

DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB

Puda Bhawan, 6th Floor, Sector 62, SAS NAGAR

To

✓ Sh. Rohit Garg S/o Sh. Gian Chand .
✓ Village Rohti Khas,
Tehsil Nabha, Distt. Patiala.

Memo No. 5474

CTP (Pb)/ 28-43-1

Dated: 18-11-2019

Sub.

Change of Land Use for Hotel Purposes for Sh. Rohit Garg S/o Sh. Gian Chand at Village Rohti Khas, Tehsil Naba, Distt. Patiala (Area 1.20 Acre).

Reference: Your request dated 01.11.2019

2 Permission for change of land use for Hotel Purpose for an area measuring 1.20 acre falling at Village Rohti Khas, Tehsil Nabha, Distt. Patiala has been considered at Government level and the permission for change of land use is hereby granted on the following terms and conditions. The detail of land as verified by Tehsildar, Nabha is given below:-


Sr. No.	Khasra No. and area as per Jamabandi (Bigha- Biswa)	Area for CLU Permission.
1.	920/1(1-7), 1635/922/1(3-2), 922/1/1(0-6), 923/1(1-0) = Total Area 5 Bigha-15 Biswa (1.20 acre)	Permission granted for CLU 1.20 acre.

- 1) The Change of Land Use shall be in the hands of Sh. Rohit Garg S/o Sh. Gian Chand
- 2) As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.
- 3) Applicant shall not bifurcate the site and shall develop the site as a single unit and shall not sub lease the site.
- 4) Applicant shall not under take any development work at site until Building Plans approved by the Competent Authority.
- 5) Applicant shall deposit CLU, EDC/ License/ Permission Fee and all other charges levied or to be levied by Housing and Urban Development Department from time to time.
- 6) 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 have to be determined by Competent Authority. The Applicant in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- 7) Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- 8) Thorough revenue rastas/khals and pucca roads if any, passing through the site shall be kept unobstructed.
- 9) Applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.
- 10) Applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and as per Notification dt. 25.7.2008 of the Deptt. of Science, Technology & Environment, Punjab.
- 11) Applicant shall not make any construction under HT/L.T. electric lines if passing through the site or shall get these lines shifted by applying to the concerned authority.
- 12) This permission will not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.
- 13) Applicant shall make necessary arrangements for fire fighting & shall get NOC from the Competent Authority.
- 14) Applicant shall make provision for the disposal of rain/storm water of the proposed area and shall not obstruct the flow of rain/ storm water of the surrounding area.

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- 15) Applicant shall make provision of rain water harvesting within the project area at its own cost.
- 16) Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management
- 17) Applicant shall obtain any other permission required under any other Act at his own level.
- 18) Applicant shall abide by all the provisions of Master Plan, Nabha.
- 19) Applicant shall also obtain permission under Section 143 of The Punjab Regional Town Planning & Development Act, 1995 from the Competent Authority for driving access for the site.
- 20) Applicant shall abide by all the conditions levied by the Executive Engineer PWD(B&R) Patiala vide letter No. 1031, dated 31.05.2019 and No. 3232 dated 27.09.2019.
- 21) Applicant shall leave 21'-6" wide strip for road widening 57'-0" to 100'-0" and shall leave 5meter No Construction Zone along this road.
- 22) Applicant shall abide by all the conditions levied by District Forest Officer, Patiala vide letter No. Patiala/ FCA/10264 dated 29.12.2017 and shall obtained final NOC before getting building plans approved form the Competent Authority.
- 23) As per notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27.02.2013, the promoter shall not use underground water for construction of development works in the notified area. Applicant shall use surface water sources or treated sewage from nearby Sewage Treatment Plant

C.L.U. charges for industries are exempted as per Notification No. 17/17/2001-5Hg2/P.F./7481681/17 dated 6th May, 2016.


Senior Town Planner,
o/o Chief Town Planner,
Punjab, Chandigarh.


Endst.No.

CTP(Pb)/

Dated:

A copy is forwarded to Chief Administrator, Patiala Development Authority, Patiala along with D.D. No. 088279 dated 31.10.2019 amounting to Rs. 2,25,600/- and D.D. No. 088276 dated 31.10.2019 amounting to Rs. 45,600/- of Indian Bank towards of EDC charges and License fee are attached respectively for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

DA/As above.


Senior Town Planner,
o/o Chief Town Planner,
Punjab, Chandigarh.


Endst.No.

CTP(Pb)/

Dated:

A copy is forwarded to Chief Administrator, PUDA along with D.D. No. 088278 dated 31.10.2019 amounting to Rs. 14,000/- of Indian Bank towards of S.I.F. charges for information and necessary action. Difference if any, shall be recovered from the applicant at your own level.

DA/As above.


Senior Town Planner,
o/o Chief Town Planner,
Punjab, Chandigarh.

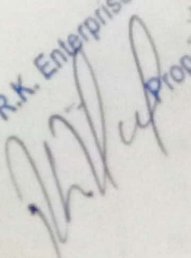
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
CTP(Pb)/

Dated:

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

- 1) Chairman Punjab Pollution Control Board, Patiala.
- 2) Chief Conservator of Forests, Punjab, Chandigarh.
- 3) Senior Town Planner, Patiala.
- 4) District Town Planner, Patiala.

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o/o Chief Town Planner,
Punjab, Chandigarh.
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