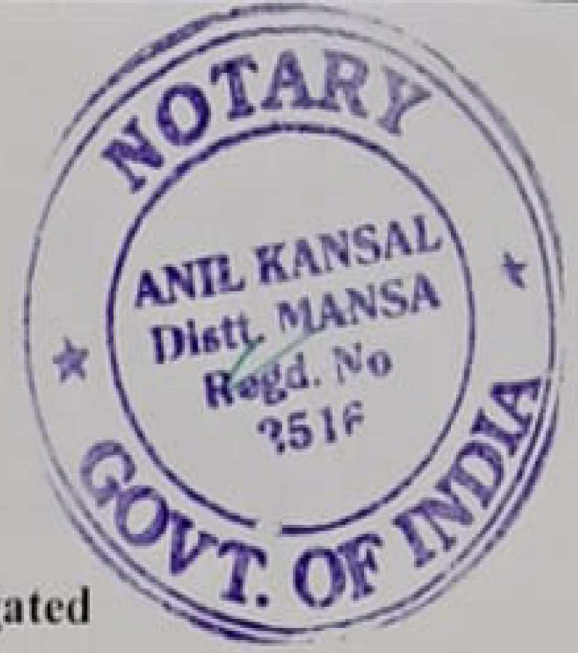


English Translation
SALE DEED



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 Sito 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.

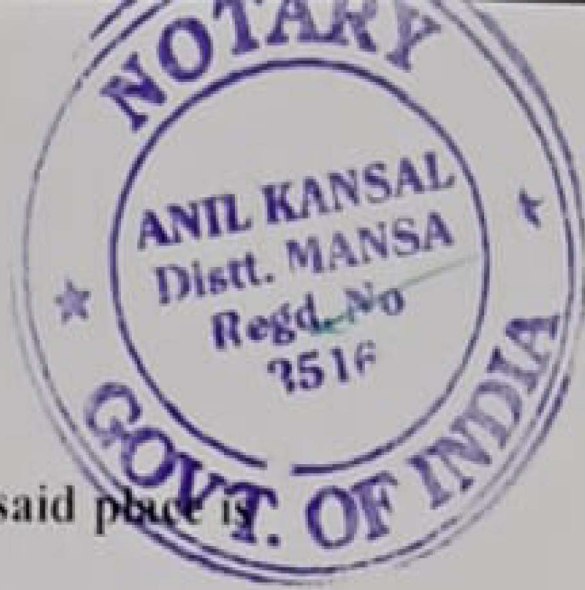
We, Amarjit Singh S/o Harbant Singh S/o Bachan Singh & Sandeep Singh S/o Amarjit Singh S/o Harbant Singh Share equally resident of Village Kotdharmu District Mansa .

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 Sito 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 tluk 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
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(2)

If it happens, then we ourselves will be responsible for it. The said place is free from all kinds of encumbrances. There is no case in the court nor is there any stay etc. This property does not belong to any Dera, Charitable Institute etc. There are no stay orders from any court on this situation. There are no stay orders 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 delivered

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 Sita 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
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Original in PUNJABI (NOTARY PUBLIC)

ਵਸੀਕਾ ਬੈ ਨਾਮਾ

(SALE DEED)

ਮਾਲੀਅਤ 4,00,000/-	ਅਸਟਾਮ 20000/-
ਕਿਤੇ 2 (ਸਾਦਾ ਕਾਗਜ)	ਲੜੀ ਨੰਬਰ 19/1 ਨਹਿਰੀ
ਰੂਬਰੂ ਨਿਲ	ਰਕਬਾ 5 ਕਨਾਲ 5 ਮਰਲੇ
ਵਾਕਾ ਕੋਟਧਰਮੂ	ਸਬਦ 500

ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੂਕੇਸ਼ਨਲ ਚੈਰੀਟੇਬਲ ਸੁਸਾਇਟੀ, ਮਾਨਸਾ ਬੁਰਏ ਨੰਬਰ 2190 ਮਿਤੀ 16/08/2011 ਤਹਿਤ ਰਜਿਸਟਰਾਰ ਆਫ ਸੁਸਾਇਟੀਜ, ਮਾਨਸਾ ਵੱਲੋਂ ਰਜਿਸਟਰ ਹੈ ਅਤੇ ਇਹ ਜਮੀਨ ਸੁਸਾਇਟੀ ਐਜੂਕੇਸ਼ਨ ਲਈ ਖਰੀਦ ਕਰ ਲਈ ਹੈ ਅਤੇ ਜਿਸ ਤਹਿਤ ਅਸਟਾਮ ਮੁਆਫ ਹਨ।

