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DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.

From Senior Town Planner,  
Jalandhar.

To Chief Administrative,  
Jalandhar Development Authority,  
Jalandhar.

Memo No. STP(J)/CLU(H)  
Dated:

Subject: Permission for conversion/change of Land Use for Marriage Palace  
on Tanda-Hoashiarpur Road at Village Hardokhanpur  
(H.B.No.224), Tehsil & District Hoshiarpur. (Area: 2.125 Acres).

Ref. No. Endt. No. 3171 STP(J)/REM(H)M-10 Dated 26.06.2014.

Applicant has applied to change the land use for 2.125 Acre. As per Govt. Instruction issued vide Memo No. 17/17/2001-5ਮਓ2/4.ਫ./1403-1408 ਮਿਤੀ ੨੬ ਜੂਨ ੨੦੦੧ - the area left for road widening has not taken in to consideration for Change of Land Use. Hence after deducting the area for road widening (77'-0" x 36'-6") the remaining 2.061 Acre at Village Hardokhanpur (H.B.No.224), Tehsil & District Hoshiarpur for Marriage Palace has been considered.

C.L.U. pertains to the site measuring 236'-6", 242'-0", 269'-6", 77'-0", 440'-0" & 440'-0" abutting on 77'-0" wide road as shown in the Site Plan No. DTP(J) 41/2014 dated 03.06.2014 falling in Khasra No. 19//4/1, 19//5/1, 10//16/3/2, 10//24/2/2 & 10//25/2 at Village Hardokhanpur (H.B.No.224) Tehsil & District Hoshiarpur as per Jamabandi 2008-2009 for Marriage Palace.

The permission shall be subject to the following terms and conditions: -

1. The conversion/change of land use shall be in the hands of " Sh. Iqbal Singh S/o Sh. Sarbjit Singh, Sh. Gurpreet Singh S/o Sh. Sukhdev Singh & Sh. Harinderpal Singh S/o Sh. Avtar Singh, R/o House No. 96-R, Model Town, Jalandhar and applicant will deposit CLU/EDC/License Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. Applicant shall develop the site as single unit and shall not bifurcate it.
3. The applicant shall get the building plans of the entire project approved from the competent authority as per government guidelines/policy with regards to height, site coverage frontage FAR, set backs, parking norms etc as prescribed in the marriage palace policy guidelines.
4. The applicant shall submit structure safety certificate to the Competent Authority as prescribed in the marriage palace policy guidelines.
5. Applicant shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 of Ministry of Environment and Forest, Government of India within the time frame work as prescribed in the

c/s

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Divisional Forest Officer  
Hoshiarpur Forest Division

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Divisional Forest Officer  
Hoshiarpur Forest Division

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6. Applicant shall obtain NOC from PPCB under Water (Preservation and Control of Pollution) Act, 1970, Municipal Solid Waste Management and handling rules, 2000 or any other relevant Act as prescribed in the marriage palace policy guidelines.
  7. Applicant shall not make any construction under L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority as per guidelines of the concerned department.
  8. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
  9. Applicant shall obtain permission for approach through the forest land from Government of India under Forest Act, 1980 as prescribed in the marriage palace policy guidelines.
  10. 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.
  11. The applicant shall make provision for water harvesting, solar heating system and plantation in the premises as per building byelaws or instructions from the Govt. issued from time to time.
  12. Applicant shall obtain any other permission required under any other Act at his own level.
  13. Applicant shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
  14. 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.
  15. 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 affect the ownership right of this land, which have to be determined by Competent Authority. The applicants in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
  16. 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 Ltd.
    - Concerned Fire Department
    - Concerned District Forest officer
    - Punjab Pollution Control Board
    - Public Works Department/ National Highway Authority of India.
  17. Applicant shall be liable to leave set backs (front, side and rear) as per marriage palace policy/guidelines.
  18. Applicant shall be liable to leave 50% of the total area of the site for parking.
  19. Applicant shall provide the utilities as prescribed in the marriage palace

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for fee



20. Applicant shall be liable to provide entry and exist gate each of 5 meter width.
21. The short comings pointed out, above shall be adhered to within the prescribed period as mentioned in the marriage palace policy guidelines.
22. If the applicant has taken any loan from any Bank/Organization, he will be responsible to get NOC from Bank/Organization. On later stage if you do not get NOC from any other Department/ Authority, you will be responsible for consequences.
23. As per section 83 of " Punjab Regional & Town Planning & Development Act,1995" any permission granted under section 80 shall remain in force for a period of two years from the date of grant of such permission & should the permission be not availed of for the purpose for which it is granted within the aforesaid period, the permission & shall be deemed to have lapsed.
24. 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.
25. Since the site falls on Tanda-Hoshiarpur Road which is a Scheduled road, hence the applicant shall obtain permission from Competent Authority to drive access under section 143 of "The Punjab Regional and Town Planning and Development (Amendment) Act, 2006" before under taking any development at site and also the applicant shall not construct any building within 5 Meter distance from road reservation of Schedule road.

