

English Translation
SALE DEED



Ownership Rs. 4,00,000/-

Stamps 20000/-

Total Nos. 2 (Simple Page)

Serial No. 19/1 Canal Irrigated

In front of Nill

Area 5 Kanal 5 Marle

Area Village Kotdharmu

Words 500

Mata Sita Devi Education Charitable Society, Mansa is registered by the Registrar of Societies, Mansa under vide No. 2190 dated 16/08/2011 and this land has been purchased by the society for education and under which the taxes are waived.

We, Amarjit Singh S/o Harbant Singh S/o Bachan Singh & Sandeep Singh
S/o Amarjit Singh S/o Harbant Singh Share equally resident of Village
Kotdharmu District Mansa .

That our owner in possession of land 14 Kanal comprised of rect &
Killa No 69//8min(2-0) 12/3Min(1-0) 13min(7-16) 14/1(3-4) Khewat Khata No.
91/195 Jamabandi 2008-2009 i.e. situated at village Kotdharmu Distt Mansa of
105/280 Share i.e. 5 Kanal 5 Marla.

Now our in need of money for personal use and purchase of property. So,
we with our free will and with well disposing mind sell our above said 5 Kanal 5
Marle Vaka area village Kotdharmu for Rs 4,00,000/- (One Four Lakh Only) to
Mata Sita Devi education charitable Society, Mansa in parched and has transfer
our possession to the vendee. That from today he will have all ownership rights,
irrigation water, path, water course as of our. All expenses has been done by
Purchaser. now we or any of our rightful descendants have no thuk relation with
this place. Out of total cost of land Rs 4,00,000/- has been received in Cash of
witness and there is no balance left. No government or non-government tax, loan,
bill of nay department is outstanding on this place.

(Continued page 2)

Certified to Be True, Correct & Faithful
Translation In To The ENGLISH of The
Original by PUNJABI (NOTARY PUBLIC)

(2)



If it happens, then we ourselves will be responsible for it. The said plot is free from all kinds of encumbrances. There is no case in the court nor is there any stay etc. This property does not belongs to any Dera, Charitable Institute etc. There are no stay orders from any court on this situation. There are no stay order from any court on this area. The cost is borne by the complete registry buyer. All types of expenses of registry are imposed by buyer.

IN WITNESS WHEREOF THE PARTIES hereto have executed these presents the 18/08/2011 at Mansa.

Witness

1) Palwinder Singh Numberdar
R/o Mansa.
Sd/ in Punjabi

Signed and deliver

Amarjit Singh-Sandeep Singh
Sd/- in Punjabi

2) Ramandeep S/o Gopal Singh
R/o Mansa.
sd/ in Punjabi

Vendee
by Trasem Kumar Secretary
Mother Sito Devi Education Charitable
Society, Mansa
Sd/-in Punjabi

Stamp
M.D. Singla
Advocate
Distt. Mansa (Pb.)
Sd/- in English
Dated 18/08/11



Certified to Be True, Correct & Faithful
Translation in To The ENGLISH of The
Original in PUNJABI (NOTARY PUBLIC)

ਵਸੀਕਾ ਬੈ ਨਾਮਾ

(SALE DEED)

ਮਾਲੀਅਤ 4,00,000/-

ਅਸਟਾਮ 20000/-

ਕਿਤੇ 2 (ਸਾਦਾ ਕਾਗਜ਼)

ਲੜੀ ਨੰਬਰ 19/1 ਨਹਿਰੀ

ਰੂਬਰੂ ਨਿਲ

ਰਕਬਾ 5 ਕਨਾਲ 5 ਮਰਲੇ

ਵਾਕਾ ਕੋਟਧਰਮੂ

ਸਬਦ 500

ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੂਕੇਸ਼ਨਲ ਰੈਗੀਟੇਬਲ ਸੁਸਾਇਟੀ, ਮਾਨਸਾ ਬਰੂਣ ਨੰਬਰ 2190 ਮਿਤੀ 16/08/2011 ਤਹਿਤ ਰਜਿਸਟਰਾਰ ਆਫ ਸੁਸਾਇਟੀਜ਼, ਮਾਨਸਾ ਵੱਲੋਂ ਰਜਿਸਟਰ ਹੈ ਅਤੇ ਇਹ ਜਮੀਨ ਸੁਸਾਇਟੀ ਐਜੂਕੇਸ਼ਨ ਲਈ ਖਰੀਦ ਕਰ ਲਈ ਹੈ ਅਤੇ ਜਿਸ ਤਹਿਤ ਅਸਟਾਮ ਮੁਅੱਫ ਹਨ।