ਅਸੀਂ ਅਮਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਬੰਤ ਸਿੰਘ ਪੁੱਤਰ ਬਚਨ ਸਿੰਘ ਵਾ ਸੰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਅਮਰਜੀਤ ਸਿੰਘ ਪੁੱਤਰ ਹਰਬੰਤ ਸਿੰਘ ਹਿਸਾ ਬਰਾਬਰ ਵਾਸੀਆਨ ਪਿੰਡ ਕੋਟਧਰਮੂ ਜਿਲ੍ਹਾ 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 ਜਿਲ੍ਹਾ 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 ਜਾਇਜ ਲੋੜ ਹੈ। ਇਸ ਲਈ ਅਸੀਂ ਆਪਣੀ ਸੁਧ ਬੁਧ ਅਤੇ ਅਜਾਦ ਮਰਜੀ ਨਾਲ ਉਕਤ ਦਰਜ ਅਰਾਜੀ 5 ਕਨਾਲ 5 ਮਰਲੇ ਵਾਕਾ ਰਕਬਾ ਪਿੰਡ ਕੋਟਧਰਮੂ ਨੂੰ ਬੈ ਬਦਲੇ ਰੁਪਏ 4,00,000/- (ਅੱਖਰੀ ੪੦੦ ਲੱਖ ਰੁਪਏ) ਵਿਚ ਬਾਹਕ ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੂਕੇਸ਼ਨਲ ਚੈਰੀਟੇਬਲ ਸੁਸਾਇਟੀ, ਮਾਨਸਾ ਖਰੀਦਦਾਰ ਪਾਸ ਬੈ ਕਤਈ ਵ ਫਰੋਖਤ ਕਰਕੇ ਕਬਜਾ 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)

Amrajit Singh

ਨਕਲ ਮੁਤਾਬਿਕ ਅਸਲ ਤੇ
ਸਰ ਰਜਿਸਟਰਾਰ
ਮਾਨਸਾ

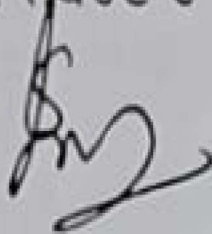
(2)

ਜੇਕਰ ਹੋਵੇਗਾ ਤਾਂ ਉਸਦੇ ਅਸੀਂ ਖੁਦ ਜਿਮੇਵਾਰ ਹੋਵਾਂਗੇ। ਉਕਤ ਜਗ੍ਹਾ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਤੋਂ 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।

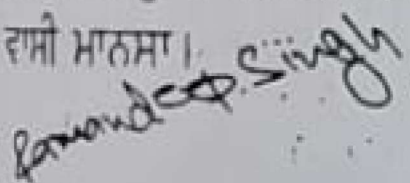
ਲਿਹਾਜ਼ਾ ਵਸੀਕਾ ਬੈ ਨਾਮਾ ਲਿਖ ਦਿਤਾ ਹੈ ਤਾਂ ਕਿ ਸੰਨਦ ਰਹੇ। ਮਿਤੀ

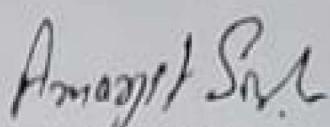
18/08/2011, ਮੁਕਾਮ ਮਾਨਸਾ।

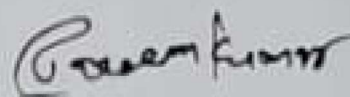
ਗਵਾਹ :
ਪਲਵਿੰਦਰ ਸਿੰਘ ਨੰਬਰਦਾਰ
ਵਾਸੀ ਮਾਨਸਾ।



ਰਮਨਦੀਪ ਪੁੱਤਰ ਗੋਪਾਲ ਸਿੰਘ
ਵਾਸੀ ਮਾਨਸਾ।





ਬਾਇਆਨ- ਅਮਰਜੀਤ ਸਿੰਘ - ਸੰਦੀਪ ਸਿੰਘ



ਮੁਸਤਰੀਆ ਵੱਲੋਂ ਤਰਸੇਮ ਕੁਮਾਰ ਸੈਕਟਰੀ
ਮਾਤਾ ਸੀਤੋ ਦੇਵੀ ਐਜੁਕੇਸ਼ਨਲ ਚੈਰੀਟੇਬਲ
ਸੁਸਾਇਟੀ, ਮਾਨਸਾ।

