

DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

O/o. District Town Planner, Ludhiana.
GLADA Complex, Ferozpur Road, Ludhiana.

From

District Town Planner,
Ludhiana.

To

Sh. Rajesh Kumar S/o. Sh. Babu Ram,
Smt. Shoba Rani W/o. Sh. Rajesh Kumar and
Rajesh Kumar & Sons HUF,
R/o. House No: 3913, Sector - 32-A,
Chandigarh Road, Ludhiana.

Memo No. 3749-DTP(L)/ Mf-1

Dated: 23/10/18

Subject :

Change of Land Use for Marriage Palace :- Sh. Rajesh Kumar S/o.
Sh. Babu Ram, Smt. Shoba Rani W/o. Sh. Rajesh Kumar and Rajesh
Kumar & Sons HUF, Village - Lal Kalan, (Hadbast No. 338), Tehsil -
Samrala, District - Ludhiana.

Reference : Your Online Application Number - 2801, Dated - 26-09-2018.

2. Your request for Change of Land Use for an area measuring 10 Kanal -
0 Marla (1.25 Acre) located at Village - Lal Kalan (Hadbast No. 338), Tehsil - Samrala,
District - Ludhiana has been considered in this office. The site falls in Industrial Zone as per
approved Master Plan Samrala (2012-2031). The permission for Change of Land Use for New
Marriage Palace is granted as per Govt. instructions issued vide memo no. 1219-
37/CTP(Pb)/SP-432(Gen) dated 27.02.2018 & as per Policy vide letter No. 12/3/2012-
5Hg2/4610 dated 11-08-2017.

The revenue report as verified by Tehsildar Samrala, vide letter no : Nil, dated 21-08-
2018 is given as below:-

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Sr. No.	Khewat Number / Khatoni Number	Khasra Number	Area as per Jamabandi (2015-2016)	Ownership as per application for Change of Land Use	* Area Under Change of Land Use after Road Widening
1	46/48	8//18/2/1	0 K - 5 M	0 K - 5 M	Net Area for CLU (6050 Sq. Yds. - 730 Sq. Yds.) 5320 Sq. Yds. Or 1.099 Acre
2	46/52	8//18/2/2	3 K - 11 M	2 K - 11 M	
3	63/70	8//13/1/2	4 K - 15 M	4 K - 4 M	
		14/1	6 K - 4 M		
		15/1	3 K - 5 M		
		19/2	2 K - 7 M		
4	64/71	Kitte - 4	16 K - 11 M	3 K - 0 M	
		8//13/1/1	2 K - 0 M		
		18/2/2	1 K - 0 M		
		Kitte - 2	3 K - 0 M		
Total Area		Kitte - 8	23 K - 7 M	10 K - 0 M (1.25 Acre)	1.099 Acre

Change of Land Use is hereby granted on the following terms and

The permission for Change of Land Use is hereby granted on the following terms and conditions:-

- The Change of Land Use shall be in the hands of Sh. Rajesh Kumar S/o. Sh. Babu Ram, Smt. Shoba Rani W/o. Sh. Rajesh Kumar and Rajesh Kumar & Sons HUF, Village - Lal Kalan (Hadbast No. 338), Tehsil - Samrala, District - Ludhiana.

