

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,
Patiala.

To

Sh. Baljit Kaur Partner & Authorized Signatory
M/s Raj Palace (Marriage Palace)
Village Sher Garh, Tehsil Ahmedgarh,
Distt. Sangrur.

Memo No: 719

-STP(P)/MPP-4468

Dated: 31.3.16

Sub:

Change of land use from Agriculture to Marriage Palace :M/s Raj Palace (Marriage Palace) Regularisation of Existing Marriage Palace at Village Sher Garh (H.B.No:119), Tehsil Ahmedgarh, Distt. Sangrur.

Ref:

Your application dated 21-03-2016.

2. Your request for change of land use for marriage palace for an area measuring 3.08 acres located at village Sher Garh, (H.B.No: 119) Tehsil Ahmedgarh & district Sangrur has been considered in this office. The site does not fall in any Local Planning Area/Master Plan. The permission for Change of Land Use is granted as per policy of Regularisation of Existing Marriage Palaces and Setting up of New Marriage Palaces issued vide letter no: 12/8/2012-5HgII/5094 dated 16.11.2012 and letter no. 12/8/20 12-5HgII/1105 dated 07.01.2013. The revenue report as verified by Naib Tehsildar Ahmedgarh vide his letter dated 13-11-2015 is as under:-

Sr.No	Khasra No:	CLU applied and issued	
		Bigha	Biswa
1	565	0	08
2	566	0	08
3	578	4	10
4	580	2	16
5	580/1	0	17
6	581	5	17
	Total	14	16
			Or 3.08 Acres

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

- i. The change of land use shall be in the hands of Baljeet Kaur W/o Balraj Singh and Mohinder Kaur W/o Gurdev Singh, Partners & Authorized Signatory M/s Raj Palace (Marriage Palace) Village Sher Garh, Tehsil Ahmedgarh, Distt. Sangrur and shall deposit CLU/EDC/ Licence / Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department, Punjab from time to time.
- ii. The applicants shall develop their site as a single unit after taking permission from the Competent Authority and shall not subdivide the site.
- iii. 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 applicants in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
- iv. The applicants shall be responsible for any litigation, regarding ownership in any court of law. (11)

Baljit
Partner

The applicants shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974 Municipal Solid Waste Management and Handling Rules 2000 or any other relevant Act if not obtained earlier.

The applicants shall get the revised building plans of entire complex approved from the Competent Authority immediately and shall carry out the proposed development/ demolition works as per Regularization Policy dated 16-11-2012 and 07-01-2013 as shown in building plan within a stipulated period.

The applicants shall not make any construction under H.T. / L.T. transmission electric lines if any passing through the site or shall get these lines shifted by applying to the concerned authority.

The applicants 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.

The applicants shall obtain NOC from the Forest Department, under Forest Act, 1980.

This permission will not provide any immunity from any other Act / Rules / Regulations applicable to the land in question.

The applicants shall leave revenue rasta/khal unobstructed if any passing through the site. As per notification issued vide Memo No. PTJDA/JCA/2013/1713-16, dated 27-02-2013, the applicant shall not use underground water for further construction of development works in the notified area.

They shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.

The applicants 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.

The applicants shall make provision for rain water harvesting within the project area at his own cost.

The applicants shall take permission to derive access from Malerkotla Raikot Road (Schedule road) as required u/s 143 of The Punjab Regional & Town Planning & Development (amendment) Act, 2006.

The applicants shall make their own suitable provision for drinking water supply and disposal of sewage & solid waste management.

In case the change of landuse permission is availed, then it is valid upto 05-11-2035 i.e. 20 years as per registered pattanama submitted in this office by the applicant.

The applicants shall obtain any other permission, if required, under any other act at their own level.

The construction/development shall be done only on khasra numbers verified by the concerned Naib Tehsildar of that particular circle revenue office.

The applicants shall develop the site as per the provisions of Marriage Palace guidelines issued by Govt on 16.11.2012 & 07.01.2013 regarding Regularisation of Existing Marriage Palaces and Setting up of New Marriage Palaces.

Since the site falls in zone 6(51) as per notification no.17/17/2001-5Hg2/P.F./47962/1 dated 06.05.2013, the applicants have to pay CLU charges amounting to Rs. 23,71,600/- (Rs. Twenty three Lacs seventy one thousand & six hundred only), EDC charges amounting to Rs.7,62,300/- (Rs. Seven lacs sixty two thousand & three hundred only), Licence fees amounting to Rs 1,01,640/- (Rs. One lac one thousand six hundred & forty only) and Social Infrastructure Fund amounting to Rs. 1,52,460/- (Rs. One lac fifty two thousand four hundred & sixty only). 25% of these respective charges are to be paid as first installment. The balance amount of all charges shall be payable in three equal six monthly installments with 12% rate of interest.

The receipt of D.D. No: 486509 dated 29-03-2016 amounting to Rs.5,92,900/- (Rs. Five lac ninety two thousand & nine hundred only) issued by Punjab & Sind Bank, Branch Malekoti towards CLU charges is hereby acknowledged. The rest of the CLU charges with 12% interest shall be payable in three equal six monthly installments.

W. Ghelwal
Senior Town Planner,
Patiala.

Dated:

-STP(P)/

Endst.No:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with D.D. No: 486510 dated 29-03-2016 amounting to Rs.1,90,575/- (Rs. One lac ninety thousand five hundred and seventy five only) issued by Punjab & Sind Bank, Branch Malerkotla towards EDC & D.D. No: 486511 dated 29-03-2016 amounting to Rs.25,410/- (Rs. Twenty five thousand four hundred & ten only) issued by Punjab & Sind Bank, Branch Malerkotla as permission fees. The remaining payment towards EDC & Licence Fee shall be payable in three equal six monthly installments. These charges may be checked at your own level and if any difference is found it may be collected from the applicant.

FOR RAJ PALACE

Rajit
Partner

—Sd—
Senior Town Planner,
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with D.D.No: 486512 dated 29-03-2016 amounting to Rs. 38,115/- (Rs. Thirty eight thousand one hundred & fifteen only) issued by Punjab & Sind Bank, Branch Malerkotla as Social Infrastructure Fund for information and necessary action. The remaining payment towards Social Infrastructure Fund shall be payable in three equal six monthly installments.

SK
Senior Town Planner,
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to :-

1. Chief Town Planner, Punjab, Chandigarh..
2. Chief Conservator of Forests, Chandigarh.
3. Chairman, Punjab Pollution Control Board, Patiala.
4. Divisional Forest Officer, Sangrur.
5. District Town Planner, Sangrur.
6. Fire Officer, Sangrur.

for information and necessary action.

SK
Senior Town Planner,
Patiala.

FOR RAJ PALACE
Bajjit
Partner