ਅਸੀਂ ਅਮਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਬੰਤ ਸਿੰਘ ਪੁੱਤਰ ਬਚਨ ਸਿੰਘ ਵਾ ਸੰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਅਮਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਬੰਤ ਸਿੰਘ ਹਿਸਾ ਬਰਾਬਰ ਵਾਸੀਆਨ ਪਿੰਡ ਕੋਟਧਰਮੂ ਜ਼ਿਲ੍ਹਾ ਮਾਨਸਾ ਦੇ ਹਾਂ।

ਜੋ ਕਿ ਅਸੀਂ ਅਰਾਜੀ ਤਦਾਦੀ 14 ਕਨਾਲ ਮੁਸਤੀਲ ਵ ਕਿਲਾ ਨੰਬਰ 69/8ਮਿਨ(2-0) 12/3ਮਿਨ(1-0) 13ਮਿਨ(7-16) 14/1(3-4) ਖੇਵਟ ਖਾਤਾ ਨੰਬਰ 91/195 ਜਮਾਬੰਦੀ ਸਾਲ 2008-09 ਵਾਕਾ ਰਕਬਾ ਪਿੰਡ ਕੋਟਧਰਮੂ ਜ਼ਿਲ੍ਹਾ ਮਾਨਸਾ ਦਾ 105/280 ਹਿਸਾ ਬਕਦਰ 5 ਕਨਾਲ 5 ਮਰਲੇ ਦੇ ਮਾਲਕ ਵ ਕਾਬਜ ਹਾਂ।

ਹੁਣ ਸਾਨੂੰ ਹੋਰ ਜਾਇਦਾਦ ਖਰੀਦਨ ਵ ਘਰੇਲੂ ਜਰੂਰਤ ਲਈ ਰੁਪਏ ਜਾਇਜ਼ ਲੋੜ ਹੈ। ਇਸ ਲਈ ਅਸੀਂ ਆਪਣੀ ਸੁਧ ਬੁਧ ਅਤੇ ਅਜਾਦ ਮਰਜ਼ੀ ਨਾਲ ਉਕਤ ਦਰਜ ਅਰਾਜੀ 5 ਕਨਾਲ 5 ਮਰਲੇ ਵਾਕਾ ਰਕਬਾ ਪਿੰਡ ਕੋਟਧਰਮੂ ਨੂੰ ਬੈ ਬਦਲੇ ਰੁਪਏ 4,00,000/- (ਅੱਖਰੀ ਚਾਰ ਲੱਖ ਰੁਪਏ) ਵਿਚ ਬਾਹਕ ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੂਕੇਸ਼ਨਲ ਰੈਗੀਟੇਬਲ ਸੁਸਾਇਟੀ, ਮਾਨਸਾ ਖਰੀਦਦਾਰ ਪਾਸ ਬੈ ਕਤਈ ਵ ਫਰੋਖਤ ਕਰਕੇ ਕਬਜ਼ਾ ਉਕਤ ਅਰਾਜੀ ਦਾ ਮੋਕਾ ਪਰ ਖਰੀਦਦਾਰ ਨੂੰ ਸੰਭਾਲ ਦਿੱਤਾ ਹੈ। ਅੱਜ ਤੋਂ ਖਰੀਦਦਾਰ ਨੂੰ ਕੁੱਲ ਹੱਕ ਮਾਲਕਾਨਾ ਰਾਹ ਖਾਲ ਪਹੀ ਪਾਣੀ ਦਰਖਾਤਾਨ ਵਗੈਰਾ ਹਰ ਕਿਸਮ ਸਾਡੇ ਵਾਂਗ ਹਾਸਲ ਹੋਣਗੇ। ਅੱਜ ਤੋਂ ਖਰੀਦਦਾਰ ਉਕਤ ਅਰਾਜੀ ਦੀ ਮਾਲਕ ਵ ਕਾਬਜ ਬਣ ਗਈ ਹੈ। ਹੁਣ ਸਾਡਾ ਜਾਂ ਸਾਡੇ ਕਿਸੇ ਵੀ ਹੱਕੀ ਜੱਦੀ ਦਾ ਇਸ ਉਕਤ ਜਗ੍ਹਾ ਨਾਲ ਕੋਈ ਤਾਲੁਕ ਵਾਸਤਾ ਨਹੀਂ ਰਿਹਾ ਹੈ। ਅਸੀਂ ਜਰ ਸੰਮਨ ਸਾਰਾ ਰੁਪਏ 4,00,000/- ਰੁਪਏ ਘਰ ਪਰ ਨਕਦ ਵਸੂਲ ਪਾ ਲਏ ਹਨ। ਕੋਈ ਵੀ ਰਕਮ ਬਾਕੀ ਨਹੀਂ ਰਹੀ ਹੈ। ਇਸ ਜਗ੍ਹਾ ਉਪਰ ਕੋਈ ਵੀ ਸਰਕਾਰੀ ਜਾਂ ਗੈਰ ਸਰਕਾਰੀ ਟੈਕਸ, ਲੋਨ ਕਿਸੇ ਵੀ ਮਹਿਕਮੇ ਦਾ ਬਿਲ ਬਕਾਇਆ ਨਹੀਂ ਹੈ

