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

The 11th August 2017

No.12/8/2012-5HgII/ 4610 In pursuance of the decision taken in the Meeting of the State Council of Ministers held on 4th August 2017 and in supersession of the previous notification Nos. 12/8/2012-5 Hg II/-5094, dated 16.11.2012, No. 12/8/2012-5 Hg II/-105 dated 07.01.2013, No.12/08/12-5HGII/626711/1 dated 17.11.2015 and No. 12/8/2012-5HgII/820005/1 dated 16.08.2016 issued in this regard, the Governor of Punjab is pleased to notify the following Policy Guidelines and Building Norms for Regularization of Existing Marriage Palaces and for setting up of New Marriage Palaces in the State of Punjab. However, the approvals granted under the previous policies by the Competent Authority shall be honoured.

1. Background:

1.1 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; the policy dated 16.11.2012 for identifying the authorized/ unauthorized Marriage Palaces was framed with the approval of the Cabinet for the entire 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 were re-framed vide policy dated 16.08.2016. The Marriage Palaces till the formulation of these policies were considered purely 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 are solemnized in these Marriage Palaces but also other social functions are performed in these places. Hence, the Marriage Palaces were classified as a special category of buildings. Keeping in view the nature and use of these buildings as Marriage Palaces, such buildings were properly defined and proper building norms were laid down for the establishment of such buildings to ensure public safety, public conveniences and provision of adequate parking in these policies.

1.2 Under these policies, 1093 applications were received from time to time out of which and 109 Marriage Palaces have been regularized and CLU for 401 Marriage Palaces have been issued. About 580 Marriage Palaces remain unauthorized as they did not meet the criteria.

1.3 Now, therefore, in recognition of the need to provide affordable spaces to solemnize marriages and other functions of all strata of the society, while at the same time ensuring public health and safety, a new policy has been prepared as below:

2. Definitions:

a) ***"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.

b) ***"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.

c) ***"Existing Marriage Palaces"*** means a Marriage Palace which is in existence on or before 16.11.2012.

d) ***"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.

e) ***"State Government"*** shall mean, in the case of Marriage Palaces situated within the limits of an urban local body viz., Municipal Corporation, Municipal Committee, NAC, the department of Local Government, and in the case of all other Marriage Palaces, the Department of Housing and Urban Development.

f) ***"Unauthorized Marriage Palace"*** shall mean the Marriage Palace either declared as un-authorized by the District Level Committee constituted for the scrutiny and approval of Marriage Palace, under this policy or has been constructed after 16.11.2012 till the date of this notification without approval of the Competent Authority and has not been regularised under Govt. Policy.

3. Applicability and Scope:

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

(i) Regularization of Existing and unauthorized Marriage Palaces

(ii) Setting up of new Marriage Palaces.

Receipt and disposal of applications

(i) The owners of unauthorized marriage palaces who could not apply under the previous policies of the Government shall submit their applications to the Competent Authority as below:

- The last date for submission of applications for regularization of Existing Marriage Palaces shall be upto 31-10-2017.
- The pending applications received for regularization of unauthorized Marriage Palaces under the previous policies and the applications received under this policy shall be disposed off by 31.12.2017.

4. Permissible zones for Marriage Palaces:

The Marriage Palaces shall be permissible as per the provisions of the respective Master Plan or as allowed by Government orders/ notifications issued from time

to time. However, in rural areas where no Master Plan is notified as yet, the Marriage Palaces shall be permissible as per provisions of this policy.

5. Building Norms for New Marriage Palaces shall be as per Annexure B.

6. Minimum road width (Outside Master Plans area):

The following distances from Municipal Corporation/ Municipal Council limits of Punjab state shall be adhered to allow the new/ existing Marriage 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 and Patiala 07 Kms.

iv) Rest of Municipal Corporations (except Municipal Corporation SAS Nagar)------- 05 Kms.

v) Municipal Corporation, SAS Nagar as per the provisions of Regional Plan GMADA.