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

18/8/11

ਨਕਲ ਮੁਤਾਬਿਕ ਅਸਲ ਹੈ

ਸਬ ਰਜਿਸਟਰਾਰ
ਮਾਨਸਾ

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
Puda Bhawan, 6TH Floor, Sector 62, SAS NAGAR.

To

✓ President,
Mata Sito Devi Educational Charitable Society,
Village Kot Dharmu, Tehsil & Distt. Mansa.

Handwritten signature and initials

Memo No. 2043 CTP (Pb)/ SP-432- Mond 9
Dated: 3-5-2016.

Subject: Permission for Change of land use under Compounding Policy for Mata Sito Devi Educational Charitable Society at Village Kot Dharmu, Tehsil & Distt. Mansa (Area 1.348 acres).

Ref: Your request dated Nil.

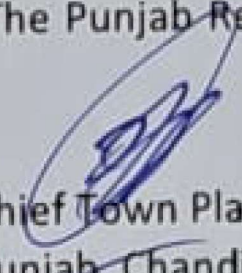
2. Your request for change of land use under compounding policy dated 06.05.2015 for an area measuring 1.348 acre located at village Kot Dharmu, Tehsil & Distt. Mansa for Educational purpose (B.Ed. College) has been considered at Government level and the permission for change of land use is hereby granted on the following terms and conditions. The detail of land as verified by Tehsildar Mansa is given below:-

Khasra No.(K-M)	Area for which CLU approved (In acre)	
69/8(1-4), 13(6-2), 14/1(3-4) and 14/2(1-2) Total 11 K-12 M(1.45 acre) in which 8 K-2 M under ownership and patta- namma of 3K- 10M for 15 years.	Total area	1.45
	Area under road widening	0.102
	Net Area for CLU	1.348 acre

- i) The change of land use shall be in the hands of **Mata Sito Devi Educational Charitable Society**
- ii) Applicant shall deposit composition fees, license fee, EDC and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- iii) Applicant shall get the Building Plans approved from the Competent Authority and shall deposit the compounding fee to the Competent Authority as per the notification dated 06.05.2015 while getting the structures compounded, which are already constructed in the site..
- iv) 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.
- v) Applicant shall be responsible for litigation, if any regarding land in any court of law.
- vi) Thorough revenue rastas/ khal passing through the site shall be kept unobstructed.
- vii) Applicant shall obtain NOC from PPCB, if 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.
- viii) Applicant shall not make any construction under the 11 KV electric lines passing through the site and shall also abide by the P.S.P.C.L. guidelines (as amended from time to time) to leave the required buffer beneath the lines as per the undertaking submitted by him.
- ix) Applicant shall obtain NOC from Forest Department, under Forest Act 1980.
- x) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

- xi) Applicant shall make provision of rain water harvesting and solar water heating within the project area at its own cost.
- xii) Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management and shall not obstruct the flow of storm water/ rain water of the surrounding areas.
- xiii) Applicant shall obtain any other permission required under any other Act at his own level.
- xiv) Applicant leave 16'-3" wide strip of land to widen the 27'-6" wide existing road to 60' wide road as per undertaking submitted by him.
- xv) Applicant shall abide by all the provisions of Master Plan Mansa.
- xvi) Applicant shall not obtain access from the revenue rasta passing along the site.
- xvii) As per notification issued vide Memo No.PUDA/CA/2013/1 713-16, dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area.

The receipt of Rs. 4,39,040/- received vide D.D. No. 033561 dated 30.04.2016 of Corporation Bank as compounding fee is hereby acknowledged. No change of land use charges shall be levied as per the provisions of u/s 81 (3) and 139 (2) of "The Punjab Regional and Town Planning & Development Act, 1995."


Chief Town Planner,
Punjab, Chandigarh.


