

DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,
Patiala.

To

Sh. Gurmukh Singh Dhillon,
Authorized Signatory
M/s Ajuba Hotels & Residency (Marriage Palace),
Village Haji Majra,
Distt. Patiala.

Memo No: 428

-STP(P)/ MPP-4468

Dated: 11-2-19

Sub: **Provisional Change of land use from Agriculture to Marriage Palace (Regularisation of Existing Marriage Palace) Ajuba Marriage Palace at Vill. Haji Majra (H.B.No: 37) Tehsil & Distt. Patiala.**

Ref: **Your's application dated 21.01-2019.**

2. Your request for change of land use (Provisional CLU) for marriage palace for an area measuring 1.703 acre located at village Haji Majra (H.B.No:37) Tehsil & Distt. Patiala has been considered in this office. The site falls in Residential Land Use Zone of Notified Master Plan, Patiala. As per Zoning Regulations of Notified Master Plan, Patiala marriage palace is permissible in this Land Use Zone. The permission for 'Change of Land Use' is granted as per policy of Regularization of Existing marriage palaces vide letter No:12/8/2012-5HgII/5094 dated 16.11.2012, 12/8/2012-5HgII/-105 dated 07-01-2013, 12/8/2012-5HgII/820005 dated 16.08.2016 and letter no:12/8/2012-5HgII/4610 dated 11-08-2017. The revenue report as verified by Naib Tehsildar Patiala vide his letter dated 04-06-2018 is as under:-

Sr.No:	Khasra No:	Area as per		CLU Being Issued
		jamabandi/Revenue Report		
		Kanal	Marle	
i.	9/11 (Min)	05	12.5	1.703 acre including Road widening area.
ii.	19	02	14	
iii.	20	05	04	
iv.	21	00	02	
	Total	13	12.5	
		Or 1.703 acre		

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For Ajuba Hotels & Residency Pvt. Ltd.

Director

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

- i. The change of land use shall be in the hands of M/s Ajuba Hotels and Residency Pvt. Lt. Village Haji Majra, Tehsil & Distt. Patiala 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.
- ii. 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.
- iii. The applicant shall develop the site as a single unit after taking permission from the Competent Authority and shall not bifurcate the site.
- iv. The applicant shall be responsible for any litigation, regarding land ownership in any court of law.
- v. The construction shall be done only on the site / khasra nos. verified by the concerned Tehsildar / Naib tehsildar of that particular circle revenue office.
- vi. The applicant shall leave revenue rasta/khal if any passing within the site.
- vii. 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 11-08-2017 as per undertaking submitted by him and shall segregate the marriage palace site from hotel site by permanent boundary wall.
- 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 2008 or any other relevant Act if not obtained earlier.
- ix. 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.
- x. 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.
- xi. The applicant shall obtain NOC from the Forest Department, under Forest Act, 1980.
- xii. This permission will not provide any immunity from any other Act / Rules / Regulations applicable to the land in question.
- xiii. 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.
- xiv. In case the change of landuse permission is availed, then it is valid upto 31-03-2033 i.e.15 years as per registered pattanama submitted in this office by the applicant.
- xv. 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.
- xvi. The applicant shall make provision for rain water harvesting within the project area at his own cost.
- xvii. The applicant shall leave 34'-0" land from his site to widen the existing 132'-0" (Patiala- Sangrur) road to 200'- 0" as per the proposals of Master Plan, Patiala and undertaking submitted by him.

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For Ajuba Hotels & Residency Pvt. Ltd.

Director

- xviii. The applicant shall obtain permission from competent road Authority, Site falls on Patiala-Sangrur Schedule Road and to derive access under section 143 of the "Punjab Regional and Town Planning and Development Act, 1995" and Road Authority.
- xix. The applicant shall demolish the front boundary wall falling in road widening area before approval of building plan.
- xx. The applicant shall make his own suitable provision for drinking water supply and disposal of sewerage & solid waste management.
- xxi. The applicant shall obtain any other permission, if required, under any other act at his own level.
- xxii. 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.

Since the site falls in zone 3 as per notification no.12/8/2012-5HgII/4610 dated 11.08.2017, the applicant has to pay CLU charges amounting to Rs. 13,72,225/- (Rs. Thirteen lakh Seventy Two Thousand Two Hundred & Twenty Five only), EDC charges amounting to Rs. 3,43,050/- (Rs. Three lakh Forty Three Thousand & Fifty only), Licence/Permission fees amounting to Rs. 45,738/- (Rs. Forty Five Thousand Seven Hundred & Thirty Eight only) and Social Infrastructure Fund amounting to Rs. 68,607/- (Rs. Sixty Eight Thousand Six Hundred & Seven only). 15% of these respective charges are to be paid as first installment. The balance 85% amount of all charges shall be Paid in six equal six monthly installments as per notification dated 11.08.2017. If the applicant fails to deposits the installments at the scheduled time then 12% interest will be charged for the defaulter period.

The receipt of Rs. 2,06,000/- (Rs. Two Lakh Six Thousand only) vide D.D. No: 332197 dated 21-01-2019 issued by Kotak Mahindra Bank, Branch Patiala towards CLU charges has been received. The rest of the 85% CLU charges shall be payable in six equal six monthly installments.

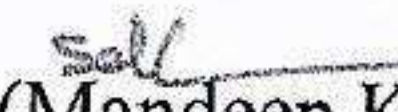

(Mandeep kaur)
Senior Town Planner,
Patiala.
Dated:

Endst.No:

-STP(P)/

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with D.D.No: 332196 dated 21-01-2019 amounting to Rs. 51,500/- (Rs. Fifty One Thousand & Five Hundred only) issued by Kotak Mahindra Bank, Branch Patiala towards EDC & D.D.No: 332199 dated 21-01-2019 amounting to Rs. 6,900/- (Rs. Six Thousand Nine Hundred only) issued by Kotak Mahindra Bank, Branch Patiala as permission/ license fee. The rest of the 85% EDC charges & Permission Fees shall be payable in six 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


(Mandeep Kaur)
Senior Town Planner,
Patiala.

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For Ajuba Hotels & Residency Pvt. Ltd.


Director


Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, S.A.S. Nagar along with DD.No. 332200 dated 21-01-2019 amounting to Rs. 10,300/- (Rs. Ten Thousand Three Hundred only) issued by Kotak Mahindra Bank, Branch Patiala amounting towards SIF. The rest of the 85% SIF charges shall be payable in six equal six monthly installments.

DA/As above


(Mandeep Kaur)
Senior Town Planner,
Patiala.

Endst.No:


-STP(P)/

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, Patiala.
5. District Town Planner, Patiala.
6. Estate Officer, PDA, Patiala.
7. Executive Engineer, Patiala Drainage Division, Patiala In reference to their letter no. 6762/2-L(NOC) dated 21.08.2018.

for information and necessary action.


(Mandeep kaur)
Senior Town Planner,
Patiala.
(P)

For Ajuba Hotels & Residency Pvt. Ltd.


Director