

**TRANSLATED VERSION FROM PUNJABI TO ENGLISH**

Town & Village Planning Department, Punjab

From:

Senior Town Planner  
Jalandhar.

To,

Shri Ramandeep Chaudhary s/o Sh. Raj Kumar alias Raj Mal  
Village Khichian Tehsil Mukerian District Hoshiarpur.

Reminder letter no. 1819 STP (J)/BP-1(H) dated 27-10-2020

Dated

Subject: Regarding approval of building plan for Marriage Palace M/s R.K Resort falls in 1.9125 acre situated at village Khichin Hadbast No. 261 Tehsil Mukerian District Hoshiarpur.

Ref: Your request letter dated 21-10-2020

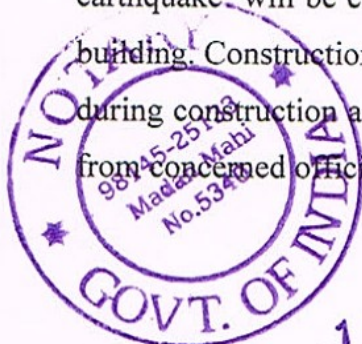
In regard to above mentioned subject total area of marriage palace is 1.9125 acre and its CLU has been issued vide letter of District Town Planner Hoshiarpur No.46 DTP(H)/CLU-1 dated 09-01-2020. As per received building plan of marriage palace total covered area is 12877 sq.ft and boundary wall is 1157 running feet and its scrutiny fee has been deposited as Rs.77,000/- DDA No.005469 dated 07-10-20 H.D.F.C Bank and labour cess fee of marriage palace Rs.1,15,893/- DDA No.003105 dated 13-10-20 of Axis Bank and Rs.5063/- DDA No.003113 dated 21-10-20 Axis Bank. After checking the received Zoning plan drawing No.TDA/01 dated 15-09-2020, Site plan drawing No. TDA/02 dated 15-09-2020, Building plan drawing No.TDA/03 dated 15-09-2020, Section/Elevation drawing No.TDA/04 dated 15-09-2020 and Service plan drawing No.TDA/05 dated 15-09-2020 as per Punjab Urban Planning and Development Building Rules 2018 and Marriage Palace policy notification No.12/8/2012-SHgi/4610 dated 11-08-2017 permission has been granted after finding it correct technically on following terms and conditions:-

1. Permission of building plan is for marriage palace and this building will be used for this purpose only and not for other purpose otherwise you will be liable to fulfill terms and conditions of Policy dated 11-08-2017 regarding marriage palaces, Punjab Urban Planning and Development building rules 2018 and Unified Zoning Regulation & Development Controls.
2. Before initiating construction of building at the site you have to verify the building plan from below mentioned departments and have to submit an attested copy of building plan in this office:-
  - a) Fire Department
  - b) Punjab Energy Department Agency (PEDA)
  - c) ACA, IDA, Jalandhar (Access from road)

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3. Before occupying the building you have to obtain NOC from below mentioned departments and have to submit in this office:
  - a) Fire Department (Final NOC regarding fire safety measures)
  - b) Forest Department (NOC regarding access from forest land)
  - c) Punjab State power corporation ltd.
  - d) Punjab Pollution control board (Regarding disposal of Sewerage, solid waste, STP and pollution related parameters).
  - e) Punjab Energy Development Agency (PEDA) (Regarding rain water harvesting and solar water heating system and compliance of ECBC code)
4. Before construction of building you will take permission of building plinth level from concerned official.
5. You have to abide by suggestions of Master plan, Mukerian (2010-2031).
6. As per Unified Zoning Regulation & Development Controls before obtaining completion certificate you will develop 9 meter green buffer and plantation in the site as per building plan.
7. You will be liable to complete the conditions laid down by Punjab Fire Service, Hoshiarpur vide online issued Provisional NOC letter No.910-29609 Fire/20032 dated 16-10-2020.
8. You will be liable to provide public facilities (Public Health and Electricity) in the building.
9. Provision of Solar water heating and rain water harvesting system will be complied in site under subject.
10. You have to take action upon terms and conditions as per NOC letter No.1313/A dated 28-11-2019 of Executive Engineer, Const. Division P.W.D B&R.
11. For Handicapped/ old age persons "The persons with Disability equal Opportunities protection Rights & Full participation Act 1996" so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disable and Elderly persons proposed under this Act by CPWD time to time shall also be complied with.
12. You have to obtain any legal permission/directions required regarding use of building from court at your level.
13. You have presented structure certificate attested by Engineer Rajwant Singh (BE. Civil, MIE, AIV) at the time of structural design of building measures of earthquake will be complied and you will be responsible of structural safety of building. Construction will be done in this site in the presence of Engineer and if during construction any change has been made then its permission will be taken from concerned official before construction.



