

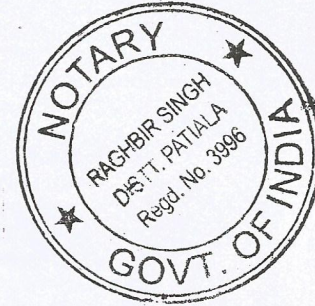
DEPARTMENT OF TOWN & COUNTRY PLANNING, PUNJAB.

From

Senior Town Planner,  
Patiala.

To

✓ S. Manjit Singh, Director  
M/s Sandhu Farms Pvt. Ltd.  
Village Bir Bahadurgarh,  
Tehsil & Distt. Patiala.



Memo No: 8267 -STP(P)/MPP-446B  
Dated: 23-7-2013

Sub:

Change of land use from Agriculture to Marriage Palace :M/s Sandhu Farms Pvt. Ltd. at Village Bir Bahadurgarh ( H.B.No: 113 ) Tehsil & Distt. Patiala.

Ref:

Your application dated 27-06-2013 & 19-07-2013.

2. Your request for change of land use for an area measuring ( 3.685 acres) located at village Bir Bahadurgarh ( H.B.No: 113 ) tehsil & district Patiala has been considered. The site falls in Residential Land Use Zone as per statutory Master Plan of Local Planning Area Patiala . As per zoning regulations of Master Plan Patiala , marriage palace is permissible in this land use zone. The permission for Change of Land Use is granted as per govt. instructions issued vide letter no:18/30/2009-5hg2/3577 dated 22-12-2010 and as per policy of Regularisation of Existing Marriage Palaces and setting up of new marriage palaces issued vide letter no: 12/8/2012-5Hg11/5094 dated 16.11.2012. The revenue report as verified by Tehsildar Patiala vide his letter dated 14-06-2013 is as under:-

Sr.No:	Khasra No:	Area as per revenue report / Lease deed		CLU issued
		Kanal	Marla	
i.	20/18	02	00	3.685 acres after excluding area left for road widening
ii.	19	01	07	
iii.	17	00	03	
iv.	22/2	04	07	
v.	23	08	00	
vi.	24	03	07	
vii.	24/3/2	05	16	
viii.	4/1	05	10	
ix.	8/1	00	09	
x.	2/2	00	04	
	Total	31	03	
		Or 3.893 acres		

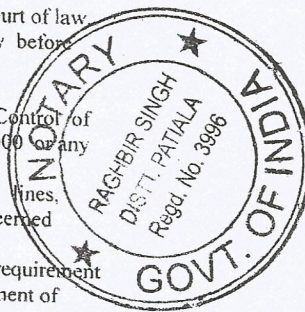
Sandhu Farms Pvt. Ltd.

Manjit Singh

Director

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

- i. The permission for change of land use shall be valid for two years from the date of grant of such permission and if the permission is not availed for the purpose for which it is granted within the aforesaid period, the permission shall be deemed to have lapsed.
- ii. The change of land use shall be in the hands of M/s Sandhu Farms Pvt. Ltd., Village Bir Bahadurgarh Tehsil & District 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.
- 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 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 such Competent Authority.
- v. The applicant shall be responsible for any litigation, regarding land ownership in any court of law.
- vi. The applicant shall get the building plans approved from the Competent Authority before undertaking any development works at site.
- vii. Through revenue rasta if any passing through the site shall be kept unobstructed.
- 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 2000 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, 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. The applicant shall leave 45'-0" land free of cost from his site to widen the existing 110'-0" wide Patiala- Rajpura road ( NH-64 ) to 60 meters (200'-0") and there after shall leave 5 meters no construction zone as per the proposals of the Master Plan, Patiala
- xiii. The applicant shall be bound to leave the prescribed prohibited area from the protected limits of Quila Bahadurgarh ( outer wall and ditch ) and further beyond the prescribed regulated area under rule 29 & 30 of ' The Punjab Ancient and Historical Monuments and Archaeological sites and remains rule, 1965' if notified for the purpose of mining operation or construction or both at his site.
- xiv. This permission will not provide any immunity from any other Act / Rules/ Regulations applicable to the land in question.
- xv. The applicant shall not start the construction and installation of any structure for extraction of ground water resources without prior specific approval of the authorised officer of the district and subject to the guidelines / safeguards in envisaged from time to time in this connection by authority for ground water extraction and rain water harvesting / recharge.
- xvi. The applicant shall take permission to derive access from Patiala-Rajpura road ( NH-64 ) as per the requirements of The Punjab Regional & Town Planning & Development ( Amendment) Act,2006 from the Competent Authority.
- xvii. 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.
- xviii. The applicant shall make provision for rain water harvesting within the project area at his own cost.
- xix. The applicant shall make his own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xx. The applicant shall obtain any other permission, if required, under any other act at his own level.
- xxi. The applicant shall develop the site as per the proposals of Master Plan Patiala and Marriage Palace guidelines issued by Govt on 16-11-2012 & 07-01-2013 regarding Regularisation of Existing Marriage Palaces and setting up of New Marriage Palaces.
- xxii.



