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DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75 (1st to 3rd Floor), Sector-17-C, Chandigarh

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To

Kaushalya Devi W/o Hans Raj,
Nirmala Devi W/o Chander Parkash,
R/o VPO Khairekan (Sirsa).

Memo No. SA-605-JE (VS)-2013/ 858

Dated: 10/11/14

Subject:- Request for grant of CLU permission for setting up of Dhaba in the revenue estate of village Bajekan, District Sirsa, Nirmala Devi W/o Chander Parkash, Kaushalya Devi W/o Sh. Hans Raj.

Ref:- Your application dated 15.10.2013 on above cited subject.

Your request for grant of permission for change of land use for setting up of Dhaba over an area measuring 3195.66 sq. mtrs (after excluding an area measuring 853.80 sqm falls within 60 mtr wide Green belt along NH-10, new NH-9) comprising Khasra Nos. 13//13/2min, 18/1/1, 18/2/1 in the revenue estate of village Bajekan, Distt. Sirsa in the controlled area Sirsa has been considered and it has been decided in principle to grant permission for change of land use on the land as shown in the enclosed site plan. Therefore, as per requirement of the provisions of Rule-26-C of Rules, 1965 you are hereby required to fulfill the following terms and conditions in accordance with Rule-26-D of Rules, 1965 and submit the following documents as prerequisite:

1. An agreement deed on prescribed CLU-II Performa (Specimen Enclosed) on the Non-Judicial Stamp Paper of Rs.10/- as required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965 framed there under.
2. A sum of Rs. 1,59,783/- on account of Conversion Charges @ Rs. 50/- per (25% of the conversion charges for commercial) sqm be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
3. A sum of Rs. 6,58,639/- on account of 10% EDC @ Rs. 83,372/- lacs (for permissible area i.e. 40% of Rs. 312,725/- lacs per gross acre) be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.

✓ 4. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall deposit of balance 40% EDC at the time of acquisition of Sector and balance 50% in four annual installments @ 15% interest update.

✓ 5. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that rate for construction of 24m/18m/15 m wide internal roads are not included in EDC and you shall pay the proportionate cost of acquisition of land and construction of such roads as and when demanded by the Department.

✓ 6. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall not raise any construction on the land falling within 60 m wide green belt proposed along NH-10 and not object acquisition of the same in near future.

7. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical

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nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C., Sirsa.

8. ✓ An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall get the Zoning/Building plans for the site approved from the Deptt. before commencement of work at site and start construction at site within six months from issuance of CLU permission.
9. ✓ An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
10. ✓ An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that you shall obtain Occupation Certificate from the Deptt. after completing the building within two years of issuance of change of land use permission.
11. An affidavit on Non-Judicial Stamp Paper of Rs. 10/- duly attested by 1st Class Magistrate that no other application for grant of license/CLU permission for the Khasra Nos. covered under the present CLU application stand submitted by you, which is pending for consideration/orders. (Specimen enclosed).

As laid down under Rules 26-C, you are hereby called upon to fulfill the above said terms and conditions and submit the requisite documents within a period of 30 days from the date of issue of this letter (L.O.I.) On your failure, this letter shall stand withdrawn and permission shall be refused as per the provisions of Rule 26-C(2) of Rules 1965.

(Karamveer Singh)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

Endst. No. SA-605-JE (VS)-2013/

Dated:-

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

1. Senior Town Planner, Hisar.
2. District Town Planner, Sirsa with request to send a report within 7 days if any variation found in area at site.

(Karamveer Singh)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh