

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

**Notification**

**The 16 November,2012**

No.12/8/2012-5HgII/5094 -In pursuance of the decision of the State Council of Ministers in its meeting held on 8<sup>th</sup> November, 2012, the Governor of Punjab is pleased to notify Policy Guidelines and Building Norms for Regularisation of Existing Marriage Palaces and setting up of New Marriage Palaces in the State of Punjab.

The Governor of Punjab is further pleased to direct the publication of this Policy for the information of the general public in Punjab Government Official Gazette (Extraordinary) as well as on Punjab Government/PUDA's Websites as Annexure-X.

**Place:Chandigarh**

**Dated:15-11-2012**

**S.K.Sandhu**

**Principal Secretary to Government of Punjab  
Department of Housing and Urban Development**

Endst No. 12/8/2012-5HgII/5095

Dated:16-11-12

A copy alongwith a spare copy is forwarded to the Controller, Printing and Stationery Department, Punjab, Ajitgarh, Mohali with request to publish this notification in the Punjab Govt. Gazette (Extraordinary) and send 500 copies of the same.

Sd/-

**Special Secretary**

Copy of the above is forwarded to the following for information and necessary action:

1. Chief Secretary, Punjab, Chandigarh.
2. Principal Secretary to Chief Minister, Punjab, Chandigarh.
3. Principal Secretary to Deputy Chief Minister-cum-Minister-in-Charge, Department of Housing and Urban Development, Punjab, Chandigarh.
4. Financial Commissioner, Revenue and Rehabilitation, Punjab.
5. Financial Commissioner, Excise and Taxation, Punjab.
6. Financial Commissioner, Development, Punjab.
7. Financial Commissioner, Co-operation, Punjab.
8. Financial Commissioner, Forests and Wild Life, Punjab.
9. Principal Secretary, Local Government, Punjab.
10. Principal Secretary, Industries and Commerce, Punjab.
11. Principal Secretary, Health and Family Welfare, Punjab.
12. Principal Secretary, Finance and Planning, Punjab.
13. Principal Secretary, PWD (B&R), Punjab.
14. Principal Secretary, Water Supply and Sanitation, Punjab.
15. Principal Secretary, Home Affairs and Justice, Punjab.
16. Principal Secretary, Irrigation, Punjab.
17. Principal Secretary, Science, Technology and Environment, Punjab.
18. Principal Secretary, Social Security and Women and Child Development, Punjab.
19. Principal Secretary, Welfare, Punjab.
20. Principal Secretary, Governance Reforms, Punjab.
21. Principal Secretary, Transport, Punjab.
22. Secretary, General Administration (Cabinet Affairs Branch), Punjab Civil Secretariat.
23. Secretary, Rural Development and Panchayats, Punjab.
24. Chief Administrator, GMADA , Ajitgarh.
25. Chief Administrator, PUDA, Ajitgarh.
26. Chief Administrator, GLADA, Ludhiana.
27. Chief Administrator, JDA, Jalandhar.
28. Chief Administrator, PDA, Patiala.
29. Chief Administrator, ADA, Amritsar.
30. Chief Administrator, BDA, Bathinda.
31. Director, Town and Country Planning, Punjab, PUDA Bhawan, Ajitgarh.

32. All Deputy Commissioner, Punjab State.
33. Chief Town Planner, Punjab, PUDA Bhawan, Ajitgarh.
34. Secretary, Right to Service Commission, MGSIPA, Sector-26, Chandigarh.
35. IWDMS Cell, Room No.8, 7<sup>th</sup> Floor, Punjab Civil Sectt.
36. P.S./PSHUD, P.A./SSHUD.
37. Superintendent, Housing-1 Branch
38. Superintendent, Housing-II Branch

Sd/-  
**Superintendent**

## **Annexure- 'X'**

### **POLICY GUIDELINES AND BUILDING NORMS FOR REGULARIZATION OF EXISTING MARRIAGE PALACES AND SETTING UP OF NEW MARRIAGE PALACES IN THE STATE OF PUNJAB**

Keeping in view the orders passed by the Hon'ble Punjab and Haryana High Court dated 17.08.2012 in C.W.P. No. 21547, policy for identifying the authorized/unauthorized Marriage has already being framed and circulated to all the Chief Administrators of the Development Authorities in the State of Punjab which is placed at **Annexure 'A'**. In continuation to this further, Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces as well as for setting up of New Marriage Palaces in the State of Punjab are framed as under:-