Endst.No. CTP(Pb)/

Dated:

Copy of above is forwarded to the following for information and necessary action:-

A copy is forwarded to Chief Administrator, Bathinda Development Authority, Bathinda alongwith D.D. 033559 dated 30.04.2016 amounting to Rs.1,38,900/- and D.D. No. 033560 dated 30.04.2016 of Rs. 27,000/- towards EDC charges and License fee respectively for information and necessary action. Difference if any, shall be recovered from the applicant at your own level

DA/ As above



Chief Town Planner,
Punjab, Chandigarh.

Endst. No. CTP(Pb) SP-432(P)

Dated:

A copy is forwarded to Chief Administrator, PUDA alongwith D.D. 033558 dated 30.04.2016 of Rs. 8,300/- 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.



Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/

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) Senior Town Planner, Patiala.
- 4) District Town Planner, Bathinda.


Chief Town Planner,
Punjab, Chandigarh.

Mandatory Disclosure Form as per 8(14) of NCTE Norms

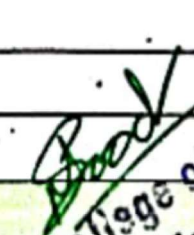
1.	Details of the Institution	
1.1	Name of Institution:	MATA SITO DEVI COLLEGE OF EDUCATION KOT DHARMU MANSA
1.2	Date of Establishment:	2014
1.3	Complete Postal Address:	KOT DHARMU MANSA (151505)
1.4	Phone:	98777-89406
1.5	Fax:	
1.6	Email:	Msdcollege7@gmail.com
1.7	Web Site Address	www.msdedu.in
1.8	Nearest Railway Station	Mansa
1.9	Nearest Town	Mansa
1.10	Type of Institution	Co-Education
1.11	Status of Institution	Non-Minority
2.	Management	
2.1	Government Owned	Na
2.2	Government Aided	Na
2.3	Self – Financed	Yes
2.4	University Department	No
3.	Details of the course Applied for:	
3.1	Level of the Course	UG
3.2	Name of the Teacher Education Course	B.Ed
3.3	Duration of the Course:	Two Years
3.4	Whether to be conducted in face to face or distance mode	Face to face
3.5	Present Intake	100 (Hundred)
3.6	Academic Session from which the course was conducted	2015
3.7	Details of the Affiliating Body Name	Punjabi University Patiala
3.8	Address/Tel / Fax No :	Kot Dharmu Mansa (151505) Ph. 98777-89406 Mail. I'd . Msdcollege7@gmail.com www.msdedu.in
4.	Land:	
4.1	Land area in Sqmt:	5455.11 sq.mtr. 1.348 ACS
4.2	Whether the Title of the Land is on Ownership basis:	Yes
4.3	Title of the Land is on Lease as per Law:	No