(ਚਲਦਾ ਪੰਨਾ 2)

Amrit Singh

ਨਕਲ ਮੁਤਾਬਿਕ ਅਸਲ ਹੈ

ਸਾਹਿਬ
ਜੇ ਰਜਿਸਟਰਾਰ
ਮਾਨਸਾ

(2)

ਜੇਕਰ ਹੋਵੇਗਾ ਤਾਂ ਉਸਦੇ ਅਸੀਂ ਖੁਦ ਜਿਸੇਵਾਰ ਹੋਵਾਂਗੇ। ਉਕਤ ਜਗ੍ਹਾ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਤੇ ਮੁਕਤ ਹੈ। ਇਹ ਜਗ੍ਹਾ ਕਿਸੇ ਧਾਰਮਿਕ ਸੰਸਥਾ, ਡੇਰੇ, ਮੱਠ ਆਦਿ ਦੀ ਨਹੀਂ ਹੈ। ਇਸ ਅਰਜ਼ੀ ਉਪਰ ਕਿਸੇ ਵੀ ਅਦਾਲਤ ਵੱਲੋਂ ਕੋਈ ਸਟੈਅ ਆਰਡਰ ਨਹੀਂ ਹਨ। ਖਰਚਾ ਸਾਲਮ ਰਜਿਸਟਰੀ ਖਰੀਦਦਾਰ ਨੇ ਲਗਾਇਆ ਹੈ।

ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਬੈ ਨਾਮਾ ਲਿਖ ਦਿਤਾ ਹੈ ਤਾਂ ਕਿ ਸੰਨਦ ਰਹੇ। ਮਿਤੀ

18/08/2011, ਮੁਕਾਮ ਮਾਨਸਾ।

ਗਵਾਹ :

ਪਲਵਿੰਦਰ ਸਿੰਘ ਨੰਬਰਦਾਰ
ਵਾਸੀ ਮਾਨਸਾ।

Amrinder Singh
ਬਾਇਆਨ- ਅਮਰਜੀਤ ਸਿੰਘ - ਸੰਦੀਪ ਸਿੰਘ

Ram Kumar

ਰਮਨਦੀਪ ਪੁੱਤਰ ਗੋਪਾਲ ਸਿੰਘ
ਵਾਸੀ ਮਾਨਸਾ।

Ramdev Singh

ਮੂਸਤਰੀਆ ਵੱਲੋਂ ਤਰਸੇਮ ਕੁਮਾਰ ਸੈਕਟਰੀ
ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੂਕੇਸ਼ਨਲ ਚੈਰੀਟੇਬਲ
ਸੁਸਾਇਟੀ, ਮਾਨਸਾ।

M. P. SINGLA
Advocate
Distt. MANSA (Pb.)

18/8/11

ਨਬਲ ਮੁਤਾਬਿਕ ਅਸਲ ਹੈ

Amrinder Singh
ਸਬ ਰਜਿਸਟਰਾਰ
ਮਾਨਸਾ

CHANGE OF LAND USE HAS BEEN GRANTED BY CHIEF TOWN PLANNER, PB.
VIDE MEMO NO.-2043 CTP (PB.) /SP-432 (MANSA) DATED:-03-05-2016.

