

# DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,  
Patiala.

To

✓ Sh. Sandeep Kumar S/o Sh. Mool Chand, Prop.  
M/s Shagun Resort (Marriage Palace)  
Dhuri Road, Sangrur.

Memo No: 2478

-STP(P)/ SP-327

Dated: 19-8-19

Sub:

**Provisional Change of Land Use from Agriculture to Marriage Palace  
M/s Shagun Resort (Marriage Palace) Dhuri Road, Sangrur (H.B.No:23).**

Ref:

Your application dated 26.07.2019.

2. Your request for change of land use for marriage palace for an area measuring 0.5469 acres located at Dhuri Road, Sangrur (H.B.No:23) has been considered in this office. The site falls in residential land use zone of Notified Master Plan, Sangrur. As per zoning regulations of Master Plan, Sangrur, marriage palace is permissible in this land use zone. The permission for Change of Land Use is granted as per policy of Regularization of Existing Marriage Palaces vide letter No:12/8/2012-5HgII/5094 dated 16.11.2012, 12/8/2012-5HgII/-105 dated 07-01-2013, letter no: 12/8/2012-5HgII/820005 dated 16.08.2016 and 12/8/2012-5HgII/4610 dated 11.08.2017. The revenue report as verified by Tehsildar Sangrur vide his letter dated 28-03-2019 is as under:-

Sr.No:	Khasra No:	Area as per Jamabandi / revenue report & n CLU applied Kanal Marla		CLU issued
i.	29//24/2/1	00	18.767	0.5469 Acres including road widening Area
ii.	24/2/2	01	05	
iii.	25/2Min	01	19	
iv.	38//4/3Min	00	11.5	
	Total	04	14.267 or 0.5469 acres	

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

- The change of land use shall be in the hands of Sh. Sandeep Kumar S/o Sh. Mool Chand Dhuri Road, Distt. Sangrur (H.B.No:23) 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.
- The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- 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 applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
- The applicant shall be responsible for any litigation, regarding land ownership in any court of law.
- The construction shall be done only on the site / khasra nos. verified by the concerned Tehsildar / Naib tehsildar of that particular circle revenue office.
- The applicant shall leave revenue rasta/khal if any passing within the site.

For Shagun Resorts

Sandeep Kumar  
Prop.

Contd. Page-2

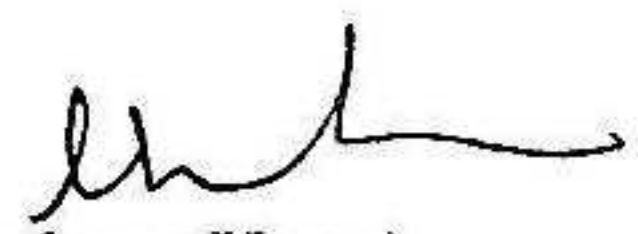


- vii. The applicant shall get the building plans of entire complex approved from the Competent Authority immediately and shall carry out the proposed development/ demolition works as per Regularization Policy dated 11-08-2017 as per undertaking submitted by him.
- viii. The applicant shall obtain NOC 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 if not obtained earlier.
- ix. The applicant 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.
- x. 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.
- xi. The applicant shall obtain NOC from the Forest Department, under Forest Act, 1980.
- xii. This permission will not provide any immunity from any other Act / Rules / Regulations applicable to the land in question.
- xiii. As per notification issued vide Memo No.PUDA/CA/2013/1713-16, dated 27-02-2013, the applicant shall not use underground water for further construction of development works in the notified area. He shall use surface water sources or treated sewage from nearby Sewerage Treatment Plant.
- xiv. The applicant shall obtain permission from the Competent Authority to derive access from Sangrur-Dhuri road (SH-11) before taking up any further development at site. The access shall be deemed through service lane and not directly from scheduled road.
- xv. The applicant shall be bound to take permission for access under Section 143 of the "Punjab Regional and Town Planning and Development Act, 1995" from Competent Authority.
- xvi. The applicant shall leave 34'-0" land from his site to widen the existing 82'-0" Sangrur-Dhuri road to 150'-0" as per the proposals of Master Plan, Sangrur & undertaking submitted by him.
- xvii. 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.
- xviii. The applicant shall make provision for rain water harvesting within the project area at his own cost.
- xix. The applicant shall make his own suitable provision for drinking water supply and disposal of sewerage & solid waste management.
- xx. The applicant shall obtain any other permission, if required, under any other act at his own level.
- xxi. The applicant shall develop the site as per Marriage Palace guidelines issued by Govt. on 11.08.2017 regarding Regularization of Existing Marriage Palaces.