#### **I. Background:**

The buildings so far in the building by-laws/ Rules/ Instructions have been mainly categorized as Residential, Commercial and Institutional. Marriage Palace till now was considered purely to be a commercial activity. With a change of social set up and owing to scarcity of common spaces, the Marriage Palaces have become a social necessity wherein different strata of the society hold social gatherings/ functions. Not only the marriages of almost every strata of society is solemnized in these Marriage Palaces but also other social, religious and other similar functions are performed in these places. Thus it has become a social necessity. A Marriage Palace has to be classified as a special category of building. Keeping in view the nature and use of building for Marriage Palace, it needs to be properly defined and proper building norms have to be laid down for the establishment of such buildings to ensure public safety, public conveniences and provision of adequate parking etc.

## II. Definitions:

- a) "**Marriage palace**" means premises built up or open or both or any part thereof, where accommodation or space is used for marriage, receptions, social gatherings, meetings etc. on regular or periodical or occasional basis and where number of persons not less than 50 can congregate or gather.
- b) "**Existing marriage palaces**" means a Marriage palace which is in existence on or before 01-01-2012.
- c) "**Competent Authority**" shall mean any person or authority appointed by the State Government by Notification to exercise and perform all or any of the powers and functions of the Competent Authority under this policy.
- d) "**Authorized Marriage Palace**" shall mean the Marriage Palace declared as authorized by the District Level Committee as per Annexure 'A' constituted for the scrutiny and approval of Marriage Palace, under this policy.
- e) "**Unauthorized Marriage Palace**" shall mean the Marriage Palace declared as unauthorized by the District Level Committee as per Annexure 'A' constituted for the scrutiny and approval of Marriage Palace, under this policy.

## III Scope

Regularization of Existing Marriage Palaces shall be permissible upto 31-12-2012. No application shall be received after 20-12-2012 for regularization of Marriage Palaces. Also the approval of new Marriage Palaces shall be carried out under this policy.

## IV Permissible zones for Marriage Palaces:

Marriage Palaces shall be permissible in the Residential, Commercial, Industrial, Mixed land use, Industrial Mix and Rural and Agricultural zones of the Master Plans. In case of Industrial zone, a minimum distance of 100 meters from the boundary of Red category Industry and 250 meters from Maximum Hazard Accidental Industry as categorized by PPCB must have to be maintained.

## V. Building Norms:

(i) The schedule of area and building norms for setting up a new Marriage Palace shall be as per table-1.

(ii) Frontage of the site shall not be less than 20 meters.

(iii) Provision of toilets:

**Men** - Water Closets: upto 1 acre size: - 3 Nos.

Urinals: 7 Nos.

**Women** -Water Closets: upto 1 acre Size: - 7 Nos.

**Handicapped:** 1 Water Closet for Men and Women.

*For every additional acre area or fraction thereof 3W.C for men and women each and 4 urinals for men shall be provided.*

- (iv) The cooking space may have direct opening to the Marriage Hall provided that the doors opening in the Marriage Hall shall be fire doors of minimum 1 h fire resistance of self closing type to stop spread of fire/smoke into the Marriage Hall.
- (v) Every site should have minimum 2 gates having minimum width of 5 meters. If the gates are covered then the minimum height shall be 5 meters. No direct entry/ exit from the National Highway/ State Highway/ Scheduled Road shall be permissible.
- (vi) In the covered area of marriage hall or the area which is covered by temporary ceiling, travel distance from any point of building/ temporary structure/ pandal shall be as per National Building Code (NBC) applicable to Assembly Buildings and temporary pandals shall adhere to Indian standards IS 8758: 1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals) as amended from time to time.
- (vii) The minimum width of doors/ exits shall not be less than 1.5 meters and shall open outward.
- (viii) Fire fighting equipments and building materials throughout the building shall be installed/ used to the satisfaction of fire officer and the building shall adhere to the fire norms as referred in the National Building Code Part IV of 2005 as

applicable to assembly building as amended from time to time and the building shall adhere to the Punjab Safety Measures for Prevention and Control of Fire Ordinance, 2012 (yet to be issued).

Temporary structure including large Pandals shall adhere to Indian standards IS 8758 : 1993 (Recommendations for fire precautionary measures in construction of Temporary structures and Pandals) as amended from time to time.

- (ix) Every building application of Marriage Palace submitted for approval to the competent authority shall be forwarded to the concerned fire officer for verification of fire safety measures proposed in the building plan before approval of the same.
- (x) The site of Marriage Palace should be at least 100 meters away from the site of a School, College and Hospital.
- (xi) The parking of vehicles shall be provided within the Marriage Palace premises and no vehicle shall be allowed to be parked on the road/ road side berms/ road reservation.
- (xii) Provision regarding solid waste garbage/ kitchen disposal, prevention of air, water and noise pollution shall also be made according to the Punjab Pollution Control Board (PPCB) norms.
- (xiii) The site of Marriage Palace shall be segregated by a Boundary wall.
- (xiv) Before occupying the building, the owner shall be required to obtain occupation certificate from the Competent Authority.
- (xv) The building plan of the Marriage Palace shall be approved within the stipulated time frame given in the Right to Service Act.
- (xvi) Annual inspection of the premises shall be carried out by the Competent Authority to ensure compliance of building bye laws under which approval was granted and the operational parameters with respect to public security, safety and convenience.
- (xvii) The provisions contained in "The persons with Disability Equal Opportunities protection Rights & Full participation Act, 1996", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disable and Elderly persons proposed under this Act by CPWD, time to time shall also be complied with.
- (xviii) Applicant shall comply all other relevant laws/ instructions which ever are applicable in the state of Punjab from time to time.

**Table:-1 Schedule of Area and other norms for setting up new Marriage Palace**

Sr. No.	Area in Sq. Mtrs.	Minimum width of approach road		Max site coverage	FAR	Hierarchy Of Road	Minimum set back of the (in meters)			Minimum height of ceiling of the structure from the ground level (in meters)	Minimum parking on ground/ basement
		Within Master Plan	Other areas				Front	Back	Other sides		
1	2000 to 4000	25 meters	12 meters	35% of the plot area	1:0.5	NH	30	6	6	4	50% of plot area
						SH	30	6	6		
						SR	30	6	6		
						MDR	15	6	6		
						Link Roads	15	6	6		
2	4001 and above	25 meters	18 meters	35% of the plot area	1:0.5	NH	30	6	6	4	50% of plot area
						SH	30	6	6		
						SR	30	6	6		
						MDR	15	6	6		
						Link road	15	6	6		

**NOTE:**

1. For areas which are beyond 15 kilometers from the limit of nearest Municipal Corporation and 5 kilometers away from the limit of nearest Municipal Council, the Marriage Palace can be allowed on the link road of 22'-0" with minimum set back of 5 meters from the road; however the size of the Marriage Palace shall not exceed 2 acres. In no case the permission shall be granted if the existing road is less than 22'-0" (4 Karam) in width.
2. Entry/ exit from the National Highway/ State Highway/ Scheduled Road shall be through service road where available and where service lane is not laid out a minimum set back of 15 meters from Right Of Way (ROW)



to the boundary wall of the Marriage Palace shall be mandatory. However, this shall be subject to NOC/permission from the National Highway Authority of India (NHAI) and concerned Development Authority as well as Forest Department (if access is being sought from the forest land).

3. No construction Zone along Scheduled Roads shall be applicable as per provisions of Section 143 of the Punjab Regional and Town Planning and Development Act 1995, however where the Master Plan is approved, No-construction Zone shall be as provided in the Master Plan. No construction zone and front set back of the Marriage Palace shall be inclusive of each other and whichever is more shall prevail.
4. Conversion of plots in approved residential / industrial estates / focal points shall not be permissible for Marriage Palace under this policy.

## **VI. Regularization of Existing Marriage Palaces**

A) The Marriage Palaces declared as un-authorized by the Committee formed under **Annexure 'A'** can apply for regularization under this policy. The regularization 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'**. However, CLU, EDC, PF, SIF etc shall be charged as applicable in the present policy. This is a one-time regularization. All the Marriage Palaces which are now operational shall be considered under this policy. The Marriage Palace Owners' will have to apply for the regularization immediately and the entire process of regularization has to be completed by 31-12-12. No new application for regularization will be accepted after 20-12-2012. The following relaxations can be given to the existing marriage palaces. However public safety, security and conveniences will not be compromised at any stage.

