounting Rs. 12,000/- of Capital Small Finance Bank as SIF Charges for information and necessary action. It is requested to get cross check these charges & recover the difference, if any from the Applicants at your own level.


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Endst. No. STP (J)/ Dated: A Copy is forwarded to the following for information and necessary action: -

- 1 Chairman, Punjab Pollution Control Board, Patiala.
- 2 District Town Planner (P), Jalandhar.
- 3 District Town Planner (R), Jalandhar.


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