B) Distance from Municipal Council Limits:

i) A class Municipal Councils----- 05 Kms.

ii) B class Municipal Councils----- 03 Kms.

iii) C class Municipal Councils--------- - no minimum distance

7. Regularization of Marriage Palaces

A) The regularization of existing Marriage Palaces will be dealt as per policy guidelines annexed at Annexure 'C'. However, CLU, EDC, PF, SIF etc shall be charged as per this policy. All the Marriage Palaces constructed after 16.11.2012 without approval shall be considered under this policy. The Marriage Palace Owners', who could not apply under previous policies, will have to apply for the regularization immediately under this policy and latest by 31.10.2017.

The following relaxations shall be applicable to the existing Marriage Palaces and also to those Marriage Palaces which have been constructed after 16.11.2012 till the date of notification of this policy without approval of the Competent Authority so that the maximum number of unauthorized Marriage Palaces could be brought under the umbrella of planning framework to ensure public safety, security and public conveniences.

i. Relaxations:

(a) Setback: In case of the marriage palace where no space is left for setback on any one side (except front) 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 the 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 has to obtain fire safety certificate from the Fire Officer in this regard.

However, this relaxation will not be granted for the front setback.

(c) A variance upto 10% of the norms fixed for minimum plot size, setbacks around the marriage hall, approach road to the marriage palace and parking area shall be allowable.

ii. Every Marriage Palace must have at least 30% area of the existing premises of the Marriage Palace under parking and for the remaining 20% area required to achieve minimum 50% parking, the owner is permitted to make alternate arrangement of parking as per following parameters:

a) The site shall be located within a distance of 100 metres from the marriage palace site;

b) The site of parking shall have minimum approach road of 22'-0" in case of Marriage Palace falling outside Master Plan area and 40'-0" for Marriage Palace within Master Plan area;

c) 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 alternate area under parking provided for meeting the shortfall of 20% parking for Marriage Palaces established before 17.08.2007 shall not be chargeable whereas the alternate parking area provided to meet the shortfall of parking for the Marriage Palaces established after 17.08.2007 upto the date of the notification of this policy shall be chargeable @ Rs.2.00 lac for a period of three years for meeting the shortfall of 20% parking. After three years, the same charges shall be payable for extension for a period of next three years and so on. In case, the shortfall of parking is less than 20% then these charges shall be levied on prorata basis.

d) The provisional/ final NOC of NHAI or PWB (B&R), or Forest Department or Development Authority, if applicable shall be pre-requisite.

e) In case the Marriage Palace owner has provided sufficient parking which is not exactly 50% of the plot area as required under policy but is close to 50% mark, in such cases a variance of up to 10% in the parking area shall be allowed, provided that the other norms of the marriage palace are fulfilled and the owner has to pay a compounding fee for the shortfall of parking area on pro-rata basis of the above said alternate shortfall parking charges.

iii. The provision of Water Closets/ Urinals for Marriage Palace shall be as per Annexure 'B' of this policy.

iv. There shall be no condition of minimum distance required from the site of a School, College, Hospital, religious place and the red category industry in case of existing Marriage Palace.

v. The Marriage Palaces which are fully compliant as per provisions of this policy but are facing closure due to non decision of any Govt. Department/ Authority will be allowed to function.

8. Relaxation of charges/ Fee for regularization of Marriage Palaces:

The following relaxations shall be applicable on Conversion of Land Use, External Development Charges, Permission Fee (CLU, EDC, PF) etc on existing/ unauthorized marriage palaces constructed till the date of notification of this policy:

1) The CLU, EDC, PF and SIF charges leviable for Marriage Palaces shall be as per Annexure – F with following exemptions:-
   a. There shall be 100% exemption of CLU, EDC, PF etc on total parking area of the Marriage Palaces established without approval of the Competent Authority. However, the remaining area of these Marriage Palaces shall be chargeable as per provisions of this policy.
   b. 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.
   c. 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.

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 of Marriage Palace
- 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.