- i. The setbacks of the building as mentioned in this policy shall be applicable to the new Marriage Palaces in to-to. In case of existing Marriage Palace where no space is left for setback on any of the one side or rear, then the owner has to get a certificate from the fire authorities for getting relaxation, which shall be limited to one setback only. However, no relaxation shall be granted for front setback.
- ii The minimum distance required from the site of a school, college and hospital shall be adhered to, but whether Marriage Palace or School /

College / Hospital has been constructed first, shall be kept in view before issuing NOC.

iii. The CLU and building plans of the 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 31-12-2012. Last date for receiving the applications for regularization shall be 20-12-12 which will be dealt at the level of STP's.

B) Those Marriage Palaces which are declared authorized by the Committee formed as at **Annexure 'A'** are also open to scrutiny by the above said Committee keeping in view the building guidelines framed vide circular No. 195 CTP (Pb) / SP- 16 dated 17-02-2000 and will point out the discrepancies in these Marriage Palaces keeping in view the public conveniences, public safety and security. The Marriage Palace Owners' will have to make these changes as pointed out by the Committee within a period of 3 months (three months). However, the following relaxations shall be also be applicable on these Marriage Palaces:

i) The setbacks of the building as mentioned in this policy shall be applicable to the new Marriage Palaces in to-to. In case of existing Marriage Palace where no space is left for setback on any of the one side or rear, then the owner has to get a certificate from the fire authorities for getting relaxation, which shall be limited to one setback only. However, no relaxation shall be granted for front setback.

## VII. **PROCEDURE FOR APPROVAL**

### **i) District Level Committee:**

The following Committee shall scrutinize and approve the regularization of Existing Marriage Palaces in a time bound manner:

- |   |          |
|---|----------|
| 1. Chief Administrator of the Concerned Authority                       | Chairman |
| 2. Representative of Deputy Commissioner                                | Member   |
| 3. Senior Town Planner  | Member   |
| 4. Superintendent Engineer(Distribution) PSPCL of the area,             | Member   |
| 5. S.E./Executive Engineer, PWD (B&R)<br>(In-charge of Scheduled Roads) | Member   |
| 6. Environmental Engineer PPCB  | Member   |

7. District Forest Officer	Member
8. Representative of Fire Department	Member
9. District Town Planner	Convener Member

ii) **Submission of application:**

The unauthorized Marriage Palace Owners can apply to the Chief Administrator of the concerned Authority in a form as per **Annexure 'C'**.

iii) **List of Documents to be attached with application (10 sets):**

- a) Proof of ownership: - Original fard Jamabandi not more than two months old, in case of lease minimum 15 years registered lease document.
  - b) Copy of Akas Shajra plan showing the site of marriage palace and duly signed by Halqa patwari.
  - c) Location Plan duly signed by the owner / Architect with minimum degree of B.Arch
  - d) Building Plans of the existing building, prepared by a qualified Architect with minimum degree of B.Arch, showing:-
    - i. Detail of covered area, Setbacks, Parking.
    - ii. Sections and elevations of the building.
    - iii. Fire safety measures/ equipments provided in the building.
    - iv. Service plans showing sewer and drainage lines, water supply lines and location of Sewerage Treatment Plant (if applicable), solid waste collection and disposal arrangements.
  - e) Structural safety certificate from a Structural Engineer.
- iv) **Fees to be charged:** In addition to CLU, EDC, PF, SIF etc as applicable under this policy the applicant will also have to pay the fees as prescribed below:-

a) **Lump sum Fee for approval of building plan.**

Rs. 1, 14,500 per acre or fraction thereof shall be charged.

b) **Processing fee**

Rs.5000 for first acre and Rs.1000 for each additional acre or fraction thereof.

**c) Labour cess**

Labour cess @ 1% of the estimated cost of the building is leviable under the Building and Other Construction Workers (regulation of employment and conditions of service) Act 1996.