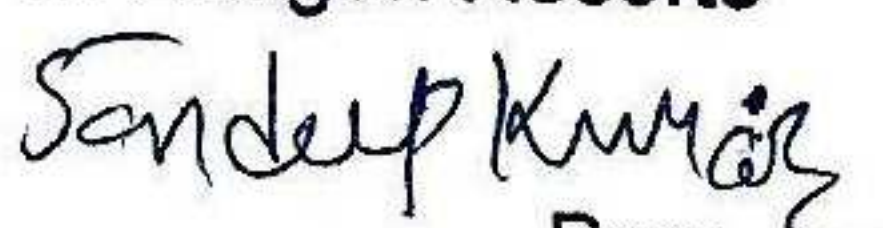
Since the site falls in Zone 6(51) as per notification no. 12/8/2012-5HgII/4610 dated 11.08.2017, the applicant has given consent to pay the total charges in lumpsum hence has to pay CLU charges amounting to Rs. 2,03,300/- (Rs. Two Lakh Three thousand & Three Hundred only), EDC charges amounting to Rs. 65,400/- (Rs. Sixty Five Thousand & Four Hundred only), Permission/License fees amounting to Rs.8,800/- (Rs. Eight Thousand & Eight Hundred only) and Social Infrastructure Fund amounting to Rs.13,300/- (Rs. Thirteen Thousand & Three Hundred only) after availing 5% rebate on total charges. The applicant has deposited above total charges.

The receipt of Rs. 2,03,300/- vide D.D.No: 140781 dated 25-07-2019 issued by SBI Bank, Branch Sangrur towards CLU charges is hereby acknowledged.

DA/ X

  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.

For Shagun Resorts

  
Prop.




Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with D.D.No: 140782 dated 25-07-2019 amounting to Rs. 65,400/- towards total EDC Charges and DD No. 140783 dated 25-07-2019 amounting to Rs. 8,800/- towards total permission/license fees issued by SBI Bank, Branch Sangrur fee. These charges may be checked at your own level and if any difference is found it may be collected from the applicant.

DA/As above


  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with DD No: 140784 dated 25-07-2019 amounting to Rs. 13,300/- towards total SIF charges issued by SBI Bank, Branch Sangrur for information and necessary action.

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


Endst.No:

-STP(P)/

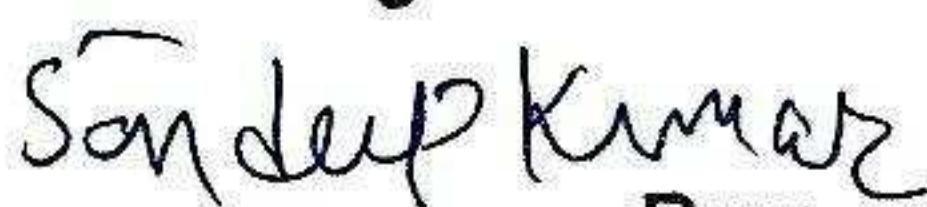
Copy is forwarded to :-

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.

  
(Mandeep Kaur)  
Senior Town Planner,  
Patiala.

For Shagun Resorts

  
Prop.