

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,
Ludhiana.

To

M/S: Grand Dior (Marriage Palace),
Through Sh. Dilbag Singh S/o Sh. Bikkar Singh (Authorised Signatory),
R/O:- VPO Charik, Tehsil & Distt Moga.

Memo No: 2842 -STP(L)/ Tw12-M

Dated: 30-10-19

Sub:

Change of land use for New Marriage Palace:- M/S: Grand Dior, Partners Sh. Dilbag Singh S/o Sh. Bikkar Singh and Sh. Harminder Singh S/o Sh. Gursewak Singh, situated at village Ghall Kalan patti Dandu (HB No.19) Tehsil & Distt Moga.

Ref:

Your online application dated: 19-09-2019 and 18.10.2019

2.

Your request for change of land use for an area measuring 32K-1M (4.006 Acre), located at village Ghall Kalan patti Dandu (HB No.19) Tehsil & Distt Moga has been considered. The site falls Partially in Mixed Land Use Zone and Partially in Agriculture Land Use Zone as per notified Master Plan Moga. The permission for Change of Land Use is granted as per govt. instructions issued vide letter no:18/30/2009-5hg2/3577 dated 22-12-2010 and as per policy of Regularization of Existing Marriage Palaces and Setting up of New Marriage Palaces in the state of Punjab issued vide letter/notification No: 12/8/2012-5HgII/4610 dated 11 August 2017"

The detail of above mentioned area as verified by Tehsildar Moga, vide memo No:- Nil, dt: 18-08-2019 and as per DTP office report, is given as below:-

Sr. No.	Khewat / Khatoni No.	Khasra No.	Area as per Jamabandi 2013-14 K - M	Ownership as per application for CLU. K-M	Area under CLU
1	483/630	74//15 16 24/2 25 76// 4/2 *5	8-00 8-00 4-12 8-00 0-16 2-13	32K-1M (4.006 Acre)	Net area for CLU 32K-1M (4.006 Acre)
Total Area		Kite-6	32K-1M	32K-1M (4.006 Acre)	32K-1M (4.006 Acre)

The above permission is subject to the following terms & conditions:-

- The change of land use shall be in the hands of M/S: Grand Dior, Partners Sh. Dilbag Singh S/o Sh. Bikkar Singh and Sh. Harminder Singh S/o Sh. Gursewak Singh, situated at village Ghall Kalan patti Dandu (HB No.19) Tehsil & Distt Moga and shall deposit CLU/EDC/ License /Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department, Punjab from time to time.
- The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site
- 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 has to be determined by the Competent Authority. The applicant in whose hand this C.L.U lies shall be bound by the decision of such Competent Authority.
- The applicant shall submit structure safety certificate to the Competent Authority as prescribed in the marriage palace policy guidelines.
- 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 cease 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.
- Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- The applicant shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974 Municipal Solid Waste Management and Handling Rules 2016 or any other relevant Act, if not

- ix. The applicant shall obtain permission for approach through forest land from Government of India under Forest Act, 1980 as prescribed in the marriage palace policy guidelines.
- x. The applicant shall not undertake any development work/construction until building plans are approved by the Department of Housing and Urban Development, Punjab.
- xi. Applicant shall obtain approval/NOC from the Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forest Deptt., Government of India before starting the development works.
- xii. This permission will not provide any immunity from any other Act / Rules/Regulations applicable to the land in question.
- xiii. The 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.
- xiv. The applicant shall be liable to get NOC from following departments, whichever applicable and present to concerned Development Authority (Chief Administrator) before the approval of Building Plan and getting final NOC/License:
 - Punjab State Power Corporation Limited.
 - Concerned Fire Department.
 - Concerned District Forest Officer.
 - Punjab Pollution Control Board.
 - Public Works Department/National Highway Authority of India.
- xv. The applicant shall 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.
- xvi. The applicant shall be liable to leave set backs (front, side and rear) as per marriage palace policy/guidelines.
- xvii. The applicant shall be liable to leave 50% of the total area of the site for parking.
- xviii. The applicant shall provide the utilities as prescribed in the marriage palace policy/guidelines.
- xix. The applicant shall be liable to provide entry and exit gate each of 5 meter width.
- xx. 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.
- xxi. The applicant shall be liable to abide by the conditions laid down in notification regarding fire safety of Government of India D.O.No. K-14011/26/2013-UD-11 dated 24-9-2014.
- xxii. The applicant shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xxiii. The applicant shall obtain any other permission if required, under any other act at his own level.
- xxiv. The applicant shall develop the site as per Marriage Palace guidelines issued by Govt on 11/08/2017 regarding regularization of Existing Marriage Palaces and setting up of new Marriage Palaces in the state of Punjab.
- xxv. The applicant not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Government in future.
- xxvi. As the site falls on NH-05, the applicant is bound to abide the condition of NOC vide letter no: RW/CH/PB/NH-95(5)/km 154. 995/NOC/1897/2019, dated: 28/08/2019 issued by Executive Engineer for Highway Administration, Chandigarh.
- xxvii. Since the site falls on NH-05, which is a Scheduled road, hence the applicant shall obtain permission from Competent Authority to derive access under section 143 of "Punjab Regional and Town Planning and Development Act,1995. Applicant is bound to maintain 5 meter no construction Zone as per provisions of Master Plan/Unified Regulations-2018.