 Principal
 Mata SITO DEVI College of Education
 Vill. Kot Dharmu Distt. Mansa

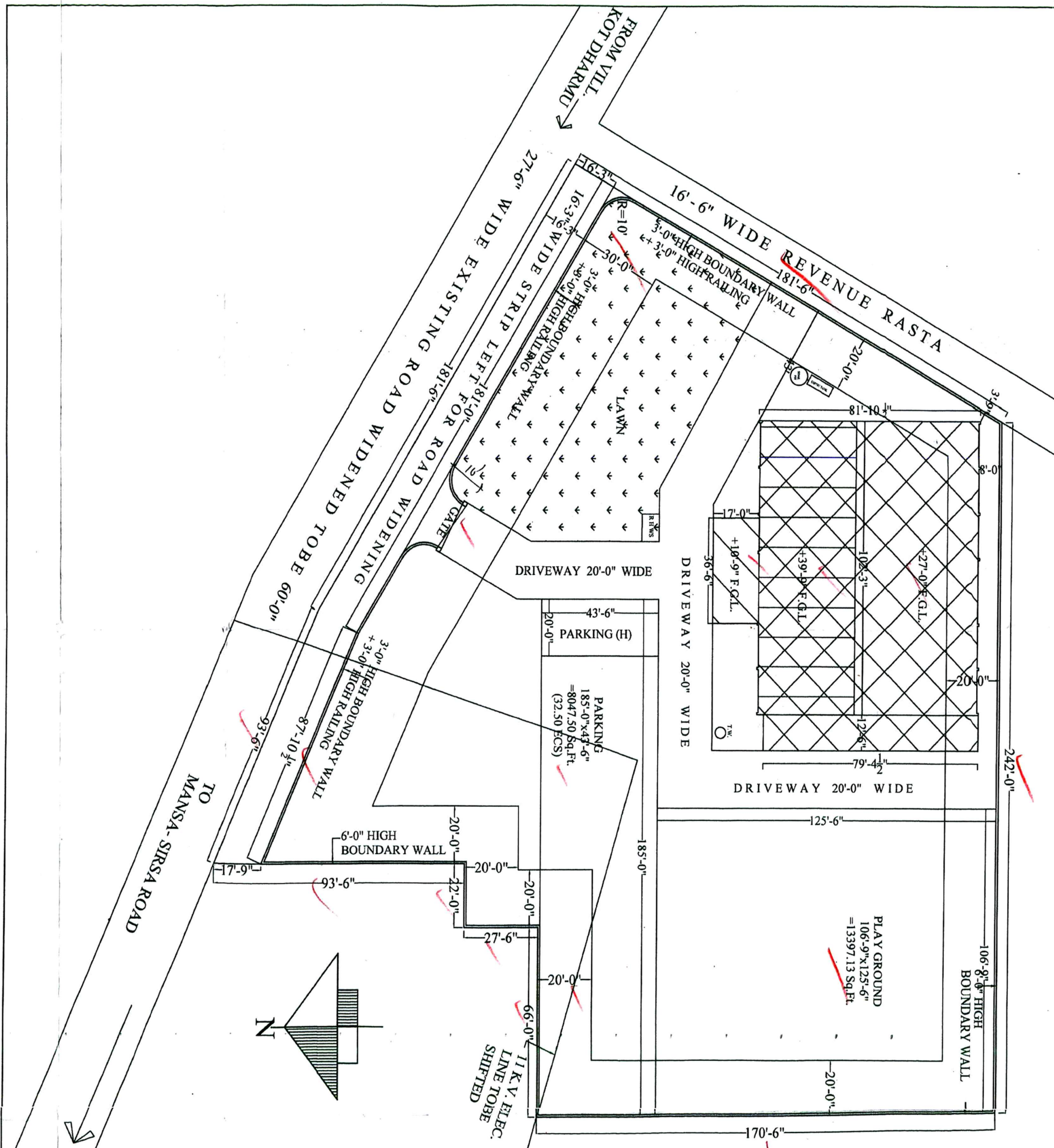
4.4	Duration of the Lease:	No
4.5	Land use Certificate obtained for Educational Institution:	Yes
5.	Building	
5.1	Construction of the Building is Complete:	Yes
5.2	Building is yet to be constructed :	No
5.3	Building is fire safety proof:	Yes
5.4	Building is disabled friendly:	Yes
5.5	Common Room for Boys/ Girls available:	Yes
5.6	Date of completion of the Building:	2013
5.7	Covered Area Sqmt:	2119.80 Sq. Ft
5.8	Number of Class Room:	04
5.9	Other Facilities :	Seminar Hall, Multipurpose Hall, E-Learning Classroom, ET Lab, HOD Chamber, Staff Cabin, Generator, RO Drinking Water, Internet with Wifi
6	Library:	
6.1	The Library has separate reference section / Journal Section and Reading room:	Yes
6.2	Number of Books in the library:	3868
6.3	Total Number of educational Journals / periodicals being subscribed	12
6.4	Number of encyclopedias available in the library:	07
6.5	Number of books available in the reference section in the library:	438
6.6	Seating capacity of the reading room the library:	40
7	Instructional Facilities:	
7.1	Details of laboratories available (pl. attach annexure):	Yes
7.2	Arrangement made for practice teaching:	Yes
7.3	Number and name of School (S) for practice teaching:	Number : 07 Pro. Yogesh Memorial High School Near Tin Koni Mansa Shri Guru Nanak Pub. Sen. Sec. School Nangal Kalan Mansa Dashmesh Pub. Sen. Sec. School. Nangal Kalan Mansa Baba Farid Public High School School Jhunir Mansa Tagore Vidya Niktan Sec. Sec. School Raipur Mansa S.R.S.M. Pub. High School Ghurkani Mansa Sanga Pub. High School Ding Road Sanga Mansa

