

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

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From

Senior Town Planner,
PUDA Bhawan, Sector-62,
S.A.S. Nagar.

To

Sh. Ravinder Kumar s/o Sh. Jeet Ram,
R/o Palm Colony, Basant Vihar,
Karnal, Teh. & Distt. Karnal (Haryana)

Memo No. 956 -STP(SV) ES-11(FH)
Dated, Chandigarh, the 02/05/2018

Subject: Regarding Change of Land Use from Agricultural to Hotel for Land of Ravinder Kumar s/o Sh. Jeet Ram at Village Saidpura (H.B.No.146), Tehsil & Distt. Fatehgarh Sahib.

Ref: 1) DTP(F)'s letter No. 77, dt. 16.01.2018.
2) Your application dated 20-04-2018

2. Letter under reference received in this office regarding Change of Land Use for land located at Village Saidpura (H.B.No.146), Tehsil & Distt. Fatehgarh Sahib is considered in this office. The permission for Change of land Use from Agricultural to Hotel is granted in view of instructions issued vide Pb. Govt. memo. 18/30/2009-Sr-32/3577 dated 22.12.2010. and as the report of Tehsildar Amlah, Distt Fatehgarh Sahib issued vide letter dated 02.01.2018.

Sr No.	Khasta No.	Ownership as per Record		CLU issued
		Kanal	Marla	
1.	19/8 19/13	1 8	2 6	1.175 acre
Total Area		9	8	or 1.175 acre

3.

The change of land use shall be in the hands of Sh. Ravinder Kumar s/o Sh. Jeet Ram, R/o Palm Colony, Basant Vihar, Karnal, Teh. & Distt. Karnal (Haryana) and owners shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department.

- The permission shall be granted subject to the following terms and conditions:-
- As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. 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.
 - The case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manners be responsible/party to it.

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Ravinder

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- iii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determinate by Competent Authority. The applicant whose hands this Change of Land use lies shall be bound by the decision of such Competent Authority.
- iv) Site for which CLU is granted shall not be sub divided.
- v) The construction shall be done only on the site/khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
- vi) The applicant shall not undertake/continue any development work/construction in the site until final zoning plan/ Building plans are approved from the Competent Authority as per rules, because the permission of CLU shall not be considered as regularization of existing structures within the site.
- vii) The applicant shall be liable to develop the site as per provision of Master Plan Sirhind-fatehgarh Sahib and shall not object to acquisition of the site or as per applicable norms.
- viii) This permission shall not provide any immunity from any other Act/Rules/Regulations/ Instruction/Directions of any court or authority applicable to the land in question.
- ix) The applicant shall obtain NOC's from P.P.C.B. before undertaking any development at site.
- x) The applicant shall be liable to obtain the permission of access from the Schedule Road from the concerned Competent Authority.
- xi) The applicant shall obtain NOC's/permissions from other concerned departments and take statutory clearance under any act or instructions at his own level.
- xii) The applicant shall make his own suitable arrangements of drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
- xiii) The applicant shall obtain the permission from Forest Department, if he derives the access to his site through Forest Act 1980, before undertaking development at site.
- xiv) The applicant shall develop the site as per applicable norms.
- xv) The site falls on NH- 1. The applicant shall maintain 77'-0" wide service road of NH-1 & it shall be a public road and the applicant shall also leave 5 mt wide No Construction Zone.
- xvi) The applicant has obtain the conditional NOC for access from National Highway Authority of India vide letter No. RW/CH/PB/NH-1(44)/km 248.256 (RHS/NOC/1163/2018/5395-97 dated 26.03.2018).
- xvii) The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
- xviii) As per memo no. PUDA/C/2015/1713-16, dated 27.02.13, 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 concerned Authorities for ground water extraction and rain water harvesting/recharge etc.
- xix) Site falls in the Potential Zone 3 as per notification no. 17/17/2001-SHG2/P.F.J 748168/17, dated 06.05.2016

No C.L.U. Charges have been charged as per Notification No. 17/17/01/SHG2/p0748168/17, dated 06.05.16, however, the applicant has pay 50% E.D.C. amounting to Rs. 3,08,450/- (Rs. Three Laes, Eight Thousand, Four Hundred and Fifty only) & 50% License/Permission Fee amounting to Rs. 44,100/- (Rs. Fourty Four Thousand and One Hundred only) to Chief Administrator, GMADA. Also the applicant has pay 50% S.I.F. (Social Infrastructure Fund) amounting to Rs. 17,650/- (Rs Seventeen Thousand, Six Hundred and Fifty only) to Chief Administrator, PUIDA. Actual charges if any levied by concerned department for providing various connectivities will also be payable by the developer in addition to EDC. Balance 50% charges shall be payable at time of approval of Building Plans.


Senior Town Planner,
S.A.S. Nagar.

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STP(S)
Copy forwarded to Chief Administrator, OMADA for 50% F.D.C. amounting Rs. 450/- (Rs. Three Lacs, Eight Thousand, Four Hundred and Fifty only) along with Bank Draft No. 505826, dated 18.04.18 and 50% License/Permission Fee amounting to Rs. 44,100/- (Fourty Four Thousand and One Hundred only) received vide Bank Draft No. 505827 dated 18.04.18. Balance charges shall be payable at the time of approval of Building Plans.

Senior Town Planner,
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As Above.

STP(S)
Copy forwarded to Chief Administrator, PUDA along with Draft of 50% S.I.F. (Social Infrastructure Fund) amounting to Rs. 17,650/- (Rs Seventeen Thousand, Six Hundred and Fifty only) received vide B/Draft No. 505827, dated 18.04.18. Balance 50% charges shall be payable at the time of approval of Building Plans.

Senior Town Planner,
S.A.S. Nagar.

Above

STP(S)
Copy forwarded to the following for information and necessary action:-

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution control Board, Patiala
4. District Town Planner, Fatehgarh Sahib.
5. Commissioner, Excise & Taxation, 13 Bays Building, Sector-17, Chandigarh

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