

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

From

Senior Town Planner,
Patiala.

To

Sh. Rajeev Kumar S/o Sh. Sham Lal
Partner & Authorized Signatory
M/s Spangle Stone Ladda (Hotel)
H.No:167/2, Ward No:14-A, Shivpuri Mohalla,
Tehsil Dhuri,
Sangrur.

Memo No: 485
Dated: 28-2-18

-STP(P)/SP-327

Sub: Change of land use from agriculture to Commercial (Hotel) M/s Spangle Stone at Village Ladda (H.B.No:57), Tehsil Dhuri & Distt. Sangrur.

Ref: Your application dated 22.02.2018.

2. Your request for change of land use for an area measuring 2.196 acre located at village Ladda (H.B.No:57), Tehsil Dhuri & Distt. Patiala Hotel has been considered in this office. The site falls in Mixed Land Use Zone of Notified Master Plan, Sangrur. As per Zoning Regulations of Master Plan, Sangrur Hotel unit is permissible in this Land Use Zone. 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 notification No: 17/17/2001-5Hg2/PF/3031 dated 20-08-2013 to use the said land for Hotel. The revenue report as verified by Tehsildar, Dhuri vide his letter dated 16/01.2018 is as follows:-

Sr. No.	Khasra No.	Ownership as per Revenue Record /Jamabandi			CLU applied			CLU issued
		Bigha	Biswa	Biswasi	Bigha	Biswa	Biswasi	
1)	2411min	01	02	16	01	01	15	2.196 acres after area left for road widening
2)	2412min	04	05	14	04	05	14	
3)	3626/2413	01	02	00	01	02	00	
4)	3628/2414	02	17	00	02	17	00	
5)	3630/2415	03	12	00	03	06	14	
	Total	12	19	10	12	13	03	Or 2.6361 acres

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

- The change of land use shall remain in force in accordance to the provisions of revised section 83 of "The Punjab Regional and Town Planning And Development (amendment) Act, 2015" notified vide notification no.16-Leg/2015 dated 22.04-2015 by Department of Legal and Legislative Affairs, Punjab.
- The change of land use shall be in the hands of M/s Spangle Stone Ladda (Hotel), Tehsil Dhuri, Distt. Sangrur for the above said piece of land and shall deposit EDC/Licence /Permission fee and all other charges levied or to be levied by Housing & Urban Development Department Punjab from time to time.
- The applicant shall develop the site as single unit after taking permission from the Competent Authority and shall not bifurcate the site.

For Spangle Stone
Rajeev Kumar
Partner

- 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 has to be determined by the Competent Authority. The promoter in whose hand this change of land use lies shall be bound by the decision of the said Competent Authority.
- v. The applicant shall be responsible for any litigation regarding land owners in any court of law.
- vi. Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- vii. The applicant shall obtain NOC from PPCB 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 site.
- viii. The applicant shall get the Building Plans approved from the concerned Competent Authority before undertaking any development at site.
- ix. The applicant shall not make any construction under H.T/L.T. transmission electric lines, if passing through the site or shall get these lines shifted by applying to the concerned authority.
- x. This permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question. The applicant shall be liable to obtain all the statutory clearances from different agencies under any act or instructions of Govt. at his own level.
- xi. The applicant shall obtain NOC from the Forest Department under Forest Act, 1980 before undertaking development at site.
- xii. The 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.
- 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 make provision of Rain Water Harvesting and Plantation in the premises as per building bye-laws or instructions of Govt. issued from time to time.
- xv. The applicant shall make their own suitable provisions for drinking water supply and disposal of sewage & solid waste management.
- xvi. The applicant shall leave 69'-3" land from his site to widen the existing 80'-9" Sangrur-Dhuri (SH-11 Schedule Road) road to 150' after that shall leave 5 meters No Construction Zone and as per the proposals of Master Plan, Sangrur and undertaking submitted by him.
- xvii. As the site falls at a distance of 13' from Rajbaha passing at the backside of site. The applicant shall maintain 10 meters green belt from the Rajbaha as per the proposals of Master Plan, Sangrur.
- xviii. The applicant shall abide by the conditions laid in letter issued by Executive Engineer, Construction Division, PWD(B&R), Sangrur vide memo no:2974 dated 22-01-2018.
- xix. The applicant shall obtain permission from the Competent Authority to derive access under section 143 of the "The Punjab Regional and Town Planning and Development (Amendment) Act, 2006" before taking up any further development at site.
- xx. As per notification issued vide Memo No.PUDA/CA/2013/1713-16, dated 27-02-2013, the applicant shall not use underground water for construction of development works in the notified area. That shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.
- xxi. The construction shall be done only on the site/ khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
- xxii. The applicant shall obtain any other permission if required under any other act at their own level.
- xxiii. The applicant shall develop the site as per and PUDA Building Rules-2013 and as per the proposals of the Master Plan, Sangrur.
- xxiv. No change of land use charges have been charged as per notification no. 17 / 17 / 2001- 5Hg 2 / P.F./748168 dated 06.05.2016 and 17/17/2001-5hg2/4592 dated 11-08-2017.

DA/X

For Spangle Stone

Rajeev Kumar
Partner

(Mandeep Kaur)
Senior Town Planner,
Patiala.

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Endst. No.

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with Bank Draft No:381272 dated 20-02-2018 amounting to Rs.4,13,000/- (Rs.Four lakh thirteen thousand only) issued by State Bank of India, Branch Dhuri, Sangrur towards EDC & Permission Fee/Licence fee amount to Rs.83,500/-(Rs. Eighty three thousand & five hundred only) vide D.D.No:381274 dated 20-02-2018 issued by State Bank of India, Branch Dhuri, Sangrur. These charges may be checked at your level. If any difference is found, it may be collected from the applicant.

DA/As Above

sd
(Mandeep Kaur)
Senior Town Planner,
Patiala.
Dated:

Endst. No.

-STP(P)/

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with Bank Draft No:381273 dated 20-02-2018 amounting to Rs. 25,000/-(Rs. Twenty five thousand only) issued by State Bank of India, Branch Dhuri, Sangrur as Social Infrastructure Fund for information and necessary action.

DA/As above

sd
(Mandeep Kaur)
Senior Town Planner,
Patiala.

Endst. No.

-STP(P)/

Dated:

Copy is forwarded to:-

- 1) Chief Town Planner, Punjab, Chandigarh.
- 2) Chairman, Punjab Pollution Control Board, Patiala.
- 3) Director of Factories, Punjab, Chandigarh.
- 4) District Town Planner, Sangrur.
- 5) Executive Engineer, Construction Divison, PWD(B&R), Sangrur.

for information and necessary action.

sd
(Mandeep Kaur)
Senior Town Planner,
Patiala.

For Spangle Stone

Tejveer Kumar
Partner