

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HOUSING II BRANCH)

Notification

The August 16, 2016

No.12/8/2012-5HgII/820005/1 In partial modification of Notifications issued vide No. 12/8/2012-5 Hg II/5094, dated 16.11.2012, No. 12/8/2012-5 Hg II/-105 dated 07.01.2013 and No.12/08/12-5HGII/626711/1 dated 17.11.2015, the Governor of Punjab is pleased to issue following guidelines further to modify the Policy Guidelines, Building Norms and charges to be paid for Regularization of Existing marriage palaces and setting up of new marriage palaces in the State of Punjab as under:-

1. Scope

A) This policy will be applicable in the State of Punjab including municipal limits for:-

- (i) Regularization of existing marriage palaces.
- (ii) Setting up of new marriage palaces.
- (iii) The policy shall remain operative till the final disposal of applications received under the previous policy and to be received under this policy.

B) Receipt and disposal of applications

- (i) The owners of existing unauthorized marriage palaces who could not apply under the previous policy of the Government dated 16.11.2012/ 07.01.2013 can submit their applications to the Competent Authority within a period of two months from the date of notification of this policy.
- (ii) The disposal of new applications received under this policy and the pending applications received under the policy dated 16.11.2012 will be completed by the Competent Authority within a period of six months from the date of notification of this policy.
- (iii) The applications of new marriage palaces will be dealt as per existing procedure of the Department of Housing and Urban Development

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and not by the Committee formed under the policy dated 16.11.2012 for the scrutiny and disposal of regularization of existing marriage palace cases.

2. Permissible zones for marriage palaces:

The regularization of existing marriage palaces and setting up of new marriage palaces shall be permissible as per the provisions of the respective statutory/ non statutory Master Plan.

Building Norms:

i) Provision of water closet/ urinals for existing and new marriage palaces.

Men - Water Closets: up to 2.5 acre size: -	3 Nos.
Urinals:	7 Nos.
Women -Water Closets: up to 2.5 acre Size: -	7 Nos.

Handicapped: 1 Water Closet each for Men and Women.

For every additional acre area 1WC each for men and women and 2 urinals for men shall be provided.

In case of fraction of an acre:

- if the fraction is less than 0.5% of the acre then it will not be considered for provision of extra urinals/ toilets.
 - if the fraction is more than 0.5% of the acre then it will be considered equal to 1 acre and the applicant has to provide the additional urinals/ toilets as per the norms given above.
- ii) The site of a new marriage palace should be at least 100 metres away from the site of a School, College, Hospital, religious place and atleast 100 metres away from the source of pollution of Red Category Industry if any.
- iii) In case the site of new marriage palace falls in Industrial zone of a Master Plan, a minimum distance of 100 metres from the source of pollution of Red Category Industry and 250 metres from the source of pollution of Maximum Hazard Accidental Industry as categorized by PPCB must have to be maintained. However, no such distance shall be applicable in case of regularization of existing marriage palaces.
- iv) Provisional/ Final NOC/permission from the National Highway Authority of India (NHAI), PWD (B&R), concerned Development Authority as well as Forest Department (whichever applicable) shall be required.
- [Handwritten Signature]*

- v) The approval of building plans of a marriage palace may be permitted subject to following conditions:

The applicant must have obtained provisional NOC from NHAI;

- a) The applicant will undertake that he/ she will obtain the final NOC from NHAI and submit the same in the office of the building plan approval authority and he/ she will not make the marriage palace operational before obtaining the final permission from NHAI and will not claim compensation for any loss in this regard;
- b) The occupancy/ completion certificate will only be issued after final approval from NHAI.
- vi) In case of a new marriage palace the parking of vehicles will be provided within the marriage palace premises and no vehicle shall be allowed to be parked on the road/ road side berms/ road reservation. The parking may be provided on ground, under stilts or in basement.

3. Regularization of Existing marriage palaces:

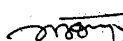
The regularization of existing marriage palaces will be dealt as per building guidelines framed vide circular No. 195-CTP (Pb)/ SP-16 dated 17.02.2000 which is annexed at Annexure 'B' of policy dated 16.11.2012.

Relaxations:

The following relaxations will be applicable to the regularization of existing marriage palaces. However convenience, safety and security of the public will not be compromised at any stage.

