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The Director,  
Town & Country Planning,  
Haryana, Chandigarh

Memo No. STP(R)/CLU-409 (J)/2381

Dated 21-4-2017

**Subject:** Request for grant of change of land use permission for setting up of Retail Outlet (HPCL) over an area measuring 4K-18M i.e 2478.678 sqm in the Revenue Estate of Village Matan, Tehsil Bahadurgarh, District Jhajjar - Sh. Mange Ram S/o Sh. Dhanraj.

**Reference:** DTP, Jhajjar office Memo No. 1098 dated 22.03.17.

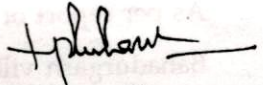
DTP Jhajjar vide their office memo mentioned under reference has sent detail in the subject matter. The facts and figure reported by DTP Jhajjar have been examined and comments of Circle Office are as under:-

1. Sh. Mange Ram S/o Sh. Dhanraj, R/o Village Gawalisan, District Jhajjar, has applied for grant of change of land use permission for setting up of retail outlet (HPCL) over an area measuring 4K-18M i.e 2478.058 sqm comprising khasra No. 61//22/3 & 65//2/1 in the revenue of village Matan, Tehsil Bahadurgarh, District Jhajjar. Applicant has taken the applied land on 30 year lease starting from 29.11.2016 to 28.11.2046 vide mutation no. 5579 & 5593.
2. Applied land falls within additional Controlled Area Jhajjar declared on 31.03.2010.
3. As per report of DTP Jhajjar, applied land is having approach from 66'-0" wide Chhara-Bahadurgarh village link road, which is proposed as V-3A road of 60 mtr width in the published Draft Development Plan 2031 AD, therefore, existing 66'-0" wide road is proposed to be widened to 60 mtr and hence, an area measuring 1440.006 sqm of the applied land falls within the proposed road widening. However, based on the report of DTP Jhajjar on proforma prescribed for CLU cases, status of the said road is shown as scheduled road in para iv(a), therefore, DTP Jhajjar is being requested to confirm if the said road is a scheduled road. If it is a scheduled road, then applicant is required to take permission for taking access from the said scheduled road.
4. As per report of DTP Jhajjar, applied land is not the part of published Draft Development Plan 2021 AD Sampla Urban Complex but it is a part of proposed Draft Development Plan 2031 AD Sampla Urban Complex. It is also worth mentioning here that the alignment of the road on which the subject cited site fall differs from the alignment of the said road shown in the said proposed Draft Development Plan 2031 AD. Based on the Google imagery and actual site position, alignment of the said approach road has been marked by DTP Jhajjar on the proposed Draft Development Plan 2031 AD and based on the said revised alignment of the road, subject cited site falls in green belt zone and setting up of retail outlet in green belt is a conforming activity. However, area measuring after road

5. The applied site falls in urban area Jhajjar and as per report of DTP Jhajjar, there is no violation of section 7(i) of Act of 1975.
6. As per site plan, out of total area measuring 2478.058 sqm, an area measuring 1440.006 sqm falls in road widening and within 30 mtr wide green belt proposed along the said V-3a road.
7. DTP, Jhajjar has also sent the report on prescribed proforma for petrol pump cases. According to said report of DTP Jhajjar, the present site is at a distance of more than 300 mtr from the nearest road junction, DTP Jhajjar has also reported that there is no verge in the approach road and further it has been reported that there is another petrol pump at approx. 3 km on the same side.
8. The applicant has not submitted NOC of Explosives Department.
9. LOI dated 24.10.16 issued by HPCL in favour of applicant is enclosed herewith.
10. As per report of DTP Jhajjar, there is no unauthorized construction at site.
11. No HT line or oil pipe line / gas pipe line passes through the site and the site is not involved in any acquisition proceedings.
12. As per Revised Sub Regional Plan 2021 AD and Haryana Sub Regional Plan of NCR 2021 AD, the applied site does not fall in any NCZ sites.
13. As per report of Account section, the net worth certificate of Chartered Accountant is not attached regarding financial capacity to execute the project.

Decision on the case may be taken as per per policy of the Department. A set of documents received from District Town Planner, Jhajjar is enclosed herewith for taking further necessary action.

DA/As Above

  
Senior Town Planner,  
Rohtak Circle, Rohtak

Dated

Endst No. STP(R)/

A copy is forwarded to the District Town Planner, Jhajjar w.r.t their office memo No. 1098 dated 22.03.17 for sending report per para 3 above directly to HQ under intimation to this office.

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Senior Town Planner,  
Rohtak Circle, Rohtak