

**DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB**  
**OFFICE OF DISTRICT TOWN PLANNER, FATEHGARH SAHIB**

Tel:01763-232086

To

Sh.Karamjit Singh S/o Sh.Baldev Singh,  
Village Dhunda, Tehsil Bassi Pathana,  
Distt.Fatehgarh Sahib.

Memo No. 688 -DTP(FGS)/CLU-103  
Dated, Fatehgarh Sahib, the 10-05-2018

**Subject:** Permission for change of land use for Marriage Palace (Canadian Villa) of Sh.Karamjit Singh S/o Sh.Baldev Singh at Village Dholan, Tehsil & Distt.Fatehgarh Sahib (0.975 Acre).

**Reference:** i) Your case received through office of Senior Town Planner, SAS Nagar vide letter no.615, dated:15.03.2018.  
ii) Your application with complete documents received in this office on dated:10-4-2018/ 09-05-2018

2. Your application under reference regarding Change of Land Use for land located at Village Dholan (H.B.No.259), Tehsil & Distt. Fatehgarh Sahib is considered in this office. The proposed site falls in the Rural and Agriculture land use zone of notified Master Plan, Fatehgarh Sahib-Sirhind and in the potential zone-7 as per notification no.17/172001-511G2/P.F./748168/17, dated:06-05-2016. The permission for Change of land Use from Agricultural to Marriage Palace is granted in view of the instructions issued vide Chief Town Planner, Punjab's letter no.1219-37-CTP(Pb)/ SP-432(General), dated:27.02.2018 for the detail of land as verified by Tehsildar, Fatehgarh Sahib vide letter dated:26.03.2018 as per below:

Sr.No.	Khasra No.	Ownership as per Revenue Record/ Jamabandi		CLU issued
		Kanal	Marla	
1.	13//13min	7	2.25	0.9852 acre after area left for road widening
2.	13//18min	0	15.33	
	Total Area	07 K - 17.58 M or 0.99 acre		

The permission of change of land use is hereby granted on the following terms and conditions:-

1. The permission granted shall in no manner, whatsoever, be construed as approval of the development works having been carried out on the site till date or further.
2. The change of land use shall be in the hands of Sh.Karamjit Singh S/o Sh.Baldev Singh.
3. Applicant Shall deposit EDC/ License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from the time to time.
4. The site shall not be subdivided or sublet and it shall be developed as a single unit.
5. Applicant as per self declaration dt:09-05-2018 submitted in this office shall stop the development works (upto foundation level) immediately being carried out on/ outside the site and shall develop the site only after getting the building plans approved from the Competent Authority as per prevailing norms, failing which this C.L.U. shall stand automatically lapsed.

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COUNTER SIGNED

Divisional Forest Officer  
Patiala Forest Division  
PATIALA

15-11-18



- Applicant shall abide by the provisions of Section-83 of "The Punjab Regional & Town Planning & Development Act, 1995".
- The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of C.L.U 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.
8. Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
  9. Thorough revenue rastas and pucca road, if any, passing through the site shall be kept unobstructed.
  10. Applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waster Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at the site.
  11. The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Department of Environment or other Competent Authority in this regard and as per Notification dated:25.7.2008 of the deptt. of Science, Technology & Environment, Punjab.
  12. Applicant shall not make any construction under HT/MT electric line, if any, passing through the site.
  13. This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question and applicant shall obtain the requisite permission, if required, at his own level.
  14. Applicant shall obtain NOC from the Forest Department, under Forests Act, 1980 before undertaking development at the site.
  15. Applicant shall make provision for the disposal of rain/ storm water of the proposed project and shall not obstruct the flow or rain/ storm water of the surrounding area.
  16. Applicant shall make provision of rain water harvesting within the project area at its own cost.
  17. Applicant shall leave 2.5 feet deep strip of land at the front of the project site for widening of existing approach road from 55 feet to 60 feet and this area shall be a public road as per self declaration dated:15.2.18 submitted by the applicant in this office.
  18. Applicant shall abide by the provisions of Notified Master Plan, Fatehgarh Sahib-Sirhind and prevailing applicable norms.
  19. Applicant shall obtain any other permission required for drinking water supply and disposal of sewage & solid waster management.
  20. Applicant shall make necessary arrangements for fire fighting and shall start conducting public functions only after getting clearance from the concerned authority.
  21. As per memo no.PUDA/CA/2013/1713-16, dated 27.02.13, 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 concerned Authority for ground water extraction and rain water harvesting/recharge etc.

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The receipt of DD No.149365, dated:10-4-18 amounting to Rs.1,38,940/- and DD No.149379, dated:9-5-18 amounting Rs.1,500/- towards total CLU (Rs.1,40,440/-) charges is hereby acknowledged.

District Town Planner,  
Fatehgarh Sahib.

DA/x

Endst. No.

-DTP(FGS)/

Dated:

Copy of above forwarded to the following:-

1. Chief Administrator, GMADA, SAS Nagar along with DD No.149367, dated:10-4-18 amounting to Rs.1,04,670/- and DD No.149378, dated:9-5-18 amounting to Rs.1,100/-towards total EDC (Rs.1,05,770/-) and DD No.149364, dated:10-4-18 amounting Rs.13,900/- and DD No.149380, dated:9-5-18 amounting Rs.200/- towards total LF (Rs.14,100/-). These charges may be got checked at your own level also and difference, if any, should be recovered from the applicant.
2. Chief Administrator, PUDA, SAS Nagar along with DD No.149366, dated:10-4-18 amounting to Rs.21,310/- and DD No.149381, dated:9-5-18 amounting Rs.300/- towards total SIF (Rs.21,610/-). These charges may be got checked at your own level also and difference, if any, should be recovered from the applicant.

DA/As above.

District Town Planner,  
Fatehgarh Sahib.

Endst. No.

-DTP(FGS)/

Dated:

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

action:-

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar.
2. Chief Conservator of Forest, Punjab, Chandigarh.
3. Chairman, Punjab Pollution control Board, Patiala.
4. Senior Town Planner, SAS Nagar.

DA/x

District Town Planner,  
Fatehgarh Sahib.

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