**Time schedule for scrutiny and approval of application:** The time schedule as given below shall be adhered to:

<b>Sr. No.</b>	<b>Item</b>	<b>Time (in working days)</b>
1	Circulation of application by C.A. for seeking NOC of concerned departments after receipt of complete documents from the applicant.	3 days
2	Submission of comments/ reports by different departments to C.A.	7 days
3	The STP will process the change of land use applications within the same period i.e., 7 days simultaneously as provided in Sr. No. 2 and submit his/her report to C.A.	
4	The Committee will meet and decide on the application within three days of receipt of comments/reports etc as mentioned at Sr. No. 2 & 3	3 days
5	After the decision by the Committee, the STP will approve Building Plans and get CLU, EDC, PF, SIF etc charges within three days	3 days
	<b>Total Time</b>	<b>16 days</b>

**Charges applicable are as per Annexure'D'**

## Annexure 'A'

**Subject: Policy regarding identification of authorized/ unauthorized Marriage Palaces in the State of Punjab.**

Hon'ble Punjab and Haryana High Court vide its order dated 17.08.2012 in C.W.P. No. 21547 of 2011-Jagjit Singh vs State of Punjab and Others has issued directions as under:-

*“The respondents -Marriage Palaces in this case are permitted to submit their representations/ objections in GMADA or Patiala Development Authority or Municipal Corporations/ Committees/ Councils, as the case may be and appear before the authorities concerned from 21.08.2012 to 28.08.2012 in their respective offices.*

*The authorities concerned shall form an opinion and tentative decision taken be placed on record of this Court.*

*Directions are also issued to the State of Punjab to verify the number of marriage palaces being run in each district and to inform the Court as to how many marriage palaces out of the so identified were opened after getting all necessary permissions under the relevant Acts including Change of Land Use (CLU) etc.*

*Mr. J.S. Puri, Additional Advocate General, Punjab is directed to convey the order passed to all the Deputy Commissioners in State of Punjab.”*

Keeping in view the above order passed by the Hon'ble Punjab and Haryana High Court, it was felt that a policy must be framed to identify the authorized/ unauthorized Marriage Palaces in the entire State of Punjab. The entire area in the state of Punjab can be divided in two categories as far as the marriage palaces are concerned i.e. within M. C. limits and the out side M.C. limits. On the Marriage Palaces falling within the M.C. limits, the policy formulated by the Local Govt. Department is applicable. However, for the Marriage Palaces falling out side the M.C. limit, different rules/guidelines/ instructions were applicable from time to time. To identify a marriage palace as authorized it is necessary that the marriage palace should have all the requisite approvals/sanctions/NOCs required at the time of its commencement. Thus a detailed study has been carried out in the Department of Housing and Urban Development to list out the rules/instructions/guidelines applicable from time to time.

After studying all the rules/instructions/ guidelines issued from time to time, the time line from 1963 to till date for approval of Marriage Palaces can be segregated as under :-

**1. Before 26<sup>th</sup> May, 1995**

Before 1995 the only act applicable on the constructions outside the municipal limits was The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. As per the provisions of this Act, for the construction along Scheduled Roads or within notified Controlled Areas, permission from Competent Authority was required. So from 1963 till 26th May, 1995, approval from the competent authority for construction of Marriage Palaces along the Scheduled Roads and in the notified Controlled Area was required under this act.

The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 was repealed in the Punjab Regional and Town Planning and Development Act 1995. However, the constructions on the Scheduled Roads and Bye-passes that have been made prior to coming into force of 1963 Act and the ones which have been put up between the period of enforcement of 1963 Act and coming into force of the Punjab Regional and Town Planning and Development Act, 1995 are exempted vide Notification No.7-PLA- 96/19 dated 21.03.1996 which is placed at Annexure 'A'.

**2. From 26 May, 1995 to 27 July, 1996:**

On 26 May 1995, the Punjab Regional and Town Planning and Development Act came into force. Under this Act, during the above timeline, three Local Planning Areas namely; Mohali, Zirakpur and Dera Bassi were notified. Once the Local Planning Areas are notified, the necessary approval for setting up any building within Planning Areas is required to be sought from the Competent Authority. However no Building Bye-laws were prevalent during this period.

**3. From 27 July, 1996 to 17 February, 2000:**

Vide Notification No.G.S.R. 48/PA 11/95/S.180/96, dated 27 July, 1996, PUDA Building Rules were framed which were applicable to the areas mentioned below:-

- i) The areas of the Urban Estates set up by the authority in terms of provisions of section 28 of the Act or by the State Government under the Punjab Urban Estates (Development and Regulations), Act, 1964.

- ii) The planning areas in respect of which town development schemes have been made by the authority under the act or which are to be developed otherwise by the authority under the act.
- iii) The Controlled Areas declared as such under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963.
- iv) Such other areas which the state Govt. may be notification specify from time to time.