 Principal
Mata Sita Devi College of Education
Vill. Kot Dharmu Distt. Mansa

8	Manpower (Photographs of Teaching Faculty should be displayed)	
8.1	Details of Teaching Staff (Date of Birth, Qualification, Professional Qualification and other relevant information)	<p>Dr. Manju sood . (DOB 31/12/1969) M.Ed 61.16, Ugc Net JRF, Ph.D., M.Phil (Education)</p> <p>Maninder Kaur. B.Ed, M.A., M.Ed, UGC NET (DOB 09/10/1986)</p> <p>Gurpreet Kaur . B.Ed, M.A., M.Ed, UGC NET (DOB 16/09/1990)</p> <p>Parminder Kaur M.Sc, B.Ed, M.Ed, UGC NET (DOB 05/01/1993)</p> <p>Sarbjot Kaur. B.Ed., M.A, M.Ed, UGC NET (DOB 07/10/1991)</p> <p>Amritpal Kaur. B.Ed, M.A, M.Ed, UGC NET (DOB 10/07/1990)</p> <p>Maninder Kaur. B.Ed, M.A, M.Edu., UGC NET (DOB 03/05/1989)</p> <p>Vicky. B.Ed, M.A., M.Ed, , M.Ed, UGC NET (DOB 24/10/1991)</p> <p>Manpreet Kaur B.Ed, M.A, , M.Ed, UGC NET (DOB 01/04/1994)</p> <p>Rupinder Kaur B.Ed, M.Edu., M.Phil. UGC NET (DOB 21/11/1991)</p> <p>Ravinder Singh , M.A., B.Ed, M.Ed., UGC NET (DOB 24/07/1986)</p> <p>Manpreet Singh , M.A., B.Ed, M.Ed, UGC NET (DOB 15/03/1991)</p> <p>Prem Singh M.A, B.Ed, M.Ed., UGC NET (DOB 27/10/1990)</p> <p>Veera Devi M.A., B.Ed, M.Ed., UGC NET (DOB 09/10/1988)</p> <p>Sukhlal Singh, M.A., B.Ed, M.Edu, UGC NET (DOB 08/05/1993)</p> <p>Jasveer Singh , M.A., B.Ed, M.Ed., UGC NET (DOB 17/11/1992)</p>
8.2	Details of non-teaching staff	<p>Mr. Happy Singh (Clerk)</p> <p>Vinod Kumar (Peon)</p> <p>Amarjit Kaur (Sweeper)</p> <p>Gurdev Kaur (Sweeper)</p>
9	Facilities for Games and Sports:	
9.1	Own playGround	Yes
9.2	PlayGround of another institution on sharing basis	No
9.3	Gymnasium Multipurpose Hall:	No
9.4	Facilities of Gymnasium:	No
9.5	Facilities for Athletics:	Yes
9.6	Facilities for Indoor Games:	Yes
9.7	Facilities for Outdoor Games	Yes
10.	Other Facilities Available:	
10.1	Canteen Facilities Available or Not:	Yes
10.2	Medical Facilities Available or Not:	Yes
10.3	Hostel Facilities Available or Not:	No

 Principal
Mata Sita Devi College of Education
Vill. Kot Dharmu Dist. Mansa

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%)
 = 58718.88 Sq.Ft. (1:1.00)

1. Existing Cov. Area at G. Floor = 8913.10 Sq.Ft.
 Proposed Cov. Area at G. Floor = 992.19 Sq.Ft.
 Total Cov. Area at G. Floor = 9905.29 Sq.Ft. (16.87%)
 2. Existing Cov. Area at F. Floor = 8274.72 Sq.Ft.
 Proposed Cov. Area at F. Floor = 992.19 Sq.Ft.
 Total Cov. Area at F. Floor = 9266.91 Sq.Ft.
 3. Existing Cov. Area at S. Floor = 3645.29 Sq.Ft.

TOTAL = 22817.49 Sq.Ft. (2119.80 Sq.Ft.)
 = 1 : 0.388
 F.A.R. Achieved = 31.80 ECS
 Parking Required = 32.50 ECS
 Playground Area Provided = 8807.83 Sq.Ft. (15.00%)
 Playground Area Required = 13397.13 Sq.Ft. (22.82%)

Length of Boundary Wall = $(87'-10 \frac{1}{2}'' + 181'-0'' + 181'-6'' + 242'-0'' + 170'-6'' + 66'-0'' + 27'-6'' + 22'-0'' + 93'-6'' - (17'-9'' + 16'-3''))$
 = $1071'-10 \frac{1}{2}'' - 34'-0'' = 1037'-10 \frac{1}{2}''$

Existing cov. area on all floors = 8913.10 + 8274.72 + 3645.29 = 20833.11 Sq.Ft.
 Proposed cov. area on all floors = 992.19 + 992.19 = 1984.38 Sq.Ft.