- ii. Applicant shall deposit C.L.U., License Fee, E.D.C., S.I.F. and all other charges levied on 1.099 Acre as applicable or to be levied by the Housing and Urban Development Department from time to time.
- iii. Applicant shall develop the site after getting the Zoning Plan/Building Plans approved from Competent Authority.
- iv. Applicant shall develop the site as single unit and shall not bifurcate the site.
- v. The applicant shall submit structure safety certificate to the Competent Authority as prescribed in the Marriage Palace Policy guidelines.
- vi. In case there is any change in the status of Master Plan / Local Planning Area of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan / Local Planning Area.
- vii. 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 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.
- viii. 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 ceases 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.
- ix. Through Revenue Rastas / Pucca Road / Khal if any passing through the site shall be kept unobstructed.
- x. Applicant shall not make any construction under HT/LT. electric line if any passing through the site and also shall leave green buffer strip along the site as per the provisions of PSPCL.
- xi. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xii. 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.
- xiii. 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 N.O.C./License :
 - Punjab State Power Corporation Limited.
 - Concerned Fire Department.
- xiv. Applicant shall make provision of rain water harvesting, Solar Heating System and Plantation in the premises as per Building Byelaws or instructions of the Govt. issued from time to time within the project area at its own cost.
- xv. The applicant shall be liable to leave setbacks (Front, Side and Rear) as per Marriage Palace Policy / Guidelines.
- xvi. The applicant shall be liable to leave 50 % of the total area of the site for Parking.
- xvii. The applicant shall provide utilities as prescribed in the Marriage Palace Policy / Guidelines.
- xviii. The applicant shall be liable to provide Entry and Exit Gate each of 5 Meter width.
- xix. The shortcomings pointed out above shall be adhered to within the prescribed period as mentioned in the Marriage Palace Policy / Guidelines.
- xx. 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&M Dated 24-09-2014.
- xxi. Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xxii. Applicant shall obtain any other permission required under any other Act at his own level.
- xxiii. Applicant shall leave 56'-0" wide strip of land on front side (free of cost) to widen the existing 88'-0" wide Ludhiana-Chandigarh road to 200'-0" from his site and this area shall be part of public road as per undertaking submitted in this office.
- xxiv. The applicant shall abide by the conditions laid down in temporary access permission letter no. RW/CH/PB/NH-95(05)/KM-62.955/NOC/1262/2018/1865-1867- dated 18-07-2018, issued by Chandigarh Regional Office of National Highway Authority of India.

- xxv. The applicant shall take permission to derive access from 88'-0" wide Ludhiana-Chandigarh road from Competent Authority and shall maintain No Construction Zone as per departmental guidelines & follow the departmental guidelines for Scheduled Roads from time to time.
- xxvi. 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.
- xxvii. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
- xxviii. Applicant shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from Competent Authority.
- xxix. Applicant shall abide by Punjab ECBC-2016 rules as amended time to time.
- xxx. The applicant shall develop the site as per Marriage Palace guidelines issued by Government on 11-08-2017 regarding Regularization of Existing Marriage Palaces and setting up of new Marriage Palaces in the state of Punjab.
- xxxi. The applicant shall 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.

The receipt of Rs. 5,48,150/- (Rs. Five lakh fourty eight thousand one hundred fifty only) vide D.D. No. 217191 Dated 18-10-2018 issued by State Bank of India, towards C.L.U. charges is hereby acknowledged. The payment is with rebate of 5% on one time payment as per Policy of Marriage Palaces. These charges are tentative and actual charges will be calculated at the time of approval of Building Plans.

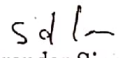

(Virender Singh)
District Town Planner,
Ludhiana.
Dated:

Endst. No.

DTP(L)/

A copy is forwarded to Chief Administrator, GLADA, Ludhiana, along with D.D. No. 217190 dated 17-10-2018 amounting to Rs. 1,76,700/- (Rs. One lakh seventy six thousand seven hundred only) issued by State Bank of India towards E.D.C. and D.D. No. 217189 dated 17-10-2018 amounting to Rs. 24,035/- (Rs. Twenty four thousand thirty five only) issued by State Bank of India towards License/Permission Fee are attached for information and necessary action. The payment is with rebate of 5% on one time 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 recovered from the applicant at your own level.

DA/As above


(Virender Singh)
District Town Planner,
Ludhiana.

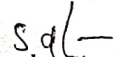
Endst. No.

DTP(L)/

Dated:

A copy is forwarded to Chief Administrator, PUDA, S.A.S. Nagar along with D.D. No. 217188 dated 17-10-2018 amounting to Rs. 35,530/- (Rs. Thirty five thousand five hundred and thirty only) issued by State Bank of India as Social Infrastructure Fund for information and necessary action. The payment is with rebate of 5% on one time 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 recovered from the applicant at your own level.

DA/As above


(Virender Singh)
District Town Planner,
Ludhiana.

Endst. No.

DTP(L)/

Dated:

Copy is forwarded to the following for information and necessary action:-

- 1) Chief Town Planner, Punjab.
- 2) Deputy Commissioner, Ludhiana.
- 3) Chairman, Punjab Pollution Control Board, Patiala.
- 4) Superintending Engineer (Distribution), P.S.P.C.L., Ludhiana.
- 5) S.E./Executive Engineer, P.W.D. (B&R), Ludhiana.
- 6) Senior Town Planner, Ludhiana.
- 7) Fire Officer, Ludhiana.

s d /
(Virender Singh)
District Town Planner,
Ludhiana.

Bosceh/Amar