During this period, any construction that took place, in the above said areas was required to get the building plans approved from the Competent Authority. The above said notification is placed at Annexure 'B'.

**4. From 17 Feb.,2000 to 20 Jan., 2005:**

The Department of Town and Country Planning, Punjab issued instructions to all the field offices conveying the parameters under which the Marriage Palaces can be approved on 17 February 2000. So any Marriage Palace that was established during the above mentioned period was required to take NOC from the Department of Town and Country Planning (District Town Planner) keeping in view these parameters. The copy of instructions issued by the Department in this regard has been placed at Annexure 'C'.

**5. From 20 Jan., 2005 to 17 August, 2007:**

The Govt. of Punjab Department of Housing and Urban Development vide Notification No. 1/149/96-4HG-1/550 dated 20 Jan., 2005, in pursuance to the provisions of rule 1 (3) (iv) of the Punjab Urban Planning and Development Authority (Building) Rules, 1996 enhanced the jurisdiction of these rules to all the areas in the State of Punjab, except those falling within the notified limits of any Municipal Corporation, or Municipal Council or Nagar Panchayat and Cantonment Boards. Another Notification No. 1/149/96-4HG-1/569 dated 21 Jan., 2005 was issued in which the Officers of Department of Town and Country Planning were declared as Competent Authority for approval of Building Plans in the above said areas. During this period viz., from 20 Jan., 2005 to 17 August, 2007, any Marriage Palace could only be established after getting building plan approved by the Competent Authority and were liable to pay the requisite scrutiny fee. These Notifications are placed at Annexure 'D' and 'E' respectively. It is, however

clarified that no CLU fees were made applicable by the State of Punjab except for the selected areas mentioned under the provisions at the end of this policy.

**6. From 17 August, 2007 onwards:**

The Govt. of Punjab vide notification's No.17/17/01-5HG-2/6666 dated 17.08.2007 and 17/17/01-5HG-2/6682 dated 17.08.2007 notified a policy for the entire State of Punjab vide which the Department of Housing and Urban Development was declared as the Nodal Agency for granting the Change of Land Use against the payment of prescribed charges. These notifications are placed at Annexure 'F' and 'G' respectively. So any Marriage Palace which is established during this period was to get CLU from the Department of Town and Country Planning and was supposed to pay CLU, EDC and any other fee or charges as applicable.

The building parameters which were fixed in the year 2000 vide circular No. 195-CTP (Pb) SP-16 dated 17-2-2000 are prevalent since then.

In addition to the above, following provisions were also prescribed in some selected areas in the State of Punjab. The details of which are placed below:-

i) **The Punjab New Capital (Periphery) Controlled Area Act, 1952:**

Under this Act, within the periphery area of 16 km from the boundary of Chandigarh, no building could come up without taking permission from the Competent Authority.

ii) **Periphery Policy (20 Jan., 2006);**

The Punjab Govt. vide notification No. 18/35/2002-1HG-2/ 499 dated 20 Jan., 2006 notified the Periphery Policy for development within the periphery area and also fixed the CLU, EDC and other charges applicable in the Master Plan Mohali. These CLU, EDC and other charges were further made applicable to the entire areas of Chandigarh Periphery except within the Municipal Limit vide notification No. 18/35/2002-1HG2/6390 dated 12 July, 2006. These Notifications are placed at Annexure 'H' and 'I' respectively.

iii) **Declaration of Local Planning Areas under Punjab Regional and Town Planning and Development Act, 1995;**

A number of Local Planning Areas were declared under the said Act during 1995 to 17 August 2007 and Master Plans were also notified. Once the Local Planning Area / Master Plan was



notified under the above mentioned Act, the necessary approval for setting up a building is required to be sought from the Competent Authority.

It is also clarified that any construction existing before the coming into operation of the Master Plan which falls in the Non Conforming land use of the Master Plan may be allowed to continue for a period not exceeding 10 years upon such terms and conditions as may be provided by regulations made in this behalf by the Competent Authority for the purpose and to the extent, for and to which it was being used on the date on which such a Master Plan came into operation.

