

ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ
ਦਫਤਰ ਜਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਹੁਸ਼ਿਆਰਪੁਰ
 ਰੂਮ ਨੰ. 301, ਤੀਸਰੀ ਮੰਜਿਲ, ਜਿਲਾ ਪ੍ਰਬੰਧਕੀ ਕੰਪਲੈਕਸ, ਹੁਸ਼ਿਆਰਪੁਰ

From

**District Town Planner,
Hoshiarpur.**

To

**Sh. Ramandeep Choudhary S/o Sh. Raj Kumar Alias Rajmal
Village Khichian, Teh . Mukerian Distt- Hoshiarpur**

Memo No. **46** DTP(H)/CLU-1Dated **9/1/2020**

Sub: Change of land use for Marriage Palace at village Khichian, H.B.No. 261 , Tehsil Mukerian, Distt. Hoshiarpur.

Ref: Your request application Dated 06.01.2020

Your request for change of land use for an area measuring 1.9125. Acres falling at Village Khichian, (H.B.No.261) Teh . Mukerian Distt- Hoshiarpur for setting up of a Marriage Palace has been considered. The site falls in Mixed Land Use Zone as per notified Master Plan, Mukerian (2010-31), The permission for Change of Land Use is granted as per policy of Regularization of Existing Marriage Palaces and Setting up of New Marriage Palaces in the state of Punjab issued vide letter/notification No: 12/8/2012-5HgII/4610 dated 11 August 2017"

The detail of above mentioned area as verified by Tehsildar Mukerian and shown on site plan of DTP(H) 74/2019 dated 20.12.2019 :-

'A'

	Khasra no.	Area as per Jamabandi		Area As per Scheme		Area Under CLU
		K	M	K	M	
1	23//3	8	0	8	0	1.9125. Acres
2	23//4/1/2	4	6	4	6	
3	23//8	8	0	3	0	
Total area				15	6	

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

- i. The change of land use shall be in the hands of **Sh. Ramandeep Choudhary S/o Sh. Raj Kumar Alias Rajmal Village Khichian, Teh . Mukerian Distt- Hoshiarpur** and shall deposit CLU/EDC/ License /Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department, Punjab from time to time.
- ii. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site
- iii. 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 C.L.U lies shall be bound by the decision of such Competent Authority.
- iv. The applicant shall submit structure safety certificate to the Competent Authority as prescribed in the marriage palace policy guidelines.
- v. The applicant shall not undertake any development work/construction until building plans are approved by the Department of Housing and Urban Development, Punjab.

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- vi. 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 cease 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.
- vii. Through revenue rasta/khal if any passing through the site shall be kept unobstructed.
- 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 2016 or any other relevant Act, if not obtained earlier.
- ix. Applicant shall not make any construction under/around H.T Electric line if any passing through the site and shall maintain required horizontal distance/safe corridor as prescribed in Punjab Urban Planning and Development building rules-2018.
- x. **Applicant shall abide by all the provisions of Master Plan, Mukerian (2010-2031).**
- xi. **Applicant shall leave required strip of 165'-0" x 47'-6" (As shown on site plan) from his own land to widen the existing 55'-0" road to 150'-0" and also shall leave required strip of 187'-3" x 19'-0" (As shown on site plan) from his own land to widen the existing 22'-0" wide link road to 60'-0" as per the self declaration given by him in this office without claiming any compensation as per the proposal of Master Plan.**
- xii. The applicant shall be bound to take NOC from concerned Authority regarding khal if any passing in front of his site.
- xiii. The applicant shall obtain permission for approach through forest land from Government of India under Forest Act, 1980 as prescribed in the marriage palace policy guidelines and bound to fulfill the condition laid down by D.F.O. Dasuya vide letter number 6030 dated 17.12.2019.
- xiv. 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 before starting the development works.
- xv. This permission will not provide any immunity from any other Act / Rules/Regulations applicable to the land in question.
- xvi. 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.
- xvii. The applicant shall be liable to get NOC from following departments, whichever applicable and present to concerned Development Authority (Chief Administrator) before the approval of Building Plan and getting final NOC/License:
 - Punjab State Power Corporation Limited.
 - Concerned Fire Department.
 - Concerned District Forest Officer.
 - Punjab Pollution Control Board.
 - Public Works Department/National Highway Authority of India.
- xviii. 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.