APPROVED

4380 CTP (PB) SM/59

Vide Letter No. 4380 CTP (PB) SM/59

Date 07-9-2016

Chief Town Planner

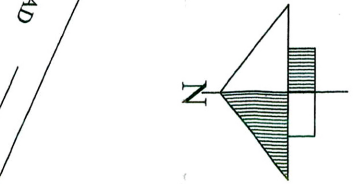
Punjab Chandigarh

Khasra no. (K-M)
69/8 (1-4), 13(6-2),
14/1 (3-4), 14/2 (1-2)
Total Area = 11 k 12m
(1.45 Acre)
Area under Road Widening
= 0.102 Acre
Net Plot Area = 1.348 acre
or 5871.88 Sq.ft.


NIRMAN ARCHITECTS
A/c. Ishwar Garg
Regn. No. CA/2009/44546

- GENERAL:-
- 1) No tree shall be cut without prior approval of the competent authority.
 - 2) The parking area shall be provided @ 1.5 ECS per 100 sq. m. of the covered area on all floors. one ECS shall be counted as below:-
 - a) 23 sq. mt. for open parking
 - b) 28 sq. mt. for parking in the stilt on ground floor
 - c) 32 sq. mt. for parking in the basement.
 - 3) Fire safety and structure safety norms shall be as per national building code.
 - 4) No parking shall be allowed outside college premises.
 - 5) Minimum 15% of the site area shall be earmarked as play ground.
 - 6) Roof top rain water harvesting and ground water recharge system shall be as per Govt. Notification no: 2/1/2002, 4HGI/ part. 2/28505, dated:- 25-08-2010.
 - 7) One toilet, ramp, parking & other provisions to make for disable persons as required under "the person with disabilities act 1995" shall be provided.
 - 8) Solar water heating system and use of compact fluorescent lamps (CFLs) shall be provided as per notification no. 2/123/05-S.TE (3370) dated:- 20 January / Feb. 2006, or as per the provisions of Renewable Energy. Systems and Punjab Energy Conservation Building Code (PECBC) or as notified by the govt. from time to time.
 - 9) Building plans of entire project shall be got approved from competent authority before starting the construction.

TO MANSA, SIRSA ROAD



JOINING PLAN FOR MATA SITO DEVI COLLEGE OF EDUCATION (B.Ed. COLLEGE)
AT VILLAGE KOT DHARMU, H.B. NO: 111, TEHSIL & DISTRICT MANSA,
OWNER: MATA SITO DEVI EDUCATIONAL CHARITABLE SOCIETY,

