

**District Town Planner (Enf.)**  
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**Department of Town & Country Planning, Haryana**  
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To

The Commissioner,  
Municipal Corporation ,  
Hisar.

Memo No. **HR/DTP-E/4549/2022** Dated: **21/12/2022**

**Subject:- Application for Change of Land Use permission for commercial unit (Petrol pump) on land bearing khasra no. 140//17/2,18/1,18/2,24/1 in the revenue estate of Village Satrod Khas, Tehsil & District Hisar.**

**Ref:-** CLU application no. CLU06017000192.

In the reference of subject cited above, the applicant has submitted an application for Change of Land Use permission for commercial unit (Petrol pump) on land bearing khasra no. 140//17/2, 18/1,18/2,24/1 in the revenue estate of Village Satrod Khas, Tehsil & District Hisar has been received in this office. After the scrutiny of documents submitted by applicant and site inspection, the detailed report regarding on this case is as under:-

1. According to the Jamabandi Year 2018-19, Khewat No. 280, Khatoni No. 396 & Mutation No. 7633 Pattanama dated 10.10.2022 of Village Satrod Khas, Tehsil & District Hisar, applicant Smt. Neetu W/o Sh. Rajiv Kumar S/o Sh. Durga Parsad is the lessee of land bearing Khasra Nos. 140//17/2 (3-18), 18/1 (4-12), 18/2 (1-17), 24/1 (0-18) Total area 11 Kanal 05 Marla for 33 years i.e. from 21.09.2022 to 20.09.2055. Applicant is the absolute lessee of above mentioned Khasra Nos. land measuring 11 Kanal 05 Marla.
2. Applicant applied for Change of Land Use permission for developing the land into building for the purpose of Retail Outlet (Petrol Pump) for an area measuring **2155.23 Sqmt** in Khasra Nos. 140//17/2, 18/1, 18/2, 24/1 of Village Satrod Khas, Tehsil & District Hisar.
3. According to the Aks-Sijra verified by the Halka Patwari on 13.09.2021 in which 31 Karam (west side) & 35 Karam (east side) wide road i.e. old DHS Road is shown along with the applied land. Further, it is also intimated that a 6 Karam wide drain/nala passing through the applied land but the applicant did not submit the No Objection Certificate from concerned department. So, applicant should submit the No Objection Certificate from the concerned department.
4. Applicant has submitted a Non-Encumbrance Certificate dated 17.05.2022 verified by Halka Patwari in which it is mentioned that the land bearing Khasra Nos. 140//17/2, 18/1, 18/2, 24/1 is free from all kind of encumbrance.
5. The applied land falls in Controlled Area and Urban Area, Hisar & the same has been marked with red colour on part plan copy of controlled area plan, Hisar and part plan copy of urban area plan, Hisar (copy enclosed).
6. The applied land falls within the limit of Municipal Corporation, Hisar and Urbanizable limits of Hisar.

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7. No/Oil/Gas Pipe Line passes through the applied site but HT line passed through the applied site which is shown in the attached site plan (i.e two 11kv HT line at passes through front side of applied land, one 11kv HT line passes through applied site and one 132kv HT line passes through back side (north direction) of applied land).In this regards the applicant has not been submitted undertaking/consent to shift the above HT electrical line.
8. As per Drawing No. DTP (H) 3416/2006 dated 26.10.2006 of Final Development Plan-2021 A.D. Hisar, the applied land falls in Industrial zone and sector 18A. It is also intimated that the sectrol plan of sector-18A (Industrial sector) is not prepared yet.
9. At present the site is laying vacant (Agriculture land).
10. The dimensions shown in aks-sajra plan of the applied land do not match with those of Site Plan of the applied land submitted by the applicant.
11. According to the revenue documents submitted by the applicant, there is no violation of the sub-section (i) of Section 7 of The Haryana Development and Regulation of Urban Areas Act, 1975 in above CLU case.
12. As per revenue record there is no acquisition proceedings under Land Acquisition Act, 1894/LARR-2013 on the applied land.
13. Detailed analysis of financial capability of the applicant to the execute project may be done at the directorate, if required.

Report along with site plan prepared by this office , part copy of urban area plan, part copy of controlled area plan, part copy of FDP-2021 AD Hisar, showing the proposed site in red colour, is being sent for further necessary action.

DA/As above.



District Town Planner,  
Hisar.

Endst. No. HR/DTP-G/4550/2022

Dated:- 21/12/2022

A copy is forwarded to the Director, Urban Local Bodies, Haryana, Panchkula for information & further necessary action, please.

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