However the applicant has to pay CLU charges amounting to Rs. 55,27,500/- ( fifty five lac twenty seven thousand & five hundred only ), EDC charges amounting to Rs. 13,81,875/- ( thirteen lac eighty one thousand eight hundred & seventy five only ), Licence fees amounting to Rs. 1,84,250/- ( one lac eighty four thousand two hundred & fifty only ) and Social Infrastructure Fund amounting to Rs. 2,76,375/- ( two lac seventy six thousand three hundred & seventy five only ) have to be paid 25% of the total charges. The (H)

Sandhu Farms Pvt. Ltd.

Munjit Singh

Director

balance 75% amount of all charges shall be payable in three equal six monthly installments with rate of interest 12%.

The receipt of Rs. 13,82,000/- (Rs. thirteen lac eighty two thousand only) vide D.D. No:723112 dated 17-07-2013 amounting to Rs. 12,00,000/- & D.D.No:428993 dated 17-07-2013 amounting to Rs. 1,82,000/- towards CLU charges is hereby acknowledged. The rest of the 75% CLU charges with 12% interest shall be paid in three equal six monthly installments.

*J.K. Grewal*  
Senior Town Planner,  
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, Patiala Development Authority, Patiala along with Bank Draft No: 428995 dated 17-07-2013 amounting to Rs.3,45,000/- and D.D.No:723114 dated 18-07-2013 amounting to Rs. 500/- thus total amounting to Rs.3,45,500/- (Rs. three lac forty five thousand & five hundred only) towards EDC & D.D.No: 428994 dated 17-07-2013 amounting to Rs.46,100/- (forty six thousand & one hundred only) as permission fees. The rest of the 75% EDC charges & Permission Fees with 12% interest shall be paid in three 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.

*SJ*  
Senior Town Planner,  
Patiala.

Endst.No:

-STP(P)/

Dated:

Copy is forwarded to the Chief Administrator, PUDA, Mohali along with Bank Draft No: 428992 dated 17-07-2013 amounting to Rs. 69,100/- (Rs. sixty nine thousand & one hundred only) as Social Infrastructure Fund for information and necessary action. The rest of the 75% SIF charges with 12% interest shall be paid in three 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.

*SJ*  
Senior Town Planner,  
Patiala.

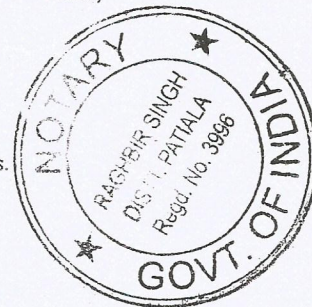
Endst.No:

-STP(P)/

Dated:

Copy is forwarded to :-

1. Chief Town Planner, Punjab, Chandigarh along with complete set of documents.
  2. Chief Conservator of Forests, Chandigarh.
  3. Chairman, Punjab Pollution Control Board, Patiala.
  4. District Town Planner, Patiala.
  5. Divisional Forest Officer, Patiala.
  6. Executive Engineer, Central Works Division PWD (B & R), Patiala.
- for information and necessary action.



Attested as Photo Copy  
*Rajinder*  
NOTARY PUBLIC  
GOVT. OF INDIA  
PATIALA (PB.) INDIA  
30 MAY 2014

*SJ*  
Senior Town Planner,  
Patiala.

Sandhu Farms Pvt. Ltd.

*Manjit S/A*

Director