Since the site falls in Zone No. 6 (51) as per notification No. 17/17/2001-5Hg2/P.F/748168/17, dated:- 06-05-2016 and the applicant has paid the charges in lump sum as per detail given below :-

Sr no.	Mode of Payment	Total amount	After 5% rebate
1	EDC @ 1.69 lakh/Acre	Rs.6,77,100/-	Rs.6,43,500/-
2	CLU @ 5.25 lakh/Acre	Rs.21,03,300/-	Rs.19,98,500/-
3	P.F @ 0.23 lakh/Acre	Rs.92,200/-	Rs.87,700/-
4	SIF @ 0.34 lakh/Acre	Rs.1,36,300	Rs. 1,29,600/-

These charges are tentative and actual charges will be calculated at the time of approval of building plans.

The receipt of Rs. 19,98,500/- (Rupees Nineteen Lakh Ninety Eight Thousand Five Hundred only) vide D.D. No:-490986, dt. 16-10-2019, issued by Capital Small Finance Bank, towards CLU charges is hereby acknowledged. The payment is with rebate of 5% on total charges. Dated: 16/10/2019. By: [Signature]

Endst.No:

-STP(L)/

Dated:

Copy is forwarded to the Chief Administrator, GLADA, Ludhiana along with Bank Draft No:-490983, dt.16-10-2019, Rs. 6,43,500/- (Rupees Six Lakh Forty Three Thousand Five Hundred only) issued by Capital Small Finance Bank, towards EDC & D.D No: 490984 dated 16-10-2019 issued by Capital Small Finance Bank, Rs. 87,700/- (Rupees Eighty Seven Thousand Seven Hundred only), towards Permission Fees , for information and necessary action . The payment is with rebate of 5% on onetime payment as per Policy of Marriage Palaces. These charges may be checked at your own level and if any difference is found it may be collected from the applicant.

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Ludhiana.

Endst.No:

-STP(L)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, SAS Nagar, along with Bank Draft No:- 490985, dt. 16-10-2019 issued by Capital Small Finance Bank, Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred only) towards Social Infrastructure Fund for information and necessary action. The payment is with rebate of 5% on onetime payment as per Policy of Marriage Palaces.

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Senior Town Planner
Ludhiana.

Endst.No:

-STP(L)/

Dated:

Copy is forwarded to :-

1. The Chief Town Planner, Punjab, PUDA Bhawan, Mohali
2. Deputy Commissioner, Moga.
3. Chief Conservator of Forests, Chandigarh.
4. Chairman, Punjab Pollution Control Board, Patiala.
5. Superintending Engineer (Distribution), PSPCL of the Area Member, Moga.
6. SE/Executive Engineer, PWD (B&R), Moga.
7. District Town Planner, Faridkot.
8. Fire Officer, Moga.
9. Divisional Forest Officer, Moga.
10. Project Director NHAI Ludhiana.

for information and necessary action.

sd-

Senior Town Planner,
Ludhiana.