Note:

- The exemption on parking area shall be permissible in both cases i.e., for parking on the ground floor as well as parking under basement. In case, the parking is under basement the remaining area of the site shall be calculated after deducting the area under basement parking from the total area of the site for calculation of CLU, EDC and PF etc.
- These amended charges will be applicable on all cases already approved under previous policies also. The excess amount received from the applicants of the already regularized cases prior to this policy will be adjusted in the next instalments of the project, if any. However, in case where lump sum payment has been received and marriage palace regularized, the excess amount of CLU, EDC, LF, SIF so charged will not be refunded to the applicant under this policy.

  Provided, however that the provision of refund of CLU, EDC, LF, SIF shall remain applicable as per the provisions of policy notified vide No. 12/8/2012-5Hg-II/820005/1 dated 16.08.2016.

Mode of payment of Fees/ charges:

The upfront payment of charges at the time of CLU shall be 15% of the total charges. The balance 85% of the charges shall be payable in six equal six monthly instalments. No rate of interest shall be charged on instalments if paid as per schedule. The rate of interest on earlier instalments deposited by the Marriage Palace Owners, if any, shall be adjusted in next instalments. However, in case of default of the instalment, the interest at the rate of 12% shall be chargeable on the default amount for the default period.

The balance instalments, if any shall be re-scheduled as per the provisions of this policy by the concerned Development Authority.

9. Penalty for operating Marriage Palace without regularization:

The owner of the Marriage Palace who fails to get his Marriage Palace regularized under this policy shall have to stop using his/ her premises as Marriage Palace immediately failing which he/ she have to face the following penalties:

(i) The water supply, sewerage, electricity connection, if any, will be disconnected;

(ii) The premises will be sealed;

(iii) The unauthorized building of the Marriage Palace may be demolished at his/ her expense and legal proceedings against the owner will be initiated.

10. Approval Process for New Marriage Palaces

1) The application for approval of a marriage palace shall be processed as per the prevalent procedure of the Department.
2) 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.
3) 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, if any.

4) Every building application of Marriage Palace submitted for approval to the competent authority shall be verified by the concerned fire officer for safety measures proposed in the building plan before approval of the same.
5) Before occupying the building, the owner shall be required to obtain occupation certificate from the Competent Authority.
6) The building plan of the Marriage Palace shall be approved within the stipulated time frame given in the Right to Service Act.

7) 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.

8) Applicant shall comply all other relevant laws/ instructions which ever are applicable in the state of Punjab from time to time.

11. Charges/ Fee for approval of new Marriage Palaces:

i. CLU, EDC, PF and SIF Charges: 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.

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.

ii. Mode of payment: CLU, EDC, LF and SIF charges will be payable in two equal instalments. First instalment at the time of approval of CLU and second instalment 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 payable.

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

12. PROVISION OF COMMERCIAL COMPONENT:

In a Marriage Palace (existing/ new), a commercial component upto10% of the FAR availed shall be permissible subject to the following conditions:

(a) The total ground coverage of the Marriage Palace shall not exceed 35% including the commercial component.

(b) The owner has to pay CLU, EDC, LF/ PF and SIF charges as applicable for commercial purpose on commercial component.

(c) The commercial component may include shops namely Gift Shop, Toy Shop, Restaurant and not general trade shops.

(d) The parking for commercial component shall be provided @ 2 ECS/ 100 sq m of covered area.

(e) The commercial component shall only be permissible within the zoned area of the Marriage Palace.

(f) In case the area under commercial component exceeds 1000 sq metres and it is sub-divided into shops then the Marriage Palace owner has to abide by the provisions of the PAPRA, 1995.

13. PROCEDURE FOR REGULARIZATION

District Level Committee (outside Municipal limits):

The following Committee shall scrutinize and approve the regularization of existing/ unauthorized 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) (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) Municipal Corporation/ Council Level Committee: For areas within Municipal limits, the Committee as constituted by the Local Government Department shall scrutinize and approve the regularization of Existing Marriage Palaces in a time bound manner.