In compliance with the directions issued by the Hon'ble Punjab and Haryana High Court, the owners of Marriage Palaces have already submitted their applications/ representations in the offices of GMADA and PDA. Keeping in line with the process initiated by the Hon'ble Punjab and Haryana High Court, it is proposed that applications may be invited from the owners of all the Marriage Palaces from all over the State of Punjab alongwith the documents pertaining to the permissions granted by the Competent Authorities and also with the documents establishing the date of commencement of the Marriage Palaces. These documents can be electricity bill showing the adequate electricity load required to run a marriage palace, registration under the Pb General Sales Tax Act, Punjab Value Added Tax 2005, Punjab Luxury Tax Act 2008, Permits from the Excise department or any other document which the applicant thinks would be helpful in identifying the date of establishment of the Marriage Palace.

A District Level Committee as prescribed below shall be constituted in each Development Authority with the following members:-

- |   |                 |
|---|-----------------|
| 1. Chief Administrator of the Concerned Authority                       | Chairman        |
| 2. Representative of Deputy Commissioner                                | Member          |
| 3. Superintendent Engineer (Distribution) PSPCL of the area,            | Member          |
| 4. S.E./Executive Engineer, PWD (B&R)<br>(In-charge of Scheduled Roads) | Member          |
| 5. Environmental Engineer PPCB  | Member          |
| 6. District Forest Officer  | Member          |
| 7. Representative of Fire Department                                    | Member          |
| 8. District Town Planner  | Convener Member |

The Committee will invite applications from the owners within a period of 30 days and the date, time and venue for submission of applications shall be published in two newspapers at-least one in vernacular language. The above Committee would scrutinize the documents submitted by the applicants to ascertain the date of establishment of Marriage Palace within 30 days. The Committee will also enlist the required approvals, sanctions/NOCs etc that were required during that particular time zone and accordingly place the marriage palaces in the authorized or non-authorized list. The Marriage

Palaces which have got permissions/NOCs required in that particular time zone when the particular Marriage Palace was established will be considered as authorized. All other Marriage Palaces will be considered as un-authorized and shall have to submit fresh application to the competent authority for approval and will be required to get the permission as per the prevalent rules/guidelines/instructions after paying the prevalent charges/fees.

The identification of a marriage palace as authorized or fresh approvals under the prevalent policy with respect to the building parameters and the other rules and regulations related with the operations will have to be strictly followed.

**Scrutiny of Authorized Marriage Palaces:**

All the Marriage Palaces which will fall under this category shall also be open to scrutiny with respect to public convenience, public safety, parking, fire safety and conformity with approvals. Shortfalls if any, have to be fulfilled.

**Annexure 'B'**

**Bro ns/ rok w : 'iBkpzd h ftGkr , gzikp .**

tZb'A

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gzikp,uzvhrVQ.

fgZm nzeD BzL -;hNhgh(gp)\$ fwsh

fJ;dk fJZe T[skok ;hBhno Bro : 'iBkeko , gfNnkbk B{z T[jBK  
d/ :kd gZso BzL 9-;g?;ab n?;HNhHghH(gh)\$fwsh 20H1H2000 ns/ T[BKQ  
Bkb fJ; dcso ftZy/ j'J/ ftuko tNKdo/ dh o';aBh ftZu rkJhvbKJhBia  
Bkb nB?e;uo 1 ns/ 2 ;w/s ;{uBK ns/ b'VhAdh ekotkJh fjZs G/fink ikdk  
j? .

BZEh\$THnB[;ko.

;hBhno Bro : 'iBkeko(;Hw[])  
tkL w[Zy Bro : 'iBkeko ,  
gzikp,uzvhrVQ.

**SCHEDULE OF AREA AND OTHER PROVISIONS FOR SETTING UP OF MARRIAGE PALACES.**

S.NO	Area in sq.mts	Minimum width of approach road			Total covered area in Sq.mts	Minimum set back			Height of permanent building	Parking on ground & basement
		With in M.C limits	Urbanisable area	Rural area		Front	Back	Other sides		
1	1200 to 2000 Applicable in MC limits	25mts.	20mts.	-	35%	12 mts.	4 mts.	3 mts.	9 mts.	50%of site
2	2001 to 3000	20 mts.	20 mts.	15 mts.	700 sqmt + 25% of the area of remaining site above 2000 Sq mt.	15 mts.	6 mts.	4 mts.	9 mts.	50%of site
3	2001 to 4000	20 mts.	15 mts.	10 mts.		20 mts.	6 mts.	4 mts.	9 mts.	50%of site
4	4001 and above	20 mts.	15 mts.	10 mts.		30 mts.	6 mts.	4 mts.	9 mts.	50%of site

**Note: Other Conditions/ Restrictions to be followed are mentioned in Annexure –II**

**Subject: Guidelines for approval/ construction of buildings for Marriage Palaces in Punjab.**

Note: In addition to restrictions contained in the Annexure-1 following conditions are also to be followed for the approval/ construction of buildings for marriage palaces.