- i. (a) In case of an existing marriage palace where no space is left for setback on any of the one side or rear side of the building, then the owner has to get a certificate from the fire authorities for getting this relaxation, which shall be limited to one setback only.
- (b) if the site of an existing marriage palace abuts on more than one streets/ roads and the building hall or site of the marriage palace has openings on the side street/ road also, then maximum one such street/ road may be considered as a setback of the building provided that the minimum width of such street/ road is 20' and the applicant have to obtain fire safety certificate from the Fire Officer in this regard.

However, no relaxation will be granted for the front setback in any case.



- II. The minimum distance required from the site of a red category industry, school, college, hospital and religious place will not be applicable in case of regularization of an existing marriage palace.
- III. The CLU and building plans of the existing marriage palaces shall be approved at the level of Senior Town Planner concerned under this policy irrespective of the size of the plot. These powers shall remain with the STP's till this policy is operative.
- IV. In case it is not possible to create parking within the marriage palace premises as per norms of the policy then the parking for the existing marriage palace may be allowed to be provided in a separate plot provided that:
- The site of parking has minimum approach from 40' wide road;
 - The site is located within a distance of maximum 100 metres from the marriage palace site;
 - The ownership of the site should either be in the name of the applicant, or on registered lease for a minimum period of 3 years;
 - The applicant has to obtain CLU permission for the land to be used as parking.
 - The provisional/ final NOC of NHAI or PWB (B&R), or Forest Department or Development Authority, if applicable shall be pre-requisite.
4. **Penalty for operating marriage palace without regularization:**

The owner of an existing marriage palace who fails to get his marriage palace regularized under this policy may face the following penalties:

- The water supply, sewerage, electricity connection, if any, will be disconnected;
 - The premises will be sealed and no marriage or any other function will be permitted in the sealed premises;
 - The unauthorized building of the marriage palace may be demolished and legal proceedings against the owner will be initiated.
5. **Charges/ Fee for approval of buildings of existing and new marriage palaces:**
- Fee for approval of building plan:** Building scrutiny fee @ Rs. 5/- per sq ft of covered area of buildings along with boundary wall fee @ Rs. 2.50 per running feet shall be charged.
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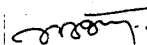
ii) CLU, EDC, PF etc for Regularization of existing marriage palaces:

- a. For existing Marriage Palaces established before 17.08.2007 (the date of first time imposing CLU/ EDC/ LF/ etc), no CLU, EDC, LF etc shall be chargeable on parking area of the Marriage Palace. However, the remaining area of these marriage palaces shall be chargeable as per provisions of the policy.
- b. There will be 20% rebate on CLU, EDC, LF and SIF on parking area of the existing marriage palace which has been established between 17.08.2007 to 16.11.2012, the remaining area of these marriage palaces shall be chargeable as per policy.

The owner has to submit any of the following documents as proof to ascertain the year of establishment of the existing marriage palace:-

- Registered sale deed
 - Electricity connection for marriage palace
 - Excise permit for running a marriage palace
 - A register maintained by an owner for registering marriages/ functions held in the marriage palace.
 - Any other document which is found satisfactory by the Authority to establish the year of construction of the marriage palace.
- c. For setting up of a new marriage palace the charges as fixed under policy No. 17/17/2001-5 HGII/ P.F/748168/17 dated 06.05.2016 or as amended from time to time shall be applicable. The building plans of these marriage palaces shall be charged at the rate of Rs. 5/- per square foot of the covered area and boundary wall at the rate of Rs.2.5/- per running foot.
 - d. The cutoff date for regularization of unauthorized marriage palaces mentioned as 01.01.2012 in the previous policy dated 16.11.2012 shall be considered as 16.11.2012 instead of 01.01.2012.
 - e. The CLU, EDC, PF and SIF for unauthorized marriage palaces established after 16.11.2012 shall be applicable as fixed under this policy.

The para (i) and para (iv) of policy dated 17.11.2015 shall stand amended to the extent stated above.



6. Potential zones for levy of CLU, EDC, PF and SIF for existing marriage palaces under this policy shall be as per Annexure – I.

7. Mode of payment:

- a) Existing marriage palaces: The upfront payment of charges at the time of CLU, shall be 25% of the total charges. The balance 75% of the charges shall be payable in three equal six monthly installments with 12% rate of interest.