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14. You will comply to obey the instructions issued by Chief Administrative PUDA vide memo no. PUDA/Ca/2013/1713-16 dated 27-02-2013 and will not use the underground water.
15. You will be abide to construct the building as per approved site plan and if there is any change made or more area is constructed then permission will be taken before concerned officials.
16. You will comply to obey the conditions of letter of Marriage palace CLU No.46 DTP(H)/CLU-1 dated 09-01-2020 and will get NOC from any other department if required.
17. You will get the occupation/completion certificate only after fulfilling the above mentioned all terms and conditions and as per policy of marriage palace and will operational the marriage palace.
- You will be bound to deposit the charges of balance amount if any except motioned above. A set of building plans is enclosed herewith after self attestation.

Enclosure/ as per aforementioned

Sd/-

Senior District Planner Jalandhar

Endorsement No.

STP(J)/

Dated:

copy of this has been sent to Chief Administrative, Jalandhar Development Authority Jalandhar a copy of set of approved building plan for necessary action and information.

Sd/-

Senior District Planner Jalandhar

Endorsement No.

STP(J)/

Dated:

Copy of this has been sent to Secretary, Punjab Building & other construction workers Welfare board SCO No.47-48 sector 17-E, Chandigarh alongwith copy of estimate of building under construction and labour cess fee of marriage palace Rs.1,15,893/- DDA No.003105 dated 13-10-20 of Axis Bank and Rs.5063/- DDA No.003113 dated 21-10-20 Axis Bank as Annexure-B. Kindly send the receiving receipt of same to this office. It is pertinent to mention here that labour cess fee of applicant be inspected at our own level and if there is any deficiency in fee then same may be taken from applicant.

Enclosure/as per aforementioned

Sd/-

Senior District Planner Jalandhar

Endorsement No.

STP(J)/

Dated:

copy of this has been sent to Office of Work and suggestion Hoshiarpur by filling annexure-B of received Cell fee for necessary action and information.

Sd/-

Senior District Planner Jalandhar

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Endorsement No.

STP(J)/

Dated:

copy of this has been sent to District Town planner Hoshiarpur alongwith approved plans (5 meter one gate) as assess fee Rs.82500/- vide draft No.005468 dated 07-10-2020 H.D.F.C Bank and by sending approved building plan it is written that report of approval of assess be sent to Addl. chief Administrative JDA Jalandhar.

Enclosure/as aforementioned

Sd/-

Senior District Planner Jalandhar

Ref. no.

STP(J)/

dated

Copy of same has been sent for information and necessary action to followings:-

1. Chief Town Planner, Punjab Chandigarh
2. Chairman Punjab Pollution control board Patiala.
3. Fire officer, Hoshiarpur.
4. District Forest Officer, Hoshiarpur.
5. Executive Engineer, Highway Administration Regional office, Kendriya Saddan, 6<sup>th</sup> Floor Sector 9-A Chandigarh.
6. Chairman, Punjab Energy Development Agency (PEDA) Solar Passive Complex, Plot No.1 & 2 Sector 33-D Chandigarh.

Sd/-

Senior Town Planner,  
Jalandhar



Attested True Photos  
Translation Copy of the  
Documents Produced

MADAN MAHI  
NOTARY PUBLIC  
Hoshiarpur (Pb.) India

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