1. Frontage of site should not be less than 20 mts.
2. Provision of toilets For each 80 Sq.mts. covered area- 1 W.C. & two urinals are required.
3. The garbage disposal will be done to the satisfaction of the local municipal authorities.
4. Kitchen waste water shall be disposed off in to soakage pit or sewer nearby.
5. Sufficient provision for fire safety shall be made as detailed below:
  - a) The cooking space shall be segregated from main building to avoid fire hazard.
  - b) Every site should have minimum 2 gates directly opening on the approach road/ roads and minimum width of the gate shall be 5 meters.
  - c) Line of travel to any exit point shall not be more than 10 meters from any point of the building.
  - d) The minimum width of doors shall not be less than 1.5 meters and shall open outward.
  - e) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to satisfaction of the Fire officer, shall be provided.
  - f) The doors, window, false ceiling, decoration fixtures shall be made of fire resistant material.
6. Fixed fire fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. shall be provided to the satisfaction of fire officer.

## Annexure 'C'

### Application Form for regularization/ setting up of new marriage palace

From

Shri \_\_\_\_\_  
Son of \_\_\_\_\_  
House no. \_\_\_\_\_  
Village/ Town \_\_\_\_\_  
District \_\_\_\_\_

To

The Chief Administrator

\_\_\_\_\_

No.

Dated \_\_\_\_\_, the, \_\_\_\_\_

Subject:- Application for grant of permission for regularization/ setting up of new marriage palace

Sir,

I/We hereby apply for the above said permission to carry out development of the under mention land.

Area \_\_\_\_\_

I/we undertake to pay to the competent Authority such charges as CLU, External development charges, LF, SIF, urban development fund etc. levied by the government from time to time.

It is requested that the permission applied for may be granted accordingly. I/ we shall abide by all rules and regulations and conditions for the purpose of carrying out development.

viz \_\_\_\_\_ for which permission is sought.

Your's faithfully  
Signature of the applicant(s)  
Address



**Charges of CLU, EDC, PF & SIF for Regularization of Existing Marriage Palaces / Setting up of New marriage palace 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	Master Plan areas of SAS Nagar, Zirakpur & Mullanpur	11.25	35.00	25.00	1.50	2.25	50.00	40.00
2	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
3	Jalandhar, Amritsar (within M.C. limits) and outside M.C. limits within 15 KMs	9.00	28.00	16.00	1.20	1.80	40.00	28.00
4	Patiala and Bathinda, within M.C. limits and outside the limit upto 15 KMs	3.75	15.00	10.00	0.50	0.75	20.00	15.00
5	<p><b>A).</b> Moga, Batala, Pathankot, Barnala, Malerkotla Hoshiarpur ,Rajpura ,Sirhand, Mandi Gobindgarh, Khanna, and Phagwara within M.C. limits and outside MC limits upto 5 KMs</p> <p><b>B).</b> Master plan areas of Kharar, Dera Bassi &amp; Banur and remaining areas of GMADA regional plan, other than master plan areas mentioned at sr. no.1</p>	3.00	8.00	4.00	0.40	0.60	12.00	8.00



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
6	Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa within M.C. limits and Outside M.C. limits upto 3 KMs	2.25	7.00	3.00	0.30	0.45	10.00	6.00
7	All other towns and area not covered in any potential zone	1.50	4.00	2.00	0.20	0.30	6.00	4.00

**Note:-**

- 50% of the CLU, EDC, PF, SIF etc charges shall be payable at the time of grant of CLU and the rest of the 50% charges may be paid in four equal six monthly installments within two years from the date of approval of CLU with 12% rate of interest. **In case the full amount of charges is paid in Lump sum at the time of permission of CLU then 5% rebate on total charges shall be given to the applicant.**
- If the area around or inside any M.C which has not been specified above falls within any of the zones specified above then the charges of that zone in which the area falls shall be applicable.
- In case the site falls within the overlapped area of two zones then the charges of highest potential zone will be applicable.