

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB

O/o Senior Town Planner, Amritsar

4th Floor, PUDA Bhawan, Green Avenue, Amritsar

To

1. Sh. Bhupinder Singh S/o Sh. Hardial Singh,
Village Kataruchak, P.O Faridanagar,
Tehsil and District Pathankot.
2. Sh. Rajesh Kumar S/o Sh. Kidar Nath,
Village Sarna, P.O. Malikpur,
Tehsil & District Pathankot.

Memo No.

STP (A)/

Dated:

Subject:

Change of Land Use of Site for Hotel Purpose belongs to Sh. Bhupinder Singh S/o Sh. Hardial Singh and Sh. Rajesh Kumar S/o Sh. Kidar Nath at Village Dhaloriyan, Tehsil and District Pathankot.

Ref:

1. DTP, Gurdaspur letter no.128 DTP (Ptk)/BA-Misc Dated 08/03/2022 and letter no 226 DTP (Ptk)/BA-Misc Dated 27/04/2022.
2. Your request dated 08/06/2022.

As per reports received vide referenced letter no. 1, the change of land use of site measuring area 1.206 acre falling at Village Dhaloriyan (H. B. No. 180), Tehsil and District Pathankot for setting up of Hotel, which falls in Mixed landuse Zone of Notified Master Plan, Pathankot (2010-2031) has been considered and permission is hereby granted to use the said land for "Hotel Purpose" as per the provisions of "The Punjab Regional and Town Planning and Development Act 1995" (Amended from time to time) and rules framed there under. Detail of Land is given below as verified by Tehsildar, Pathankot dated 22/03/2022, Aks shajra plan attested by Tehsildar, Pathankot dated 01/02/2022 and as shown on site plan of DTP (Ptk) Drg. No. 21/2022 dated 25/04/2022:-

Name of Village (H.B.No.)	Khasra No./ Area as per Jamabandi (K-M)	Ownership/Possession as per CRO report	Area under CLU
Dhaloriyan (H.B.No.180)	16//25/1/2 (0-5), 18//4/2 (2-8), 18//5/1 (3-10) & 18//5/2 (3-10) Total = 9K-13M (1.206 acre)	16//25/1/2 (0-5), 18//4/2 (2-8), 18//5/1 (3-10) & 18//5/2 (3-10) Total = 9K-13M (1.206 acre)	9K-13M = 1.206 acre

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

1. The change of land use shall be in the hands of " Sh. Bhupinder Singh S/o Sh. Hardial Singh and Sh. Rajesh Kumar S/o Sh. Kidar Nath owners of the site located at village Dhaloriyan, Tehsil and District Pathankot and they shall be liable to pay all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. Applicants shall abide by the provisions of section 83 of "The Punjab Regional and Town Planning and Development Act, 1995" or as amended from time to time.
3. Zoning /Building plans of the entire project shall be got approved from the competent authority before undertaking any development works on the site.
4. Applicants also shall leave 5 Meter wide No Construction Zone along 110'-0" wide old Amritsar-Pathankot (ODR) road as per the provisions of Unified Zoning Regulations and Development Controls-2018 and as per self declaration submitted to the department.
5. Applicants shall develop the site as a single unit (Stand alone Project) and shall not bifurcate it.

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Pathankot

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6. Applicants shall be liable to abide by the statement given in the self declaration dated 25.02.2022 & 16.06.2022 submitted to the department.
7. Applicants shall be liable to abide by the provisions of the Master Plan, Pathankot (2010-2031).
8. Applicants shall be liable to abide by the conditions imposed in the NOC's issued vide letter no. 1004/Misc dated 20/03/2020 by the Executive Engineer, Central Works Division, PWD (B&R) Branch, Pathankot & letter no. 99/Misc dated 11/04/2022 by the Executive Engineer, National Highway Division, PWD (B&R) Branch, Pathankot.
9. Applicants shall leave 11.50 M & 27 M clearance zone/safe corridor/right of way (including both sides and from the Centre line of the tower) along with 11 K.V & 132 K.V HT electric lines respectively, passing through the site and shall not make any construction or any activity within the clearance zone/safe corridor/right of way which is not permissible as per the Rules/Guidlines of the PSPCL Department.
10. Thorough Revenue rastas/khals and pucca roads if any, passing through the site shall be kept unobstructed.
11. Applicants shall be liable to deposit EDC/License/SIF fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
12. Applicants shall ensure that the Hotel Project shall be established in the same khasra numbers of the site for which the CLU has been granted.
13. Applicants shall obtain approval/NOC from competent authority to fulfill the requirement of Environmental conditions for Buildings and Constructions issued vide notification no. S.O. 5733(E) dated 14/09/2006 or as amended from time to time of Ministry of Environment, Forest and Climate Change, Government of India, before starting the development at site.
14. Applicants shall obtain permission for approach through the forest land from Government of India under Forest Conservation Act, 1980 as required by competent Authority.
15. Applicants shall be liable to abide by the conditions laid down in the Notification No. 18/4/16-6S1/1856 dated 24.06.2016 and as amended from time to time issued by Department of New & Renewable Energy, Government of Punjab regarding "Punjab Energy Conservation Building Code (Punjab ECBC)", if applicable.
16. Applicants shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H&UD2/279 dated 19.01.2017 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. 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.
18. Applicants 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.
19. Applicants shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
20. Applicants shall make provision for rain water harvesting, solar heating system and plantation in the premises/project as per the prevalent building rules of the department or as per the instructions of the Concerned Department issued from time to time at his own cost.
21. Applicants shall be liable to abide by the conditions laid down in the notification regarding fire safety of Government of India D.O. No. K-14011/26/2013-UD-11 Dated 24-9-2014.


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22. Applicants shall obtain NOC from PPCB required under the water (Prevention and Control of Pollution) Act, 1974, Air (Prevention and Control of Pollution) Act, 1981, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at the site.
23. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
24. Applicants shall obtain any other permission required under any other Act at his own level.
25. Electric Connection may be released by PSPCL, subject to the condition that Applicants shall get the building plans approved from the Competent Authority before carrying out construction/development works on site. In case Applicants carries out construction without approval of building plans then PSPCL may be asked by the concerned Town Planning office to cancel the connection.
26. This office shall not be responsible for any litigation in any court of law and shall not be made party to any individual case. The permission ceases to be taken as withdrawn at any time without any prior notice in case of any type of litigation/violation. However, for any court case pertaining to site, the final decision of court shall be adhered to.
27. 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 right of this land, which has to be determined by Competent Authority. The Applicants in whose hands this change of land uses lies shall be bound by the decision of such Competent Authority.
28. This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes
29. Not with standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances: -
- i) If any Document /Information/Self declaration/DD furnished by the Applicants proves to be false or if Applicants are found to have willfully suppressed any information.
 - ii) Any breach of the conditions imposed in the permission letter of change of land use.

As per report received from District Town Planner, Pathankot, site falls in potential zone no. 4 of the classification of zones and No charges for Change of Land Use (CLU) has been charged as per notification no. 17/17/2001-5Hg2/P.F/748168/17 Dated 6th May 2016 issued by Housing and Urban Development Department, Punjab.

DA/x

SAL
(Inderjit Singh)
Senior Town Planner,
Amritsar.

Endst. No.

STP (A)/

Dated:

A Copy is forwarded to Chief Administrator, PUDA, Mohali along with Demand Draft No. 501851 dated 03-06-2022 amounting to Rs. 24,100/- (Twenty Four Thousand One Hundred Only) of ICICI Bank, Village Jassur Branch, District Kangra (HP) as SIF charges for information and necessary action.

DA/As above

[Signature] 4/5

SAL
(Inderjit Singh)
Senior Town Planner,
Amritsar.

[Signature]
Divisional Forest Officer
Pathankot

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Endst. No.

STP (A)/

Dated:

A Copy is forwarded to Chief Administrator, Amritsar Development Authority, Amritsar along with Demand Draft No. 501849 dated 03-06-2022 amounting to Rs. 3,61,200/- (Three Lakh Sixty One Thousand Two Hundred Only) and Demand Draft No. 501850 dated 03-06-2022 amounting to Rs. 1,20,400/- (One Lakh Twenty Thousand Four Hundred Only) of ICICI Bank, Village Jasur Branch, District Kangra (HP) as External Development Charges (EDC) and License/Permission Fee (LF/PF) charges respectively for information and necessary action. It is requested to cross check these charges & recover the difference, if any from the Applicants at your own level.

DA/As above

Sd/-
(Inderjit Singh)
Senior Town Planner,
Amritsar.

Endst. No.

719-724

STP (A)/

CLU - 1

Dated: 16/6/2022

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

1. Chief Town Planner, Punjab, Chandigarh.
2. Additional Deputy Commissioner (Urban Development), Pathankot.
3. District Town Planner, Pathankot.
4. Estate officer (Regulatory), ADA, Amritsar.
5. Environmental Engineer PPCB, Batala.
- ✓ 6. District Forest Officer, Pathankot.

DA/x

[Signature]
(Inderjit Singh)
Senior Town Planner,
Amritsar.

[Signature]
Divisional Forest Officer
Pathankot

