

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,
Jalandhar.

To

Chief Administrator,
Jalandhar Development Authority,
Jalandhar.

Memo No: 3679 STP(J)/REM(J)K-5

Dated: 26/12/17

Sub: Permission for Change of Land Use under regularization of Existing Marriage Palaces Policy (M/s Kings Ville Resorts, Nakodar Road, Village Shankar, (H.B.No.217) Tehsil Nakodar & District Jalandhar)(1.856 Acre).

Applicant's request dated 29-11-2017

The change of land use for an area measuring 1.856 Acres located at Village Nakodar Road, Village Shankar, (H.B.No.21), Tehsil Nakodar & District Jalandhar has been considered. The permission for Change of Land Use is granted for marriage palace purpose as per Regularization Of Existing Marriage Palaces Policy issued vide letter no: 12/8/2012-5HgII/5094 dated 16.11.2012 (amended from time to time). The revenue report as verified by Tehsildar, Nakodar is given as below:-

'A' Village Shankar, (H.B.No.21)

	Khasra no.	
1	91//1/5, 13/3, 14/3, 17/2, 18, 14/2, 1/1, 1/2, 1/3, 1/4, 117//1/2	Permission granted for C.L.U. = 1.856 Acre

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

- 1 The Change of Land Use shall be in the hands of Sh. Balraj S/o Sh. Kundan Lal, Sh. Munish Arrey, Sh. Neel Kanth, Smt. Savita W/o Sh. Kamal Kishore & Smt. Suman W/o Sh. Suchinder Krishan, R/o at G.T.B Nagar, Tehsil Nakodar, Distt. Jalandhar. (98159-75144) as per revenue record and applicant 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.
- 2 The Applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- 3 The applicant shall submit the building plans of the entire project and get the building plans approved from the Competent Authority as per marriage palace policy dated 16.11.2012 (amended from time to time) with regard to height, site coverage, frontage, set backs, parking norms ect.within the time framed specified in marriage palace policy. he shall also submit detailed estimate of marriage palace alongwith the building plans and a demand draft of cess fee @ 1% of estimate in favour of Secretary, Punjab Buildings and Other Construction Workers Welfare Board, Chandigarh.
- 4 That applicant shall be liable to make necessary structural alterations in the existing marriage palace building as per marriage palace policy guidelines as per the undertaking submitted by him. Otherwise penal action may be taken against the applicant by Competent Authority as per the provisions of marriage palace policy.

- 5 The applicant shall submit structure safety certificate to the Competent Authority as prescribed in the marriage palace policy guidelines.
- 6 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 C.L.U. lies shall be bound by the decision of such Competent Authority.
- 7 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.
- 8 The applicant shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1970 Municipal Solid Waste Management and Handling Rules 2000 or any other relevant Act, if not obtained earlier.
- 9 This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- 10 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.
- 11 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.
- 12 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.
- 13 The applicant shall obtain any other permission if required, under any other act at his own level.
- 14 Applicant shall make its own suitable provisions for drinking water supply and disposal of sewerage and solid waste management.
- 15 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.
- 16 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 C.L.U. lies shall be bound by the decision of such Competent Authority.
- 17 The applicant shall be liable to get NOC from the concerned departments as prescribed in the policy before getting final NOC/Licence.
- 18 This permission only is considered as permission of CLU as marriage palace purpose and it may not be considered as permission for any other purpose.
- 19 Thorough revenue rasta/khal if any passing through the site shall be kept unobstructed.

Endst.No: 3680

STP(J)/ REM(J)K-5

Dated: 26/12/17

Copy is forwarded to the Chief Administrator, PUDA, Mohali towards SIF charges amounting to Rs. 4,176/- deposited by applicant through Capital Small Finance Bank, dated 22.11.2017 in Account No. 35627447992 (Ref. No.CL.BLN17326000873). The rest of the 85% SIF charges shall be paid in six equal six monthly installments. It is requested that please get the charges checked so that if there is any ambiguity the same shall be recovered from the applicant at your own level.

o/c Senior Town Planner,
Jalandhar.

Endst.No: 3681-91

STP(J)/ REM(J)K-5

Dated: 26/12/17

Copy is forwarded to the following for Information necessary action :-

1. Deputy Commissioner, Jalandhar.
2. Chief Town Planner, Punjab, Puda Bhawan, Sector 62, SAS Nagar.
3. Deputy Chief Engineer (Distribution) PSPCL, Jalandhar.
4. Xen, Construction Division No. 2. (B & R) Jalandhar.
5. District Town Planner, Jalandhar.
6. Environment Engineer PPCB, Jalandhar.
7. District Forest Officer, Jalandhar.
8. Assistant Divisional Fire Officer, Fire Station, Jalandhar.
9. Chief Conservator of Forests, Chandigarh.
10. Chairman, Punjab Pollution Control Board, Patiala.
11. Sh. Balraj S/o Sh. Kundan Lal, Sh. Munish Arrey, Sh. Neel Kanth, Smt. Savita W/o Sh. Kamal Kishore & Smt. Suman W/o Sh. Suchinder Krishan, R/o at G.T.B Nagar, Tehsil Nakodar, Distt. Jalandhar.

o/c Senior Town Planner,
Jalandhar.

