

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,  
Patiala.

To

✓  
Sh. Gurmail Singh S/o Sh. Bhan Singh  
Sh. Harjinder Singh S/o Sh. Gurmail Singh  
M/s Harjindra Marriage Palace (Marriage Palace )  
Village Khurd, Tehsil Malerkotla,  
Distt. Sangrur.

Memo No: 2745  
Dated: 9-12-2016

-STP(P)/MPP-446 B

Sub:

Change of. land use from Agriculture to Marriage Palace M/s Harjindra Marriage Palace (Marriage Palace)(Regularisation of Existing Marriage Palace) at Village Khurd (H.B.No:120), Tehsil Malerkotla, Distt. Sangrur.

Ref:

Your application dated 08-12-2016.

2. Your request for change of land use for marriage palace for an area measuring 0.8123 acre located at village Khurd (H.B.No:120) tehsil Malerkotla & district Sangrur has been considered in this office. The site does not fall in any Local Planning Area/ Notified Master Plan. The permission for Change of Land Use is granted as per policy of Regularisation of Existing Marriage Palaces vide 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. The revenue report as verified by Naib Tehsildar Malerkotla vide his letter dated 30-11-2016 is as under:-

Sr.No:	Khasra No:	Area as per jamabandi/Revenue Report		CLU applied		CLU issued
		Bigha	Biswa	Bigha	Biswa	
i.	2069/395	04	01	03	18	0.8123 acre
	Total	04	01	03	18	
				Or 0.8123 acre		

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

- The change of land use shall be in the hands of Sh. Gurmail Singh S/o Sh. Bhan Singh, Sh. Harjinder Singh S/o Sh. Gurmail Singh, Owners M/s Harjindra Marriage Palace (Marriage Palace), Village Khurd, Tehsil Malerkotla, Distt. Sangrur 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 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 said Competent Authority.
- The applicant shall be responsible for any litigation, regarding land ownership in any court of law.

*[Signature]*

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**For HARJINDRA PALACE**

*Gurmail Singh*

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- iv. The construction shall be done only on the site / khasra nos. verified by the concerned Tehsildar / Naib tehsildar of that particular circle revenue office.
- v. The applicant shall leave revenue rasta/khal if any passing within the site.
- vi. 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 16-08-2016 as shown in building plan (within a stipulated period) as per undertaking submitted by him.
- vii. The applicant shall be bound to dismantle the construction in front set back and back set back as shown in the enclosed plan before submitting the building plans for approval.
- viii. The applicant shall be bound to widen the width of main gate and doors of hall of the marriage Palace as per the norms before submitting the building plans.
- ix. The applicant shall be bound to obtain the Fire Safety Certificate from Fire Department regarding the site in question at his own level and submit the same in this office within two weeks.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. The applicant shall obtain NOC from the Forest Department, under Forest Act, 1980.
- xiv. This permission will not provide any immunity from any other Act / Rules / Regulations applicable to the land in question.
- xv. 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.
- xvi. The applicant shall obtain permission from the Competent Authority to derive access under Section 143 of the "Punjab Regional and Town Planning and Development Act, 1995" and Road Authority before taking up any further development at site. The access shall be deemed through service lane and not directly from scheduled road.
- 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 16-08-2016 regarding Regularisation of Existing Marriage Palaces and Setting up of New Marriage Palaces.

Since the site falls in zone 6(51) as per notification no. 17/17/2001-5HgII/820005 dated 16.08.2016, the applicant has to pay CLU charges amounting to Rs.2,84,305/- (Rs. Two lacs eighty four thousand three hundred & five only), EDC charges amounting to Rs.91,384/- (Rs. Ninety one thousand three hundred & eighty four only), Licence fees amounting to Rs.12,185/- (Rs. Twelve thousand one hundred & eighty five only) and Social Infrastructure Fund amounting to Rs.18,277/- (Rs. Eighteen thousand two hundred & seventy seven only). 25% of these respective charges including interest from 01-04-2014 to 05-12-2016 are to be paid as first installment. The balance 75% amount of all charges shall be Paid with 12% rate of interest by the applicant.

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For HARJINDRA PALACE

Gurmair Singh


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The receipt of Rs.1,62,765/- (Rs. One lac sixty two thousand seven hundred & sixty five only ) vide D.D. No: 000681 dated 07-12-2016 issued by HDFC Bank Ltd., Branch Sandhaur towards CLU charges is hereby acknowledged. The rest of the 75% CLU charges with 12% interest shall be payable in three equal six monthly installments.

Endst.No:

-STP(P)/

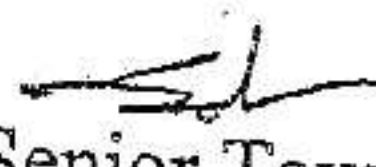
  
Senior Town Planner,  
Patiala.  
Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with D.D.No:463331 dated 07-12-2016 amounting to Rs.52,317/- (Rs. Fifty two thousand three hundred & seventeen only ) issued by The Sangrur Central Cooperative Bank, Branch Sandhaur , towards EDC & D.D.No:463332 dated 07-12-2016 amounting to Rs.6,976/- (Rs. Six thousand nine hundred seventy six only ) issued by The Sangrur Central Cooperative Bank, Branch Sandhaur, as permission fees. The rest of the 75% EDC charges & Permission Fees with 12% interest shall be payable in three equal six monthly installments. 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

Endst.No:

-STP(P)/

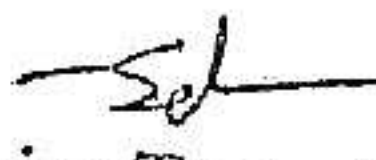
  
Senior Town Planner,  
Patiala.  
Dated:

Copy is forwarded to the Chief Administrator, PUDA, S.A.S. Nagar along with the copy of bank statement of the Applicant account No.30903190661 showing the transfer of SIF amount Rs.10,447/- (Rs. Ten thousand four hundred & forty seven only) transferred to Bank Account Number 0035627447992 of Punjab Urban Planning and Development Authority(PUDA), State Bank of India, Phase-9, Mohali for information and necessary action.

DA/As above

Endst.No:

-STP(P)/

  
Senior Town Planner,  
Patiala.  
Dated:

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.

**For HARJINDRA PALACE**

*Gurnail Singh*

**Prop**

  
Senior Town Planner,  
Patiala.