ZONING CLAUSES:
The requirement of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the PUDA Building rules 2013 & amended from time to time up to date.
SIZE OF THE SITE:-
i) The site shall be shown in this zoning plan as A B C D E F G H & The area of site is 1.348 ACS (1.248 HAs)
ii) Site shall not be subdivided.
TYPE OF USES / BUILDING PERMITTED:-
The site shall be used only for Educational purpose (B. Ed. College) i.e. construction of College building including hostel for student, warden house, staff quarters etc.
SITE COVERAGE & SET BACKS:-
i) The maximum site coverage on ground floor shall not exceed 40% of the total area of the site and building shall be constructed with in the portion of the site shown thus  on the plan.
ii) Set backs around any shall not be less than 1/2 height of the building or as shown on the plan or 6.0 meter whichever is more.
F.A.R.:-
The floor area ratio shall not exceed 1:1.00. Up to 5 % of the total covered area shall be permissible for the housing of staff.
PLINTH LEVEL:-
i) The plinth level shall be 0.45 mtr. the crown of the adjoining road in front or as specified by the competent authority from time to time, provided that for a detached building the plinth level may be more than 45 cm. provided further that the level of front court yard shall not exceed 45 cm and the ramp from the front road to the court yard shall be within the site boundary.
HEIGHT AND NUMBER OF STOREYS:-
The maximum height of the building shall be 70' 6" from the road level and The number of storey shall not exceed five.
BOUNDARY WALL & GATE:-
i) The height of boundary wall along road side shall be 3'-0" high brick wall + 3'-0" high railing over it & other sides 6'-0" high solid brick wall.
ii) One gate shall be erected as shown on the plan, if the gate post shall be provided the area of the gate post shall not exceed 100 sq. ft. and height 9'-9".
iii) Gate post shall be recessed 10'-0" from abutting road.
PROJECTION:-
Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 1.80 meter (6'-0") beyond the building line when measured at right angle to the overline of the wall. Provided further that projection on door and window shall not exceed 0.91 meters (3'-0"). Provided further that no projection shall be at a lesser height than 2.06 metres (6'-9") clear above the plinth level of the building. The area of projection shall not be counted towards the covered area of the site.
BASEMENT:-
i) The minimum height of the basement shall be 2.5 mtr. measured from the finished level of the floor to the under surface of the beam, joist girders or any others horizontal structural member. The multi level basement shall be allowed maximum upto the zoned area of the site leaving the minimum as required set back as per provision of NBC Code-2005. The structural safety of the adjoining building and the movement of the fire tender should be ensured while allowing the basement it shall be allowed subject to the following condition.
a) 1st level basement up to the extent 75% may be used for habitable purpose subject to the condition that mandatory parking area norms are fulfilled and it shall be adequately ventilated and conforming the fire safety norms, public health, and structure safety norms. The minimum 2 story & exit shall be mandatory of habitable use of basement. Such area shall be counted towards F.A.R.
b) The remaining 25% area of first level basement may be put the following uses.
ii) Storage of household or other of non combustible material.
iii) Storage room bank lockers.
iv) AC equipment and other machines used for services and utilities of the building.
v) Parking.
vi) Basement if need for purpose mentioned at (i) to (iv) shall not be counted towards F.A.R.
vii) The basement shall have following requirement
(i) Basement shall be at least 2.5 meter in height from the floor to the underside of the roof slab or ceiling.