APPROVED
 VIDE 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 58718.88 Sq.ft.

NIRMAAN ARCHITECTS
 Ar. Ishwar Garig
 Regn. No. CA/2009/44546

DRAWING NO: MSD/02/04 DATED: 10-08-2016 SCALE: 1 INCH = 32 FEET

Anagil Sriv
Mata Sito Devi Educational Charitable Society MANSA
 President

OWNER

ARCHITECT

Ishwar

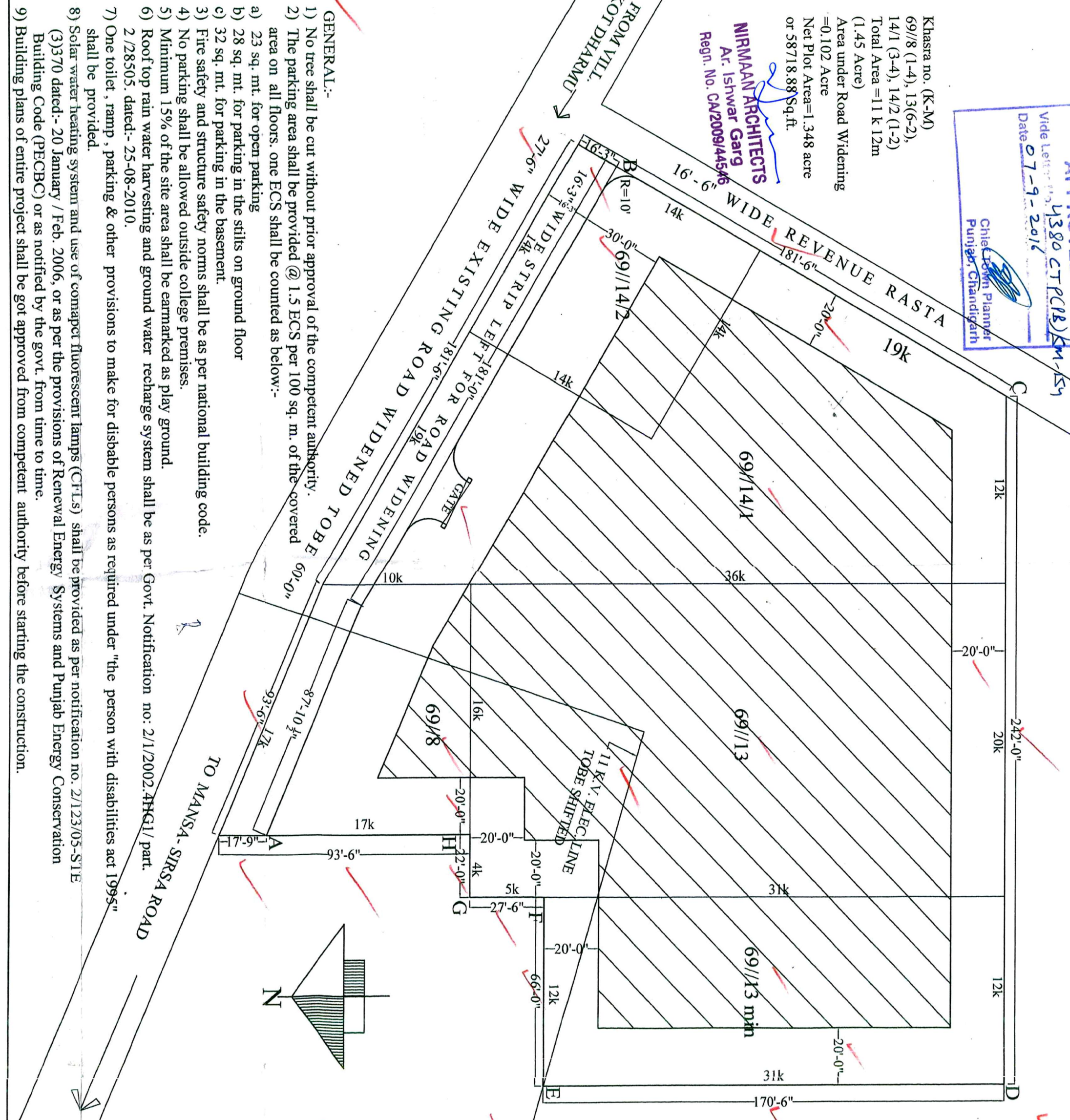
APPROVED
 Vide Letter No. 4380 CTP (CB) Sm-59
 Date 07-9-2016
 Chief Town Planner
 Punjab Chandigarh