Note: The CLU and building plans of these marriage palaces shall be technically approved at the level of the designated Senior Town Planner of Department of Town and Country Planning for outside Municipal limits and within municipal limits such powers shall be with the designated officer of the Local Government/ Local Body.

iii) Submission of application:

The unauthorized Marriage Palace Owners can apply to the Chief Administrator of the concerned Authority/ Local Body as the case may be, in a form as per Annexure 'D'.

iv) 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.

f) Approval of regularization of existing Marriage Palace shall be issued in the format as per Annexure 'E'

Place: Chandigarh
Dated: 11-08-2017

Vini Mahajan, IAS
Additional Chief Secretary to Government of Punjab
Department of Housing and Urban Development

Endst. No. 12/08/2012-5hg2/4611 Dated: 11/08/2017

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 50 copies thereof may be supplied to this Department for official use.

Special Secretary

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 26th 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.

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)	Member

(In-charge of Scheduled Roads)

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'

Building Norms for setting up of new Marriage Palaces

(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 Water Closets / Urinals shall be as under:

(a) For Marriage Palace in an area upto 2.5 acres		
Men	Water Closets	3 Nos
	Urinals	7 Nos.
Women	Water Closets	7 Nos
Handicapped 1 Water Closet each for Men and Women.		
(b) 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 equal to or less than half of an acre then it will not be considered for provision of extra urinals/ toilets.
- if the fraction is more than half an 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.

(iv) The cooking space may have direct opening to the Marriage Hall provided that the doors opening in the Marriage Hall shall be fire rated doors of minimum 1 hr 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 Act, 2004 as amended from time to time.

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) 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 at least 100 metres away from the source of pollution of Red Category Industry, if any.

(x) 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.

(xi) 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.

(xii) The parking of vehicles shall be ensured within the specified parking space and no vehicle shall be allowed to be parked on the road side/ road reservation.

(xiii) Provision regarding solid waste garbage/ kitchen disposal, prevention of air, water and noise pollution shall be made according to the Punjab Pollution Control Board (PPCB) norms.

(xiv) The site of Marriage Palace shall be segregated by a Boundary wall.

(xv) 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.

Table:-1 Schedule of Area and other norms for approval of new Marriage Palace

Sr. No.	Area in Sq. Mtrs.	Minimum width of approach road		Max site cover age	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	18 meters	12 meters	35% of the plot area	1:0.5	NH	30	6	6	4	50% of plot area
						SH	25	6	6		
						SR (other than NH/ SH)	20	6	6		
						Other Roads	18	6	6		
2	4001 and above	25 meters	18 meters	35% of the plot	1:0.5	NH	30	6	6	4	50% of plot area
						SH	25	6	6		

				area		SR (other than NH/ SH)	20	6	6		
						Other roads	18	6	6		

NOTE:

1. 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).
2. 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.
3. Conversion of plots in approved residential/ industrial estates/ focal points shall not be permissible for Marriage Palace under this policy.

Annexure 'C'

NORMS/ GUIDELINES FOR REGULARIZATION OF MARRIAGE PALACES

S. No.	Area in sq.mts	Minimum width of approach road			Maximum covered area	Minimum set back			Minimum height of ceiling of the structure from the ground level (in meters)	Parking on ground/ under basement
		Within M.C limits	Master Plan area	Rural area		Front	Back	Other sides		
1	1200 to 2000	12 mts.	15 mts.	-	40%	12 mts.	4 mts.	3 mts.	4 mts.	50%of site
2	2001 to 3000	15 mts.	15 mts.	10 mts.		15 mts.	6 mts.	4 mts.		
3	3001 to 4000	18 mts.	18 mts.	10 mts.		18 mts.	6 mts.	4 mts.		
4	4001 and above	20 mts.	20 mts.	10 mts.		18 mts.	6 mts.	4 mts.		

In addition to above norms the following guidelines shall be followed:

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 'D'

Application Form for regularization/ setting up of new marriage palace

From

Shri_____
Son of_____
House no._____
Village/ Town _____
District _____

To

_____

_____

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

Annexure 'E'

Format of Regularization Certificate for unauthorized Marriage Palace

Name of Authority

From

.....
.....
.....

To

.....
.....
.....

No.
Dated:

Subject: Regularization of unauthorized marriage palace situated at ..... under the provisions of policy for Regularization of Unauthorized Marriage Palaces in the State of Punjab.