(ii) Adequate ventilation shall be provided for basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fan, air conditioning system.
(iii) The minimum height of the ceiling of 1st level basement shall be 9' mtr. and maximum 1.2 mtr. above the average surrounding G.L.
(iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.
(v) There shall be provision of sufficient doors in the case basement is used for office or commercial purposes and maximum travel distance from any point to the door shall not exceed 15 mtr. and
(vi) In case the basement is allowed beyond the building envelope than the level of the basement shall be at the G.F. level and the slab should be designed to bear the load of the fire tenders.
LIFT & STAIRCASE:-
Provision of the Lift & Staircases shall be as per rule 23 & 25 of PUDA Building Rules, 2013.
SET BACK OF PROJECTED PORTION OF ROOF LEVEL:-
The projected portion of parapet, flues, ducts, water storage tanks, minarets, minarets, domes, water cooling units, lift covers, lift rooms not exceeding 2.25 M in height & shall be receded from the facade by a minimum distance equal to their height above roof level, falling which these shall be counted in calculating the height of the building as well as covered area.
MINIMUM AREA OF COURTYARD:-
i) The minimum area of every closed courtyard upon which habitable rooms shall not be less than nine sq. meters and the minimum width of every such courtyard in any direction shall not be less than 2.5 meters.
ii) Notwithstanding the provisions of sub rule (i), the clear width of the courtyard shall not be less than one-fourth of the mean height of the abutting buildings.
EXTRACTION OF GROUND WATER RESOURCES
As per memo no. puda/ ca/ 2013 / 1713-16 dated 27/01/13 restrictions in the area are imposed on construction & installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the district & subject to the guidelines safeguard envisaged from time to time in this connection by authority for ground water extraction & rain harvesting / recharge pit etc.

DRAWING NO:MSD/01/04

DATED:- 10-08-2016.

SCALE:- 1 INCH= 32 FEET

OWNER

ARCHITECT

APPROVED
4380 CTP (PB) SM/59
Vide Letter No. 4380 CTP (PB) SM/59
Date 07-9-2016
Chief Town Planner
Punjab Chandigarh

Khasra no. (K-M)
69/8 (1-4), 13(6-2),
14/1 (3-4), 14/2 (1-2)
Total Area = 11 k 12m
(1.45 Acre)
Area under Road Widening
= 0.102 Acre
Net Plot Area = 1.348 acre
or 5871.88 Sq.ft.

NIRMAN ARCHITECTS
A/c. Ishwar Garg
Regn. No. CA/2009/44546


GENERAL:-

- 1) No tree shall be cut without prior approval of the competent authority.
- 2) The parking area shall be provided @ 1.5 ECS per 100 sq. m. of the covered area on all floors. one ECS shall be counted as below:-
 - a) 23 sq. mt. for open parking
 - b) 28 sq. mt. for parking in the stilt on ground floor
 - c) 32 sq. mt. for parking in the basement.
- 3) Fire safety and structure safety norms shall be as per national building code.
- 4) No parking shall be allowed outside college premises.
- 5) Minimum 15% of the site area shall be earmarked as play ground.
- 6) Roof top rain water harvesting and ground water recharge system shall be as per Govt. Notification no: 2/1/2002, 4HGI/ part. 2/28505, dated:- 25-08-2010.
- 7) One toilet, ramp, parking & other provisions to make for disable persons as required under "the person with disabilities act 1995" shall be provided.
- 8) Solar water heating system and use of compact fluorescent lamps (CFLs) shall be provided as per notification no. 2/123/05-S.TE (3370) dated:- 20 January / Feb. 2006, or as per the provisions of Renewable Energy. Systems and Punjab Energy Conservation Building Code (PECBC) or as notified by the govt. from time to time.
- 9) Building plans of entire project shall be got approved from competent authority before starting the construction.

