

**DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB**  
Puda Bhawan, 6<sup>TH</sup> Floor, Sector 62, SAS NAGAR

To

✓ Sh. Gurvinder Singh Gill,  
Village Malout (H.B.No.156),  
Teshil & Distt. Shri Mukatsar Sahib.

Memo No. 6416

-CTP (Pb)

Dated: 13-12-19

SP-432 (mukt)

**Subject:-** Application for Grant of Permission for Change of Land Use for Marriage Palace Purpose (M/s. Riyasat villa) at Village Malout (H.B.No.156), Teshil & Distt. Shri Mukatsar Sahib (Area 2.00625 acre).

**Reference:** Your request dated 11.12.2019.

2. Permission for change of land use for Marriage Palace for an area measuring 2.00625 acre (M/s. Riyasat villa) falling at Village Malout (H.B.No.156), Teshil & Distt. Shri Mukatsar Sahib has been considered at Department 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, Malout is given below:-


| Sr. No. | Khasra No. and area as per Jamabandi (Kanal-Marla)  | Area for CLU Permission.                 |
|---------|---|--|
| 1.      | 92/4/2/3/2(1-7), 5/2(4-7), 6/2(4-3), 7/1/1 (4-18), 15/1/1(1-6)=<br>Total Area 16K-1M (2.00625 Acre) | Permission granted for CLU 2.00625 acre. |

- i) The change of land use shall be in the hands of Sh Gurvinder Singh S/o Sh. Balkaran Singh, Jatinder Singh S/o Sh. Balkaran Singh, Suman Sethi W/o Angrej Pal Singh.
- ii) Any permission granted shall remain in force in accordance with the terms and conditions of such permission U/s 83 of PRTPD Act 1995. 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.
- iii) 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.
- iv) Applicant shall develop the site as single unit and shall not bifurcate the site.
- v) Applicant shall develop the site after getting the building plans approved from Competent Authority.
- vi) 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.
- vii) Applicant shall be responsible for any litigation, if any, regarding land in any court of law.
- viii) Thorough revenue rastas and pucca road passing through the site shall be kept unobstructed.
- ix) Applicant shall take permission under Section 143 of the Punjab Regional & Town Planning & Development Act, 1995 to derive access from Scheduled Road from Competent Authority and shall leave 5mt. No Construction Zone along this Scheduled road as per the provision of unified zoning regulation.
- x) 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.
- xi) The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Department of Environment or other Competent Authority in this regard and as per Notification dt. 25.7.2008 of the Department of Science, Technology & Environment, Pb.
- xii) Applicant shall leave clearance zone (including both sides and from the centre line of the tower) along with 11 KV electric lines passing through the site and shall not make any construction within the clearance zone or shall get these lines shifted by applying to the concerned authority.
- xiii) Applicant shall be bound to abide by the provisional NOC issued by the Executive Engineer, PWD, B&R, Shri Muktsar Sahib vide letter no. 1749 dated 02.07.2019 & 4015 dated : 05.09.2019 regarding taking access from Fazilka-Malout road.

For M/s. RIYASAT VILLA  
Gurvinder Singh  
PARTNER

- xiv) Applicant shall obtain permission from the Forest Department Government of India under Forest Act 1980 before approval of Building Plans.
- xv) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xvi) Applicant shall make provision for the disposal of rain/storm water in the proposed site and shall not obstruct the flow of rain/storm water of the surrounding area.
- xvii) Applicant shall make provision of rain water harvesting within the project area on his own.
- xviii) Applicant shall make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xix) Applicant shall obtain any other permission required under any other Act at his own level.
- xx) Applicant shall make necessary arrangements for fire fighting and shall start conducting public functions only after getting clearance from the concerned authority and applicant shall take final fire NOC before occupying the building i.e. before running marriage palace.
- xxi) 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.
- xxii) Applicant shall be bound to abide by the NOC issued by the Executive Engineer, project division no.1 drainage, giddarbaha vide letter no. 735-736 dated 03.07.2019 & 1026-28 dated : 10.09.2019 regarding taking access from drain passing in front of site.
- xxiii) Applicant shall be bound to construct two culverts as per the width of proposed gates.

