

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.

From

Senior Town Planner,
Amritsar.

To

Chief Administrator,
Amritsar Development Authority,
Amritsar.

Memo No.

STP (A)/

Dated:

Subject: Provisional Permission for Change of Land Use for Pannu International, Vill. Kala Afgana, Tehsil Batala & Distt. Gurdaspur. (Marriage Palace)

Ref. No. Applicant's letter dated 21-2-2018

The Change of Land use of an area measuring 1.01 Acre at village Kala Afgana, (H.B. No. 321) Tehsil Batala & Distt. Gurdaspur has been considered and Provisional permission is hereby granted to use the said land for Marriage Palace purpose under "Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces and setting up of new marriage palaces in the State of Punjab" issued vide notification no. 12/8/2012-5Hgl/5094 dated 11-08-17. Detail of land is given below verified by Tehsildar and as shown on site plan drawing no. DTP (G) 18/2017 dated 26.06.17 & layout plan submitted by the applicant:-

Khasra No./ Area as per Jamabandi (K-M)	Description of area in acres
88/23/1 (4-0), 23/2 (4-0), 18/2/1 (2-10), 18/2/2 (1-5), 19/1 (3-18)	Total site area (8 K-5.18 M) = 1.03 Acres
Total Area= 15 K 13 M (1.96 acre)	Area under road widening (0 K-3.2 M) = 0.02 Acres
	Permission granted for C.L.U (8 K-1.6M) = 1.01 Acres

The Provisional permission shall be subject to the following terms and conditions: -

1. The change of land use shall be in the hands of "Sh. Baldev Singh, Sh. Sukhdev Singh and Sh. Joginder Singh Sons of Sh. Avtar Singh who are owners of Pannu International, Vill. Kala Afgana, Tehsil Batala & Distt. Gurdaspur" as per revenue record. The Applicant will deposit CLU, EDC, License/permission fee, SIF charges and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. Applicant will develop the site as a single unit and shall not bifurcate it.
3. Applicant shall get the building plans approved from the competent authority as per Marriage Palace policy dated 11.08.2017 with regards to height, site coverage, frontage, setbacks, parking norms etc within the time frame specified in marriage palace policy and shall also submit detailed cost estimate of marriage palace along with the building plans and a demand draft of cess fees @1% of cost estimate in favour of Secretary, Punjab Building & other construction workers welfare board, Chandigarh.
4. Applicant shall be liable to leave 1 meter wide strip from his site along the Batala-Fatehgarh Churian road to widen the existing 28 meter wide road to 30 meter & also shall take access only from the proposed 12 meter wide road as per the site plan submitted and as per the requirements of marriage palace policy Notification No.12/8/2012-5Hgl/4610 dated 11/08/2017. (As per Memo No. 17/17/2001-5Hgl/24.4./1403-1408 ਮਿਤੀ ਚੰਡੀਗੜ੍ਹ the area left for road widening has not taken in the Change of Land Use).
5. Applicant will obtain approval/ NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 (as amended from time to time) of Ministry of Environment and Forest, Government of India, if necessary, within the time frame work as prescribed in the marriage palace policy guidelines.
6. Applicant will be liable to abide by the comprehensive guidelines for the regulation of noise/sound pollution caused by use of loudspeaker, public address system, restriction on sale & use of fire works, Horns/Sirens in the vehicles etc. issued vide notification no.3 100/2013-STE (4)145 dated 26.2.2014.

8. Applicant will 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.
9. 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.
10. The Applicant will 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.
11. Applicant will obtain any other permission required under any other Act at his own level.
12. Applicant will make its own suitable provision for drinking water supply and disposal of sewerage.
13. Applicant will make its own suitable provision for solid waste management as per provisions of Municipal Solid Waste Management and handling rules, 2016 as amended from time to time.
14. 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.
15. 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 affects the ownership rights of this land, which have to be determined by Competent Authority. The Applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
16. Applicant shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H&UD2/112 dated 02.03.2017 issued by Department of Housing and Urban Development regarding "Action plan for monitoring of construction/demolition activity of buildings within the state of Punjab", while executing construction/demolishing in the site.
17. Applicants will be liable to get the No Objection Certificate (NOC) from District Fire Officer, Gurdaspur and will get renewal of NOC every year.
18. The Applicant will be liable to get NOC from following Departments and submit the same to Chief Administrative, Amritsar Development Authority, Amritsar for getting final NOC/ License:
 - Punjab State Power Corporation Ltd. Gurdaspur.
 - Concerned Road Authority.
 - Punjab Pollution Control Board, Batala.
 - District Forest Officer Gurdaspur.
19. Applicant will be fulfills the conditions mentioned in the marriage palace policy dated 11.08.2017 as per undertaking submitted by him.
20. This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes.
21. The marriage palace falls at serial no. 7 of the classification of zones as per notification No. 12/8/2012-5HgII/4610 dated 11.08.2017 and accordingly charges for E.D.C, C.L.U, L.F/Permission fees & SIF charges have been calculated, detail of which is given below:-

Sr. No.	Purpose	Total Demand raised	Details of charges deposited Amount	Demand Draft No & date of Punjab National Bank, Guru Nanak Dev Hospital, Amritsar.	Balance (without interest)
1.	Scrutiny Fee	6,000/-	6,000/-	491778 -dated 15.02.2018	The Applicant has paid the fee in lump sum by availing the 5% rebate on total charges as per policy.
2.	E.D.C.	75,750/-	72,000/-	491779-dated 15.02.2018	
3.	C.L.U. charges	1,01,000/-	96,000/-	491777-dated 15.02.2018	
4.	L.F/Permission fee	10,100/-	9600/-	491780-dated 15.02.2018	
5.	S.I.F.	15,150/-	14400/-	491776-dated 15.02.2018	

Doc. and draft of E.D.C charges & L.F/Permission fees as specified at serial no. 2 & 4 above table are respectively sent to you for your information & necessary action. Difference if any found may be charged at your own level. Receipt of the same may kindly be acknowledged.

DA/As above

(Inderjit Singh)
Senior Town Planner,
Amritsar.

Endst. No. 793 STP (A)/ MP6-73 Dated: 23/2/18

Copies forwarded to the following for information and necessary action:

1. Deputy Commissioner, Gurdaspur.
2. Chief Administrator, PUDA Mohali, and informed that the applicant has deposited Rs. 14,400/- (Rs. Fourteen Thousand Four Hundred only) vide DD No. 491776 dated 15-2-2018 as SIF for information and necessary action. These charges should be checked, difference if any found, should be recovered from the applicant at your own level.
3. Chief Town Planner, Punjab, Chandigarh.
4. Superintendent Engineer (Distribution) PSPCL of the Area, Gurdaspur.
5. Executive Engineer, Construction Division, PWD (B & R) Br, Gurdaspur.
6. District Town Planner, Gurdaspur.
7. Environment Engineer PPCB, Batala.
8. District Forest Officer, Gurdaspur along with site plan.
9. District Fire Officer, Gurdaspur.
- ✓ 10. Pannu International, Vill. Kala Afgana, Tehsil Batala & Distt. Gurdaspur.

DA/As above

(Inderjit Singh)
Senior Town Planner
Amritsar.