TO MANSA, SIRSA ROAD

North arrow pointing towards the top-left of the page.

JOINING PLAN FOR MATA SITO DEVI COLLEGE OF EDUCATION (B.Ed. COLLEGE)
AT VILLAGE KOT DHARMU, H.B. NO: 111, TEHSIL & DISTRICT MANSA,
OWNER: MATA SITO DEVI EDUCATIONAL CHARITABLE SOCIETY,

ZONING CLAUSES:
The requirement of this zoning plan shall have to be fulfilled in addition to the building requirements contained in the PUDA Building rules 2013 & amended from time to time up to date.
SIZE OF THE SITE:-
i) The site shall be shown in this zoning plan as A B C D E F G H & The area of site is 1.348 ACS (1.248 HAs)
ii) Site shall not be subdivided.
TYPE OF USES / BUILDING PERMITTED:-
The site shall be used only for Educational purpose (B. Ed. College) i.e. construction of College building including hostel for student, warden house, staff quarters etc.
SITE COVERAGE & SET BACKS:-
i) The maximum site coverage on ground floor shall not exceed 40% of the total area of the site and building shall be constructed with in the portion of the site shown thus  on the plan.
ii) Set backs around any shall not be less than 1/2 height of the building or as shown on the plan or 6.0 meter whichever is more.
F.A.R.:-
The floor area ratio shall not exceed 1:1.00. Up to 5 % of the total covered area shall be permissible for the housing of staff.
PLINTH LEVEL:-
i) The plinth level shall be 0.45 mtr. the crown of the adjoining road in front or as specified by the competent authority from time to time, provided that for a detached building the plinth level may be more than 45 cm. provided further that the level of front court yard shall not exceed 45 cm and the ramp from the front road to the court yard shall be within the site boundary.
HEIGHT AND NUMBER OF STOREYS:-
The maximum height of the building shall be 70' 6" from the road level and The number of storey shall not exceed five.
BOUNDARY WALL & GATE:-
i) The height of boundary wall along road side shall be 3'-0" high brick wall + 3'-0" high railing over it & other sides 6'-0" high solid brick wall.
ii) One gate shall be erected as shown on the plan, if the gate post shall be provided the area of the gate post shall not exceed 100 sq. ft. and height 9'-9".
iii) Gate post shall be recessed 10'-0" from abutting road.
PROJECTION:-
Where there is an uncovered balcony or chajja or cantilever from wall it shall not project more than 1.80 meter (6'-0") beyond the building line when measured at right angle to the overline of the wall. Provided further that projection on door and window shall not exceed 0.91 meters (3'-0"). Provided further that no projection shall be at a lesser height than 2.06 metres (6'-9") clear above the plinth level of the building. The area of projection shall not be counted towards the covered area of the site.
BASEMENT:-
i) The minimum height of the basement shall be 2.5 mtr. measured from the finished level of the floor to the under surface of the beam, joist girders or any others horizontal structural member. The multi level basement shall be allowed maximum upto the zoned area of the site leaving the minimum as required set back as per provision of NBC Code-2005. The structural safety of the adjoining building and the movement of the fire tender should be ensured while allowing the basement it shall be allowed subject to the following condition.
a) 1st level basement up to the extent 75% may be used for habitable purpose subject to the condition that mandatory parking area norms are fulfilled and it shall be adequately ventilated and conforming the fire safety norms, public health, and structure safety norms. The minimum 2 story & exit shall be mandatory of habitable use of basement. Such area shall be counted towards F.A.R.
b) The remaining 25% area of first level basement may be put the following uses.
ii) Storage of household or other of non combustible material.
iii) Storage room bank lockers.
iv) AC equipment and other machines used for services and utilities of the building.
v) Parking.
vi) Basement if need for purpose mentioned at (i) to (iv) shall not be counted towards F.A.R.
vii) The basement shall have following requirement
(i) Basement shall be at least 2.5 meter in height from the floor to the underside of the roof slab or ceiling.
(ii) Adequate ventilation shall be provided for basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fan, air conditioning system.
(iii) The minimum height of the ceiling of 1st level basement shall be 9' mtr. and maximum 1.2 mtr. above the average surrounding G.L.
(iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.
(v) There shall be provision of sufficient doors in the case basement is used for office or commercial purposes and maximum travel distance from any point to the door shall not exceed 15 mtr. and
(vi) In case the basement is allowed beyond the building envelope than the level of the basement shall be at the G.F. level and the slab should be designed to bear the load of the fire tenders.
LIFT & STAIRCASE:-
Provision of the Lift & Staircases shall be as per rule 23 & 25 of PUDA Building Rules, 2013.
SET BACK OF PROJECTED PORTION OF ROOF LEVEL:-
The projected portion of parapet, flues, ducts, water storage tanks, minarets, minarets, domes, water cooling units, lift covers, lift rooms not exceeding 2.25 M in height & shall be receded from the facade by a minimum distance equal to their height above roof level, falling which these shall be counted in calculating the height of the building as well as covered area.
MINIMUM AREA OF COURTYARD:-
i) The minimum area of every closed courtyard upon which habitable rooms shall not be less than nine sq. meters and the minimum width of every such courtyard in any direction shall not be less than 2.5 meters.
ii) Notwithstanding the provisions of sub rule (i), the clear width of the courtyard shall not be less than one-fourth of the mean height of the abutting buildings.
EXTRACTION OF GROUND WATER RESOURCES
As per memo no. puda/ ca/ 2013 / 1713-16 dated 27/01/13 restrictions in the area are imposed on construction & installation of any new structure for extraction of ground water resources without prior specific approval of the authorized officer (Deputy Commissioner) of the district & subject to the guidelines safeguard envisaged from time to time in this connection by authority for ground water extraction & rain harvesting / recharge pit etc.

