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DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB
O/o Senior Town Planner, Amritsar
4th Floor, PUDA Bhawan, Green Avenue, Amritsar

To

Chief Administrator,
Amritsar Development Authority,
Amritsar.

Memo No. STP (A)/
Dated:

Subject: Permission for Change of Land Use for Kamal White House, Village Fangrriyan, Tehsil & District Pathankot. (Marriage Palace)

Ref. No. Applicant's letter dated 28/02/2019.

The Change of Land use of an area measuring 1.62Acre falling in the revenue estate of Village Fangrriyan (H.B. No. 191), Tehsil & District Pathankot has been considered and permission is hereby granted to use the said land for Marriage Palace purpose under "Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces and setting up of new marriage palaces in the State of Punjab" issued vide notification no. 12/8/2012-5HgII/4610 dated 11-08-17. Detail of land is given below as per the CRO report verified by Tehsildar, Pathankot on dated 13-11-2018, Aks Shajra plan dated 06-11-2018 and as shown on site plan drawing of DTP (G):-

Khasra Numbers as per Jamabandi	Description
5/23/2/1/2 (3-12), 23/2/2 (1-10), 24/1 (8-12), 8/3 (8-0), 4(3-8),	Total site area (12K- 18.5M) = 1.62Acre
Total Area 25K- 2M (3.14Acre)	Area under road widening (0K-4.4M) = 0.027 Acre
	Permission granted for C.L.U (12K- 18.5M) = 1.62Acre

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

- 1) The change of land use shall be in the hands of "Sh. Sukhvir Singh S/o Sh. Beant Singh and Smt. Kamaljeet Kaur W/o Sh. Sukhvir Singh, who are Owners of Kamal White House, Village Fangrriyan, Tehsil & District Pathankot." as per revenue record. The applicants will deposit CLU, EDC, License/permission fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- 2) Applicants will develop the site as a single unit and shall not bifurcate it.
- 3) Applicants shall get the building plans approved from the competent authority as per Marriage Palace policy dated 11.08.2017 and shall also submit detailed cost estimate of marriage palace along with the detailed building plans and a demand draft of cess fees @1% of cost estimate in favor of Secretary, Punjab Building & Other Construction Workers Welfare Board, Chandigarh.
- 4) Applicants shall be liable to leave 4.88 meter wide strip in front of their site to widen the existing 12.20 meter wide road to 20 meter and after that shall also leave 5mt. no construction zone as per the provisions of Master Plan, Pathankot (2010-2031) and as per the undertaking submitted to the department.
- 5) Applicant will be liable to abide by the conditions laid down in the No Objection Certificate (N.O.C) issued by Executive Engineer, Construction Division, PWD B & R, Branch, Pathankot vide letter no. 1137 dated 05.09.2017.
- 6) Thorough Revenue rastas / khals and pucca roads if any, passing through the site shall be kept unobstructed.
- 7) Applicants shall obtain approval/NOC from competent authority to fulfill the requirement of Environmental 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, Forest and Climate Change, Government of India, before starting the development works.

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Applicants will be liable to abide by the comprehensive guidelines for the regulation of noise/sound pollution caused by use of loudspeaker, public address system, restriction on sale & use of fireworks, Horns/Sirens in the vehicles etc. issued vide notification no.3/100/2013-STE (4)145 dated 26.2.2014.

- 9) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- 10) Applicants shall not make any construction under HT/LT electric lines passing through the site/maintain horizontal distance as prescribed by concerned department or shall get these lines shifted by applying to the concerned authority.
- 11) Applicants will be liable to pay the difference of the C.L.U or any other charges, if any found against them in future.
- 12) 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.
- 13) Applicants will make provision for the disposal of rain/ storm water and shall not obstruct the flow of rain/ storm water of the surrounding area.
- 14) The Applicants will make provision for rain water harvesting, solar heating system and plantation in the premises as per building byelaws or instructions from the Govt. issued from time to time.
- 15) Applicants will obtain any other permission required under any other Act at his own level.
- 16) Applicants will make its own suitable provision for drinking water supply and disposal of sewage.
- 17) Applicants will make its own suitable provision for solid waste management as per provisions of Municipal Solid Waste Management and handling rules, 2016 and as amended from time to time.
- 18) This office shall not be responsible for any litigation in any court of law of any individual with you and shall not be made party to any individual case. The permission ceases to be taken as withdrawn at any time in case of any type of litigation/violation. However, if there is any court case pertaining to marriage palace guidelines/policy, the final decision of the same shall be adhered to.
- 19) 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 affects the ownership rights of this land, which have to be determined by Competent Authority. The Applicants in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
- 20) Applicants shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H&UD2/279 dated 19.01.2017 issued by Department of Housing and Urban Development regarding "Action plan for monitoring of construction/demolition activity of buildings within the state of Punjab", while executing construction/demolishing in the site.
- 21) The Applicants will be liable to get NOC's as per marriage palace policy from the following departments and submit the same to Chief Administrative, Amritsar Development Authority, Amritsar for getting the said marriage palace regularized :
 - Punjab Pollution Control Board, Batala.
 - Punjab State Power Corporation Ltd. Pathankot.
 - District Forest officer, Pathankot.
 - District Fire Officer, Pathankot
- 22) Applicants will fulfill the conditions mentioned in the marriage palace policy dated 11.08.2017 as per undertaking submitted.
- 23) The marriage palace falls at serial no. 5 of the classification of zones as per notification No. 12/8/2012-5HgII/4610 dated 11.08.2017 and accordingly applicant has paid total charges for E.D.C, C.L.U, L.F/Permission fees & SIF charges by availing 5% rebate as per policy. The detail of charges received is as specified in the table below:-

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D.	Scrutiny fees	E.D.C.	C.L.U.	L.F/P.F.	S.I.F.	Remarks
Charges in Rupees						
Total demand raised (in Rs.)	6000/-	243000/-	324000/-	32400/-	48600/-	The Applicant has paid the full fee in lump sum by availing the 5% rebate on total charges as per policy.
Detail of charges received (in Rs.)	6000/-	133235/- & 97615/- Total 230850/-	177650/- & 130150/- Total 307800/-	17765/- & 13015/- Total 30780/-	19525/- online & 26645/- Total 46170/-	
Detail of Demand Drafts (Bank of India, Sarna Canal, Pathankot)	029936 Dated 26.02.19	029929 Dated 26.02.19 & 029934 Dated 26.02.19	029931 Dated 25.02.19 & 029935 Dated 26.02.19	029930 Dated 26.02.19 & 029933 Dated 26.02.19	Paid through NEFT UTR No. BKIDN17261537448 dated 18.09.2017 & DD No.029932 Dated 26.02.19	

Demand drafts of E.D.C charges & L.F/Permission fees as per detail specified in the above table are respectively sent to you for your information & necessary action. Difference if any, found may be recovered from the applicant/s at your own level. Receipt of the same may kindly be acknowledged.

DA/As above

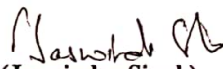

 (Jaswinder Singh)
 Senior Town Planner,
 Amritsar
 Dated: 3/4/2019

Endst. No.

578 STP (A) MPCDK-5
 Copies forwarded to the following for information and necessary action:

1. Deputy Commissioner, Pathankot.
2. Chief Administrator, PUDA Mohali, and informed that the applicant has deposited Rs. 19525/- (Nineteen Thousand Five Hundred Twenty Five Only) vide NEFT UTR No. BKIDN17261537448 dated 18.09.2017 and Rs 26645 (Twenty Six Thousand Six Hundred Forty Five only) vide Demand draft no. 029932 Dated 26.02.19 as SIF charges for information and necessary action. These charges should be checked, difference if any found, should be recovered from the applicants at your own level.
3. Chief Town Planner, Punjab, Chandigarh.
4. Superintendent Engineer (Distribution) PSPCL of the Area, Pathankot.
5. Executive Engineer, Construction Divison, PWD B&R Branch, Pathankot.
6. District Town Planner, Gurdaspur.
7. Environmental Engineer PPCB, Batala.
8. District Forest Officer, Pathankot.
9. District Fire Officer, Pathankot.
10. Kamal White House, Village Fangriyan, Tehsil & District Pathankot.

DA/As above


 (Jaswinder Singh)
 Senior Town Planner
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29-12-2020