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- xix. The applicant shall be liable to abide by the conditions laid down in notification regarding fire safety of Government of India D.O.No. K-14011/26/2013-UD-11 dated 24-9-2014.
- 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 and setting up of new Marriage Palaces in the state of Punjab.
- xxii. The applicant not object to the acquisition of land for proposed roads, if any passing through or near the site according to the proposals of Government in future.
- xxiii. **As the site falls on Mukerian –Gurdaspur, the applicant is bound to abide the condition of NOC vide letter No. 1313/ ਅ dated 28.11.19 issued by Executive Engineer, const. division PWD (B&R) branch Mukerian .**
- xxiv. **Since the site falls on Mukerian -Gurdaspur Road, which is a Scheduled road, hence the applicant shall obtain permission from Competent Authority to derive access under section 143 of "Punjab Regional and Town Planning and Development Act,1995 before approval of Building Plans. Applicant shall be bound to maintain (5 mtr.) no construction as per the provision of Master Plan, Mukerian.**
- xxv. Not with standing to the above, the CLU permission issued shall stand to be cancelled under the following circumstances:-
- If any Document /Information/Self declaration/DD furnished by the applicant proves to be false or if applicant is found to have willfully suppressed any information.
 - Any breach of the conditions imposed in the permission letter of change of land use.
 - If at any later stage any disputes arises in respect of the ownership of the land or regarding mushtarka khata on which khasra no's the project is located.

Since the site falls in **Zone No. 5** as per notification No. 17/17/2001-5Hg2/P.F/748168/17, dated:-06-05-2016 and the applicant has paid the charges in lump sum as per detail given below :-

Sr no.	Mode of Payment	Fees	Total amount (Rs.) with 5% rebate as per marriage palace policy
1	EDC @ 1.69 lakh/Acre	3,23,300/-	3,07,200/-
2	CLU @ 5.25 lakh/Acre	10,04,400/-	9,54,200/-
3	P.F @ 0.23 lakh/Acre	44,000/-	41,800/-
4	SIF @ 0.34 lakh/Acre	65,100/-	61,900/-

These charges are tentative and actual charges will be calculated at the time of approval of building plans.

The receipt of **Rs.9,54,200/-** vide D.D. No. 005403, dt. 09.01.2020 (HDFC Bank). towards CLU charges is hereby acknowledged. The payment is with rebate of 5% on one time payment as per Policy of Marriage Palaces.


 District Town Planner,
 Hoshiarpur.

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Endst.No:

DTP(H)/CLU-1

Dated:

Copy is forwarded to the Chief Administrator, JDA, Jalandhar along with **EDC Charges Rs. 3,07,200/- vide D.D. No. 005401, dt. 09.01.2020 (HDFC Bank).** and **Licence fees amounting to Rs. 41,800/- vide D.D. No. 005402 dt. 09.01.2020 (HDFC Bank).** 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

ਸ਼ਹੀ
District Town Planner,
Hoshiarpur.

Endst.No:

DTP(H)/CLU-1

Dated:

Copy is forwarded to the Chief Administrator, PUDA, SAS Nagar, along with **SIF Charges Rs. 61,900/- vide D.D. No. 005404, dt. 09.01.2020 (HDFC Bank).** The payment is with rebate of 5% on one time payment as per Policy of Marriage Palaces.

DA/As above

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District Town Planner,
Hoshiarpur.

Endst.No:

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Dated:

Copy is forwarded to the following for information and necessary action.

1. Deputy Commissioner, Hoshiarpur.
2. Chief Town Planner, Punjab, PUDA Bhawan, Mohali
3. Punjab Pollution Control Board, Hoshiarpur.
4. Senior Town Planner, Jalandhar.
5. Fire Officer, Hoshiarpur.
6. District Forest Officer, Dasuya
7. Executive Engineer, const. division PWD (B&R) branch Mukerian .

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