DRAWING NO:MSD/01/04

DATED:- 10-08-2016.

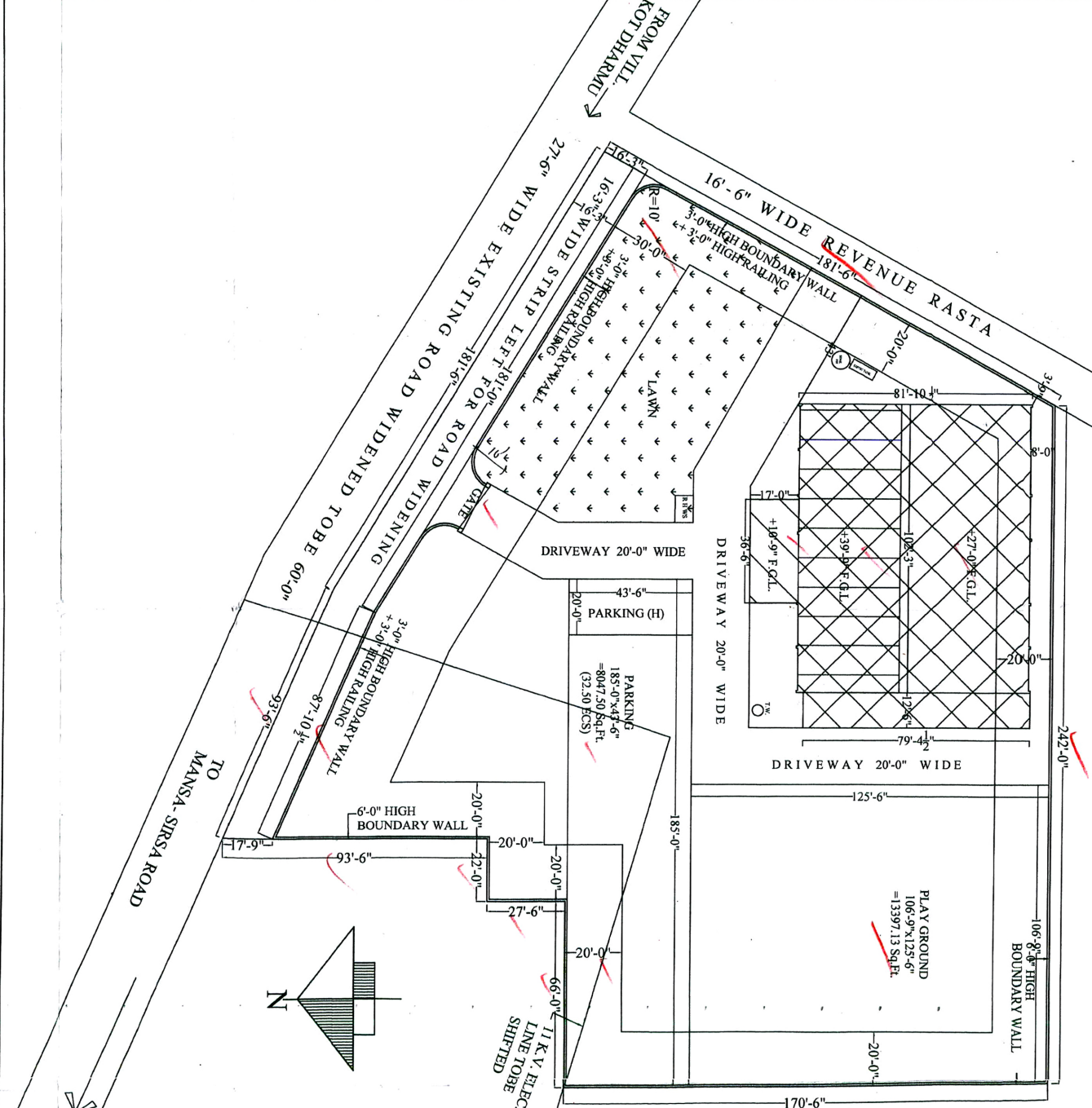
SCALE:- 1 INCH= 32 FEET

OWNER

ARCHITECT

CHANGE OF LAND USE HAS BEEN GRANTED BY CHIEF TOWN PLANNER, B.
VIDE MEMO NO:- 2043 CTP (PB.) /SP-432 (MANSA) DATED:- 03-05-2016.

SITE PLAN FOR MATA SITO DEVI COLLEGE OF EDUCATION (B.ED. COLLEGE)
AT VILLAGE KOT DHARMU, H.B. NO: 111, TEHSIL & DISTRICT MANSA,
OWNER: MATA SITO DEVI EDUCATIONAL CHARITABLE SOCIETY,



TOTAL AREA OF SITE = 1,348 ACS			
PERM. COV. AREA ON G.F. = 58718.88 Sq.Ft.			
PERMISSIBLE F.A.R. = 23487.55 Sq.Ft.(40%)			
1. Existing Cov. Area at G. Floor = 58718.88 Sq.Ft.(1:1.00)			
2. Existing Cov. Area at F. Floor = 8913.10 Sq.Ft.			
3. Existing Cov. Area at S. Floor = 992.19 Sq.Ft.			
TOTAL = 22817.49 Sq.Ft (2119.80 Sq.Ft.)			
F.A.R. Achieved = 1.0388			
Parking Required = 31.80 ECS			
Playground Area Required = 32.50 ECS			
Length of Boundary Wall = 8807.83 Sq.Ft (15.00%)			
Existing cov. area on all floors = 13397.13 Sq.Ft. (22.82%)			
Proposed cov. area on all floors = 87-10 1/2' + 181'-0" + 181'-6" + 242'-0" + 170'-6" + 66'-0" + 27'-6" + 22'-0" + 93'-6" - (17'-9" + 16'-3") = 1071'-10 1/2" - 34'-0" = 1037'-10 1/2"			
= 8913.10 + 8274.72 + 3645.29 = 20833.11 Sq.Ft			
= 992.19 + 992.19 = 1984.38 Sq.Ft			
Khastara no. (K-M) 69/8 (1-4), 13(6-2), 14/1 (3-4), 14/2 (1-2) Total Area = 11 k 12m (1.45 Acre) Area under Road Widening = 0.102 Acre Net Plot Area = 1.348 acre or 58718.88 Sq.ft.			
APPROVED V. S. S. CTR (MS) / 54-154 Date: 07-9-2016 Chief Town Planner Punjab, Chandigarh			
NIRMAN ARCHITECTS Ar. Ishwar Garg Regn. No. CA/2009/44546			
DRAWING NO: MSD/02/04	DATED:- 10-08-2016.	SCALE:- 1 INCH= 32 FEET	
OWNER Himanshu Singh Mata SITO DEVI Educational Charitable Society MANSA	ARCHITECT Ishwar Garg		