The receipt of D.D. No.014134, dated 10.12.2019 amounting to Rs. 10,00,650/- of HDFC Bank towards of CLU charges is hereby acknowledged .

  
Senior Town Planner(HQ),  
o/o Chief Town Planner,  
Punjab, Chandigarh.


Endst.No.

CTP(Pb)/

Dated:

A copy is forwarded to Chief Administrator, B.D.A., Bathinda along with D.D. No. No.719197, dated 10.12.2019 amounting to Rs. 3,22,150/- and D.D. No. No.719195, dated 10.12.2019 amounting to Rs. 43,850/- of Corporation 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(HQ),  
o/o Chief Town Planner,  
Punjab, Chandigarh.


Endst.No.

CTP(Pb)/

Dated:

A copy is forwarded to Chief Administrator, PUDA,SAS Nagar along with D.D. No. 719196 dated 10.12.2019 amounting to Rs. 64,850/- of Corporation Bank as 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(HQ),  
o/o Chief Town Planner,  
Punjab, Chandigarh.

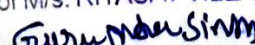
Endst. No.


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, Ludhiana.
- 4) District Town Planner, Faridkot.

For M/s. RIYASAT VILLA  
  
PARTNER

  
Senior Town Planner(HQ),  
o/o Chief Town Planner,  
Punjab, Chandigarh.  
'Sekhon'

**DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB**  
Puda Bhawan, 6<sup>TH</sup> Floor, Sector 62, SAS NAGAR

To

✓  
**Sh. Gurwinder Singh ,**  
**Village Malout (H.B.No.156),**  
**Teshil & Distt. Shri Mukatsar Sahib.**


Memo No. 251 -CTP (Pb)/SP-432-Mukt.

Dated: 22-01-2020

**Subject:-** Application for Grant of Permission for Change of Land Use for Marriage Palace Purpose (M/s. Riyasat villa) at Village Malout (H.B.No.156), Teshil & Distt. Shri Mukatsar Sahib (Area 2.00625 acre).


**Ref:** In continuation of this office letter No.6416-CTP(PB)/SP-432(Mukt.) dated 13.12.2019.

2. The permission for Change of land use to M/s. Riyasat villa for setting up of Marriage Palace at Village Malout (H.B.No.156), Teshil & Distt. Shri Mukatsar Sahib on an area measuring 2.00625 Acre was granted vide this office letter under reference. The name of applicant was mentioned as **Sh. Gurvinder Singh Gill, Jatinder Singh** which should be read as **Gurvinder Singh, Jatinder Singh Gill**. Similarly the name of Tehsildar was mentioned as **Tehsildar Malaout** which should be read as **Tehsildar Malout**. Rest of the other conditions of the letter under reference shall remain the same.

o/o   
Senior Town Planner(H.Q.),  
Chief Town Planner,  
Punjab, Chandigarh.


Endst.No. CTP (Pb)/ Dated:

A copy is forwarded to Chief Administrator, BDA, Bathinda in reference of this office Endst. No.6417-CTP(PB)/SP-432(Mukt.) dated 13.12.2019 for information .

o/o   
Senior Town Planner(H.Q.),  
Chief Town Planner,  
Punjab, Chandigarh.

Endst.No. CTP (Pb)/ Dated:


A copy is forwarded to Chief Administrator, PUDA ,SAS Nagar in reference of this office Endst. No.6418-CTP(PB)/SP-432(Mukt.) dated 13.12.2019. for information .

o/o   
Senior Town Planner(H.Q.),  
Chief Town Planner,  
Punjab, Chandigarh.  
Dated:

Endst.No. CTP (Pb)/

A. copy is forwarded to the following in reference to this office Endst. No.6419-22-CTP(PB)/SP-432(Mukt.) dated 13.12.2019. for information :-

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

o/o   
Senior Town Planner(H.Q.),  
Chief Town Planner,  
Punjab, Chandigarh.  
'Sekhon'

**For M/s. RIYASAT VILLA**  
**Gurvinder Singh**  
**PARTNER**