The department has already issued demand notices for change of land use to a number of existing marriage palaces, but they have not deposited any installment of charges as yet. Such marriage palaces shall be charged 12% rate of interest in addition to CLU, EDC, PF and SIF charges from the last day of validity period of two months of the demand notice issued to the owner. The date of revised demand notice, if any, shall be considered from the date of original demand notice issued to the existing marriage palace.

- b) New marriage palaces: In case of a new marriage palace the payment of CLU, EDC, LF, SIF etc charges will be payable in two equal installments, one installment at the time of approval of CLU and second installment will be payable at the time of approval of building plans or within one year whichever is earlier, after which 12% rate of interest shall be charged.

- c) The new applications received for regularization of existing marriage palaces under this policy shall be charged @ 12% interest from 01.04.2014 in addition to CLU, EDC, LF, SIF charges.

In case of lump sum payment 5% concession on total charges will be applicable in the above cases.

Note:

The amended charges will be applicable on all cases already approved under policy dated 16.11.2012/ 07.01.2013 also. The excess amount received from the applicants of the already approved cases prior to this policy will be adjusted in the next installments of the project. In case where lump sum payment has been received prior to this policy, the excess amount of CLU, EDC, LF, SIF so charged will be refunded to the applicant by the Government/ Authority.

8. Distance from Municipal limits (Outside Master Plans area):

The following distances from Municipal Corporation/ Municipal Council limits of Punjab shall be adhered to allow the existing/ setting up of a new marriage

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palace on a link road having minimum 22'.0" width outside Master Plan area provided that a minimum 5 metre set back is left from the road and the gross area of the marriage palace does not exceed 2 acres. In no case the permission shall be granted if the existing road width is less than 22'.0" (4 Karam):-

A) Distance from Municipal Corporation Limits:

- | | |
|--|---------|
| i) Municipal Corporation Ludhiana----- | 15 Kms. |
| ii) Municipal Corporation Jalandhar----- | 10 Kms. |
| iii) Municipal Corporation Amritsar, Patiala and Phagwara----- | 07 Kms. |
| iv) Rest of Municipal Corporations (except Municipal Corporation SAS Nagar)----- | 05 Kms. |

Note: Since the area around Municipal Corporation, SAS Nagar is regulated through Regional Plan GMADA, hence the provisions of Regional Plan shall be applicable in this case.

B) Distance from Municipal Council Limits:

- | | |
|-------------------------------------|---------|
| i) A class Municipal Councils----- | 05 Kms. |
| ii) B class Municipal Councils----- | 03 Kms. |

Note: For C class Municipal Councils no such minimum distance from Municipal Council limits shall be required to allow a marriage palace on 22' wide link road subject to fulfillment of other conditions as mentioned in the para above.

9. Annual inspection of marriage palaces:

No Department/ Authority of the Govt. shall conduct inspection of any marriage palace without approval of the Govt./ Chief Administrator of the Authority except inspections by Punjab Pollution Control Board, Fire Department etc. where periodic inspection is mandatory as per their law.

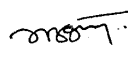
Dated:16-08-2016
Chandigarh

Viswajeet Khanna, IAS
Principal Secretary to Government of Punjab
Department of Housing & Urban Development

Endst. No.12/8/12-5Hg2/820005/2

Dated: 16/8/16

A copy with a spare copy is forwarded to the Controller, Printing & Stationery, Punjab, SAS Nagar with a request to publish this notification in the Punjab Govt. Gazette (Ordinary) and 200 copies thereof may be supplied to this Department for official use.


Special Secretary

Endst. No.12/8/12-5Hg2/820005/3-16

Dated: 16/8/16

A copy is forwarded to the following for information and necessary action:

1. Additional Chief Secretary, Govt. of Punjab, Department of Local Govt.
2. Principal Secretary, Govt. of Punjab, Department of Science and Technology.
3. The Chief Administrator, PUDA, SAS Nagar.
4. The Chief Administrator, GMADA, SAS Nagar.
5. The Chief Administrator, GLADA, Ludhiana.
6. The Chief Administrator, ADA, Amritsar.
7. The Chief Administrator, BDA, Bathinda.
8. The Chief Administrator, PDA, Patiala.
9. The Chief Administrator, JDA, Jalandhar.
10. Director, Town and Country Planning, Punjab, Chandigarh
11. Director, Local Government, Punjab, Chandigarh.
12. The Chief Town Planner, Punjab, Chandigarh
10. Superintendent, Cabinet Affair Branch, Punjab Civil Sectt. Chandigarh w.r. to I.D.No.1/203/2016-1 Cabinet/811455/1 dated 03-08-2016 for information .
11. G.M.(I.T.), PUDA, SAS Nagar.