Ref:- Your application dated .....

Your application under reference for the regularization of your unauthorized marriage palace namely ..... situated at Road ..... in Khatauni/ Khasra No..... area ..... Village ..... (H.B. No.....), Tehsil ....., District ..... has been considered at the level of District Level Committee constituted under the provisions of policy issued by the department of Housing and Urban Development Punjab vide No. ..... for Regularization of existing Marriage Palaces and for setting up of New Marriage Palaces in the State of Punjab. Your marriage palace is hereby regularized on the following terms and conditions:-

1. This regularization is for running a marriage palace under the name and style as mentioned under subject for the purpose mentioned therein and not for any other purpose whatsoever.
2. The owner of the marriage palace shall be bound to pay the instalments of CLU/ EDC/ License Fee etc. in time according to the schedule of payment. In case of default the regularization will be cancelled.
3. Further additions/ alterations if any, in the site or in the building plans of the marriage palace shall be made after obtaining prior approval of the Competent Authority.
4. The alternative parking if required, shall be provided as per the provisions of the policy No. ..... as amended from time to time and shall be maintained properly.
5. Any other condition (s) (to be specified)

Apart from the above said conditions, the owner of the marriage palace shall also comply with the terms and conditions of NOCs/ Clearances received from the following departments in this regard:-

1. Revenue Department--------
2. Senior Town Planner-------
3. Punjab State Power Corporation Limited--------
4. Public Works Department (B&R)---------
5. Punjab Pollution Control Board------
6. Forest Department----------
7. Fire Department----------
8. Any other department required in a specific case (pl. specify).

In case the owner of the marriage palace fails to fulfill any of the terms and conditions and NOCs/ Clearance issued by the concerned departments in this regard, the marriage palace so regularized will be cancelled and action shall be initiated as per provisions of the policy/ law against the owner.

Chief Administrator,
.....

Endst. No. Dated:

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

1. Office of Deputy Commissioner.....
2. Senior Town Planner .....
3. Superintending Engineer, PSPCL.....
4. SE/ Executive Engineer, PWD (B&R).
5. Environmental Engineer, PPCB.....
6. District Forest Officer.....
7. Fire department.....
8. Any other department required in a specific case.

Chief Administrator,
.....

Annexure 'F'

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	Master Plan areas of SAS Nagar, Zirakpur & New Chandigarh	11.25	35.00	25.00	1.50	2.25	**50.00**	**40.00**
2	Ludhiana within and outside M.C.limits upto 15 KMs	10.25	36.00	26.00	1.50	2.25	**50.00**	**40.00**
3	Jalandhar, within and outside M.C. limits upto 10 KMs	9.00	28.00	16.00	1.20	1.80	**40.00**	**28.00**
4	Amritsar, Patiala within and outside MC limits upto 7 KMs Bathinda within and outside MC limits upto 5 KMs	3.75	15.00	10.00	0.50	0.75	**20.00**	**15.00**
5	A). Rajpura, Sirhand, Mandi Gobindgarh, Khanna, and Phagwara within and outside MC limits upto 7 KMs B). Moga, Batala,Pathankot, Barnala,Malerkotla, Morinda and Hoshiparpur within and outside MC limits upto 5 KMs C) Master plan areas of Kharar, Dera Bassi ,Banur and remaining areas of GMADA regional plan, other than master plan areas mentioned at sr. no.1	3.00	8.00	4.00	0.40	0.60	**12.00**	**8.00**
6	Sangrur, Sunam, Nabha, Faridkot, Kotkapura, Ferozepur, Malout, Abohar, Mukatsar, Kapurthala, Nawan Shahar, Ropar, Tarn Taran, Gurdaspur, Samana, Jagraon, Mansa, Lalru and kurali within M.C. limits and Outside M.C. Imits upto 3 KMs	2.25	7.00	3.00	0.30	0.45	**10.00**	**6.00**
7	All other towns and areas not covered in any of the above potential zones.	1.50	4.00	2.00	0.20	0.30	**6.00**	**4.00**

Note:-

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