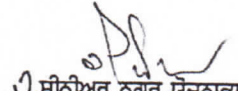
1	Name/Address of Bank	State Bank of India, Phase-9, Mohali
2	Account Name	Punjab Urban Planning and Development Authority (PUDA)- SIF, Mohali
3	Bank Account No.	35627447992
4	IFSC Code	SBIN0018140
5	Branch Code	18140

ਨੋਟ:- ਇਹ ਫੀਸਾਂ ਸਾਈਟ ਦੇ ਕੁਲ ਏਰੀਏ ਦਾ 50% ਏਰੀਆ ਪਾਰਕਿੰਗ ਦੇਣ ਉਪਰੰਤ ਹੀ ਪਾਰਕਿੰਗ ਦੇ ਏਰੀਏ ਤੇ ਛੋਟ ਦਿੱਤੀ ਗਈ ਹੈ।

ਉਪਰੋਕਤ ਲੜੀ ਨੰ: 1, 2, 3 ਅਤੇ 4 ਤੇ ਦਰਸਾਈਆਂ ਫੀਸਾਂ ਦੇ 15% ਚਾਰਜਿਜ਼ ਅਤੇ ਲੜੀ ਦੇ ਦਸਤਾਵੇਜ਼ ਪ੍ਰਾਪਤ ਹੋਣ ਉਪਰੰਤ ਸੀ. ਐਲ. ਯੂ. ਪ੍ਰਵਾਨ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ ਬਾਕੀ ਦੇ ਬੱਚਦੇ ਚਾਰਜਿਜ਼ 6 ਫਿਮਾਹੀ ਕਿਸਤਾਂ ਵਿੱਚ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾ ਸਕਦੇ ਹਨ। ਅਜਿਹਾ ਨਾ ਕਰਨ ਤੇ 12% ਸਲਾਨਾ ਵਿਆਜ਼ ਦੀ ਦਰ ਨਾਲ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾਣ। ਜੇਕਰ ਸਾਰੇ ਚਾਰਜਿਜ਼ ਯਕੀਨਸ਼ਤ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾਂਦੇ ਹਨ ਤਾਂ ਆਪ ਨੂੰ 5% ਦੀ ਰਿਬੇਟ ਦਿੱਤੀ ਜਾਵੇਗੀ। ਇਹ ਚਾਰਜਿਜ਼ ਸਰਕਾਰ ਵਲੋਂ ਜਾਰੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਤੁਰੰਤ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਜਾਣ। ਅਜਿਹਾ ਨਾ ਕਰਨ ਦੀ ਸੂਰਤ ਵਿਚ ਆਪ ਦੇ ਮੈਰਿਜ਼ ਪੈਲੇਸ ਖਿਲਾਫ ਬਣਦੀ ਕਾਰਵਾਈ ਕਰਨ ਹਿਤ ਸੀ.ਏ., ਜੇਡੀਏ, ਜਲੰਧਰ ਨੂੰ ਸੂਚਿਤ ਕਰ ਦਿੱਤਾ ਜਾਵੇਗਾ।

ਆਪ ਵਲੋਂ ਉਪਰੋਕਤ ਚਾਰਜਿਜ਼ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਸੀ.ਐਲ.ਯੂ./ਬਿਲਡਿੰਗ ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਨ ਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।

ਉਪਰੋਕਤ ਚਾਰਜਿਜ਼ ਟੈਂਟੇਟਿਵ ਹਨ, ਦਸਤਾਵੇਜ਼/ਰਿਵਾਈਜ਼ਡ ਪਲੈਨਜ਼ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਜੇਕਰ ਆਪ ਦੀ ਸਾਈਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਕੋਈ ਫਰਕ ਨਿਕਲਦਾ ਹੈ ਜਾਂ ਕੋਈ ਤਰੁਟੀ ਧਿਆਨ ਵਿਚ ਆਉਣ ਤੇ ਡਿਮਾਂਡ ਨੋਟਿਸ ਸੋਧਿਆ ਜਾ ਸਕਦਾ ਹੈ ਅਤੇ ਅਜਿਹਾ ਕਰਨ ਤੇ ਵੱਧੀ ਹੋਈ ਰਕਮ ਬਿਨੈਕਾਰ ਦੇਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।


ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ।

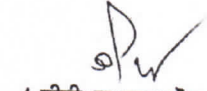
ਪਿੱਠ ਅੰਕਣ ਨੰ: 1911-12

ਸਟਪ(ਜ)REM(J)K-5

ਮਿਤੀ 24/8/17

ਇਸ ਦਾ ਇਕ ਉਤਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ :-

1. ਮੁੱਖ ਪ੍ਰਸਾਸਕ, ਜਲੰਧਰ ਵਿਕਾਸ ਅਥਾਰਟੀ, ਜਲੰਧਰ
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਜਲੰਧਰ।


ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਜਲੰਧਰ