

DEPTT. OF TOWN & COUNTRY PLANNING PUNJAB.

From

Senior Town Planner,
Amritsar.

To

Chief Administrative,
Amritsar Development Authority,
Amritsar.

Memo No. 252

STP(A)/MPCG/M-5

Dated:

14-2-17

Subject: Permission for change of Land Use for Makhan Palace, Vill. Bhaini Paswal, Teshil & Distt. Gurdaspur. (Marriage Palace)

Ref. No. Applicant's request dated 05-12-2016.

The Change of Land use measuring 0.62 Acre at Bhaini Paswal (H.B. No. 594) Distt. Gurdaspur for Marriage Palace has been considered and permission is hereby granted to use the said land for Marriage Palace purpose under Regularization of Existing Marriage Palace policy no. 12/8/2012-5HgII/5094 dated 16-11-2012 (Amended from time to time). Detail of land is given below as verified by Tehsildar & proposed plan submitted by the applicant :-

Khasra No./ Area as per Jamabandi (K-M)	Description	Area for CLU (in acres)
30//21 (7-12), 29//25/2 (2-6) Total Area= 09K-18M (1.24 acre)	Total site area	0.62
	Permission granted for C.L.U	0.62

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

- The change of land use shall be in the hands of "Gurmej Singh S/o Makhan Singh who is owner of Makhan Palace, Vill. Bhaini Paswal, Tehsil & Distt. Gurdaspur"** as per revenue record. The 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.
- Applicant will develop the site as single unit and shall not bifurcate it.
- The Applicant will submit the building plans of the entire project and get the building plans approved from the competent authority as per Marriage Palace policy dated 16.11.2012 (amended from time to time) with regards to height, site coverage frontage, setbacks, parking norms etc within the time frame specified in marriage palace policy and shall also submit detailed estimate of marriage palace along with the building plans and a demand draft of cess fees @1% of estimate in favour of Secretary Punjab Building & other construction workers welfare board, Chandigarh.
- The Applicant Shall liable to make necessary structural alterations in the existing marriage palace building, as per marriage palace policy guidelines as per the undertaking submitted by him. Otherwise penal action may be taken against applicant by competent authority as per the provision of marriage palace policy dated 16.8.2016.**
- Marriage palace of the applicant has been considered to be established before 17.08.2007 taking into **Booking Dairy of marriage palace from 14.04.2006 to 01.09.2007 and submitted by the applicant as a proof** as per the requirements for the policy and accordingly charges of the subject cited marriage palace have been calculated. If at any stage, it is found that revenue and other documents submitted as a proof for establishment of Marriage Palace or for the purpose of change of land use of the site are incorrect or false, CLU issued shall be cancelled without any prior notice & action as per marriage palace policy dated 16/08/2016 shall be taken.
- The Applicant will submit structure safety certificate to the Competent Authority as prescribed in the marriage palace policy guidelines.

7. Applicant will 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 marriage palace policy guidelines.
8. Applicant will 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.
9. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
10. Applicant will 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. 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.
12. The Applicant will 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.
13. Applicant will obtain any other permission required under any other Act at his own level.
14. Applicant will make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
15. 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 ceases 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.
16. 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 affects the ownership right of this land, which have to be determined by Competent Authority. The Applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
17. The Applicant will be liable to get NOC from following departments, whichever applicable and present to Chief Administrative, Amritsar Development Authority, Amritsar for getting final NOC/License:
 - Concerned Road Authority
 - Punjab State Power Corporation Ltd. Gurdsapur
 - Concerned District Forest officer
 - Punjab Pollution Control Board, Batala
18. Applicant will be liable to get NOC every year after expiry of NOC from concerned fire officer.
19. Applicant will be fulfills the conditions mentioned in the marriage palace policy amended from time to time as per undertaking submitted by him
20. This CLU certificate may not be considered as approval for under the forest control Act, 1980. However applicant will apply differently for getting NOC approval from competent authority under the FCA 1980.
21. This permission only be considered as permission of CLU and it may not be considered as permission for any other purposes.
22. As per report received from District town Planner, Amritsar the marriage palace falls at serial no. 7 of the classification of zones of the Amended marriage palace policy dated 16.8.2016 and accordingly charges for E.D.C, C.L.U,L.F/Permission fees & SIF charges has been calculated, detail of which is given below:

Sr. No.	Purpose	Total Charges Due upto 28.02.2017	Detail of charges deposited at time of CLU		Balance charges (without interest)
			Amount	Demand draft No. & date of HDFC Bank, Tibri, Gurdsapur.	
1.	Scrutiny fee	5000/-	5000/-	000451-dated 05-12-2016	Nil
2.	E.D.C.	65600/-	58150/-	000453-dated 05-12-2016	7450/-
3.	C.L.U. charges	87400/-	77550/-	000454-dated 05-12-2016	9850/-
4.	Permission fee	8700/-	7800/-	000452-dated 05-12-2016	900/-
5.	S.I.F.	13100/-	11700/-	Piad through NEFT UTR NO. PUBNC16340008965	1400/-

Applicant have deposited 1st installment of total charges as per the policy guidelines & will be liable to pay balance fees in three equal half yearly installments with including interest upto 28.2.2017 at 12% per annum rate of interest.

E.D.C charges & L.F/Permission fees as specified at serial no. 2 & 4 of above table respectively are being sent to you for your information & necessary action. Difference if any found may be charged at your own level. Receipt of the same may kindly be acknowledged.

o/c Senior Town Planner,
Amritsar. *J.D.M.*

Endst. No. 253-262 STP (A)/MPP(C)/MS Dated: 14/2/17
Copies forwarded to the following for information and necessary action:

1. Deputy Commissioner, Gurdsapur.
2. Chief Administrator, PUDA, Mohali along with Receipt No. PUNBC16340008965 dated 05-12-16 amounting Rs. 11700/- (Rs. Eleven Thousand Seven Hundred Only) drawn towards S.I.F. fees, as specified at serial no. 5 of above table the difference if any found may be charged at your own level. Receipt of the same may kindly be acknowledged.
3. Chief Town Planner, Punjab, Chandigarh.
4. Superintendent Engineer (Distribution) PPSL of the Area, Gurdsapur.
5. Executive Engineer PWD (B & R)/ Gurdsapur.
6. District Town Planner, Gurdsapur.
7. Environment Engineer PPCB, Batala.
8. District Forest Officer, Gurdsapur along with site plan.
9. District Fire Officer, Gurdsapur.
10. Makhan Palace, Vill. Bhaini Paswal, Tehsil & Distt. Gurdsapur.

o/c Senior Town Planner
Amritsar. *J.D.M.*

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