Superintendent

Annexure I

Charges of CLU, EDC, PF & SIF for Regularization of Existing marriage palaces in the State of Punjab

(Rs. in Lacs/gross acre)

Sr. No.	Classification of Zone	EDC	Change of Land Use Charges		Permission Fee	SIF	Total	
			NH/SH/Scheduled Road	Other Road			NH/SH/Scheduled Road	Other Road
1.	Ludhiana (within M.C. Limits) and in area upto 15 KMs of M.C. limits	10.25	36.00	26.00	1.50	2.25	50.00	40.00
2.	Jalandhar (within M.C. limits) and outside M.C. limits within 10 KMs	9.00	28.00	16.00	1.20	1.80	40.00	28.00
3.	Amritsar, Patiala within M.C. limits and outside the limit upto 7 KMs	3.75	15.00	10.00	0.50	0.75	20.00	15.00
	Bathinda within M.C. limits and outside the limit upto 5 KMs							
4.	A) Rajpura, Sirhind, Mandi Gobindgarh, Khanna, and Phagwara within M.C. limits and outside MC limits upto 7 KMs B) Moga, Batala, Pathankot, Barnala, Malerkotla, Morinda, Hoshiarpur, within M.C. limits and outside MC limits upto 5 KMs	3.00	8.00	4.00	0.40	0.60	12.00	8.00
5.	Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala,	2.25	7.00	3.00	0.30	0.45	10.00	6.00

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	Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru, Kurali within M.C. limits and Outside M.C. limits upto 3 KMs							
6.	A) NH - 1 upto 2 kms on both sides, outside any potential zone	The charges as mentioned at Sr. No. 4 shall be applicable.						
	B) All other NHs (except NH-1)/ SH/ SR upto 1 km both sides outside any potential zones	The charges as mentioned at Sr. No. 5 shall be applicable.						
7.	All other towns and area not covered in any potential zone	1.50	4.00	2.00	0.20	0.30	5.00	4.00
8.	Master Plan areas of SAS Nagar, Zirakpur & New Chandigarh	11.25	35.00	25.00	1.50	2.25	50.00	40.00
9.	Master plan areas of Kharar, Dera Bassi & Barar and remaining areas of GMADA regional plan, other than master plan areas mentioned at sr. no.8	3.00	8.00	4.00	0.40	0.60	12.00	8.00

Note:-

- In case the site falls within the overlapped area of two zones then the charges of highest potential zone will be applicable.

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ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ ਪੰਜਾਬ
ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ.ਨਗਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ: 4006-25 -ਸੀਟੀਪੀ(ਪਬ)/ W5-464 ਮਿਤੀ: 17-08-2016

ਇਸ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਲਈ
ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

1. ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, (ਸ.ਮੁ)/ ਐਸ.ਏ.ਐਸ.ਨਗਰ/ ਪਟਿਆਲਾ/ ਲੁਧਿਆਣਾ/
ਜਲੰਧਰ/ ਅੰਮ੍ਰਿਤਸਰ।
2. ਜ਼ਿਲ੍ਹਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ/ ਪਟਿਆਲਾ/ ਫਤਿਹਗੜ੍ਹ ਸਾਹਿਬ/ ਸੰਗਰੂਰ/
ਬਠਿੰਡਾ/ ਫਰੀਦਕੋਟ/ ਫਿਰੋਜ਼ਪੁਰ/ ਲੁਧਿਆਣਾ/ ਅੰਮ੍ਰਿਤਸਰ/ ਗੁਰਦਾਸਪੁਰ/ ਜਲੰਧਰ/
ਕਪੂਰਥਲਾ/ ਹੁਸ਼ਿਆਰਪੁਰ/ ਰੂਪਨਗਰ/ ਸਦਰ ਮੁਕਾਮ।
3. ਸਹਾਇਕ ਨਗਰ ਯੋਜਨਾਕਾਰ (ਪੀ/ਐਸ/ਐਚ)/ ਸਮੂਹ ਪਲੈਨਿੰਗ ਅਫਸਰ (ਮੁ.ਦ)।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।