Khasra no. (K-M)
 69//8 (1-4), 13(6-2),
 14/1 (3-4), 14/2 (1-2)
 Total Area = 11 k 12m
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 or 58718.88 Sq.ft.

NIRMAAN ARCHITECTS
 Ar. Ishwar Garj
 Regn. No. CA/2009/44546

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

- 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.AHGI/ 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-SIE (3)370 dated:- 20 January / Feb. 2006, or as per the provisions of Renewal 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.



ZONING 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 P.U.D.A 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. (1.348 Acs.)
- ii) Site shall not be subdivided.
- iii) 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 within in the portion of the site shown thus on the plan.
- ii) Set backs around any shall not be less than 4rd 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 1:1:100. 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 shown on the plan, if the gate post shall be provided 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 outface of the wall. Provided further that projection on door and window shall not exceed 0.91 metres (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 6m required set back as per provision of NBC Code-2005. The structural safety of the adjoining building and the movement of 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 entry & 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.
 - i) Storage of household or other of non combustible material.
 - ii) Storage room bank lockers.
 - iii) AC equipment and other machines used for services and utilities of the building.
 - iv) Parking
- ii) Basement if used for purposes mentioned at (i) to (iv) shall not be counted toward F.A.R.
- iii) 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 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 P.U.D.A Building Rules, 2013.

SET BACK OF PROJECTED PORTION OF ROOF LEVEL:-

The projected portion of parapet, flues, ducts, water storage tanks, manholes, minarets, domes, water cooling tanks, lift towers, 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, failing 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. metres and the minimum width of every such courtyard in any direction shall not be less than 2.5 metres.
- 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 27/2/13 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

Aravind Singh President
 Mata Sita Devi Educational Charitable Society MANSA
 OWNER

Ishwar Garj
 ARCHITECT

Punjabi University, Patiala

(Established Under Punjab Act No.35 of 1961)

(College Section)



No. 1414 /College/S-6

Date 05/8/24

TO WHOM IT MAY CONCERN

This is to certify that Mata Sito Devi College of Education, Kot Dharmu, Distt. Mansa is temporarily affiliated (Self Financed) to Punjabi University, Patiala since 2015-16 till date/session 2024-25. The course being run by the college is B. Ed (02 years) (100 Seats).

[Signature]
 05/08/2024
 Dean, College Development Council

[Signature]
 Principal

Mata Sito Devi College of Education
 Vill. Kot Dharmu Distt. Mansa

ATTESTED TO BE TRUE

ANIL KANSAL NOTARY PUBLIC
 Distt. Courts MANSa (Ph)

(M) : 97794-58641



Mata Sita Devi COLLEGE OF EDUCATION

(M) : 97794-59706

(Affiliated to Punjabi University Patiala & Recognized by NCTE)

Address : Vill. KOT DHARMU Distt. MANSA-151505 (Pb.)

Ref. No. msd/e/ 885/24.

Dated 14/08/2024

Library Data

1. Total number of books in the library : 3868
 2. Total number of text books in the library : 2400
 3. Total number of reference books in the library : 438
 4. Total number of title in the library : 921
 5. Total number of education encyclopedia in the library : 7
 6. Total number of education journals /magazines in the library : 12
 7. Total number of newspapers : 5
 8. Total number of magazine : 8
 9. Total seating capacity in the library : 40
 10. Total number of newspaper : 5
 11. Total number of magazine : 8
 12. General books : 117
- Literature : 494
Breadth : 37'3
Length : 33'x10'


Principal
Mata Sita Devi College of Education
Vill. Kot Dharmu Distt. Mansa