This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes. Change of land-use charges or license fee has been charged as per Marriage palace policy No.17/17/2001-5HgII/P.F/47962 Dated 06-05-2013.

As per the policy guidelines Applicant shall have to pay 25% of the total amount up front and remaining in three half yearly equal installments with 12% interest per annum. Applicant has deposited the 25% of fees. The DDs related to this office has been deposited in Govt. Treasury and the DDs related to your office are hereby sent in original to you. The Receipt of the same may kindly be sent to this office. It is requested that please get the charges checked at your level so that if there is any ambiguity in any differences the same shall be recovered The detail of charges is as below:-

Sr. No.	Purpose (in the favour of)	Demand Raised	25% Fee Deposited	Balance Fee
1.	C.L.U.(STP, Jalandhar)	16,48,800/-	4,13,000/-	12,35,800/-
2.	E.D.C.(CA,JDA, Jalandhar)	6,18,300/-	1,55,000/-	4,63,300/-
3.	Licence/Permission Fee (CA,JDA, Jalandhar)	82,440/-	21,000/-	61,440/-
4.	S.I.F.(CA, PUDA, Mohali)	1,23,660/-	31,000/-	92,660/-

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

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Hoshiarpur Forest Division  
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The applicant shall be liable to deposit the remaining fee in three equal installments within 1½ years from date of approval of CLU with 12% rate of interest.

The applicant has deposited 25% of the charges as below :-

- 1) Change of Land Use Charges = Rs. 4,13,000/- (Rs. Four lac Thirteen thousand only) = Rs. 1,55,000/- (Rs. One lac Fifty five thousand only) vide DD No. 294328 Dated 30.06.2014 + Rs. 1,55,000/- (Rs. One lac Fifty five thousand only) vide DD No. 294331 Dated 30.06.2014 + Rs. 1,03,000/- (Rs. One lac Three thousand only) vide DD No. 009885 Dated 30.06.2014 in the favour of Senior Town Planner, Jalandhar.
- 2) External Development Charges = Rs. 1,55,000/- (Rs. One lac Fifty five thousand only) vide DD No. 009884 Dated 30.06.2014 in the favour of CA, JDA, Jalandhar.
- 3) License Fee/Permission Fee = Rs. 21,000/- (Rs. Twenty one thousand only) vide DD No. 009886 Dated 30.06.2014 in the favour of CA, JDA, Jalandhar.
- 4) Social Infrastructure Fund = Rs. 31,000/- (Rs. Thirty one thousand only) vide DD No. 009887 Dated 30.06.2014 in the favour of CA, PUDA, Mohali.

Enclosure : as above.

*Sd/-*  
Senior Town Planner,  
Jalandhar.

Endst. No. 3216-26

STP(D)/CLU(H)

Dated: 2-7-14

Copies forwarded to the following for information and necessary action:

1. Deputy Commissioner, Hoshiarpur for Information.
  2. Chief Administrator, Jalandhar Development Authority, Jalandhar. along with DD No. 009884 Dated 30.06.2014 amounting Rs. 1,55,000/- (Rs. One lac fifty five thousand only) drawn towards E.D.C. Fee, DD No. 009886 Dated 30.06.2014 amounting Rs. 21,000/- (Rs. Twenty one thousand only) drawn towards Licence Fee/Permission Fee. Receipt of the same may kindly be acknowledged.
  3. Chief Administrator, PUDA, Mohali along with DD No. 009887 Dated 30.06.2014 amounting Rs. 31,000/- (Rs. Thirty one thousand only) drawn towards S.I.F. Fee, Receipt of the same may kindly be acknowledged.
  4. Chief Town Planner, Punjab, Puda Bhawan, Mohali.
  5. Superintendent Engineer (Distribution) PSPSL of the Area, Member, Hoshiarpur.
  6. S.E./Executive Engineer, PWD, (B & R) Hoshiarpur.
  7. District Town Planner, Hoshiarpur.
  8. Environment Engineer PPCB, Hoshiarpur.
  9. District Forest Officer, Hoshiarpur.
  10. District Fire Officer, Hoshiarpur.
- ✓ Sh. Gurpreet Singh S/o Sukhdev Singh R/o House No. 96-R; Model Town, Jalandhar owners Marriage Palace on Tanda-Hoshiarpur Road at Village Hardokhanpur (H.B.No.224), Tehsil & District Hoshiarpur.

*CS*  
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