



Directorate of Town & Country Planning, Haryana
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:
www.tcpharyana.gov.in,
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



To

Virasat Heritage Village Trust
Through Sh. Abhinav,
R/o 620, Sector 5,
Urban Estates Kurukshetra

Memo No.CLU/KA-704A/CTP/1151/2021

Dated:19/01/2021

Subject:

Request for grant of Change of Land use permission for setting up of theme park in the revenue estate of Village Masana, Tehsil Thanesar, District Kurukshetra



Reference: Your application dated 28.11.2020 on the above cited subject

Your request for grant of change of Land Use permission for setting up of theme park over an area measuring 11491.68 sqm (after excluding an area measuring 1812.24 falling within green belt) bearing Khasra no 43//21/1, 44//23 Min, 24 and 25 in the revenue estate of village Masana, Tehsil Thanesar, District Kurukshetra has been considered and it has been decided in principle to grant permission for change of land use on the land shown on 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 (<https://tcpharyana.gov.in/Forms/CLU-Forms/Form%20CLU-II.pdf>) on the Non-judicial Stamp Paper 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.925360.00 on account of Conversion Charges (refer Fees and charges at <https://tcpharyana.gov.in/>) be deposited online at www.tcpharyana.gov.in.
3. An undertaking on Non-Judicial Stamp Paper that:-
 - I. You shall pay the additional amount of Conversion charges for any variation in area at site in lump sum within a period of 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
 - II. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
 - III. You shall pay the total external development charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
 - IV. You shall give atleast 75% employment to the domiciles of Haryana where the posts are not technical in nature and a quarterly statement indicating the category wise total employment to those who belong to Haryana shall be furnished to the G.M.D.I.C.
 - V. You shall deposit labour cess at the time of approval of building plan.
 - VI. You shall have no objection to land acquisition for laying/augmentation of services at any point of time in future as required by Govt./HSVP.
 - VII. That no other application for grant of licence/CLU permission for the Khasra nos.

covered under the present CLU application stand submitted by you which is pending for consideration/orders

VIII. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.

IX. You shall get the building plans for the site approved from the department before commencing the construction at site and will start the construction within six months from the date of issuance of final permission.

4. Condition No. 3(III & VII) will be submitted on an affidavit duly attested by 1st Class Magistrate.

5. That you shall submit the documents regarding sources of funds for implementation of the project.

As laid down under Rule 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.



Rohit Chauhan
District Town Planner
Directorate of Town &
Country Planning,
Haryana

Dated. 19/01/2021

Endst No. CTP/1152-1154/2021

- 1.Senior Town Planner, Panchkula
- 2.District Town Planner, Kurukshetra.
- 3.Project Manager (IT) to host the same on departmental website.



District Town Planner
Directorate of Town &
Country Planning,
Haryana

Office of The District Town Planner, Kurukshetra

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
ROOM NO. 316, SECOND FLOOR, NEW MINI-SECRETARIAT, KURUKSHETRA

☎ : 01744-220360; E-mail: dtp1.kurukshetra.tcp@gmail.com

To

Divisional Forest Officer
Kurukshetra.

Memo No. 380 DTP (KKR) Dated: 09/02/2021

Sub: Diversion of 0.0119 ha. Of forest land for Path from road to setting up a Virasat heritage Village owned by the Trust Virasat Heritage, Village Masana, Tehsil Thanesar, Distt. Kurukshetra, Haryana, under forest division & Distt. Kurukshetra (FP/HR/Approach/46697/2020).

Ref: Applicant's Virasat heritage Village Trust application dated 08.02.2021 and your office endst No. 2371 dated 15.10.2020.

On the above cited subject and letter under reference, it is intimated that Virasat Heritage Village has applied for Change of Land Use Permission on 28.11.2020 for recreational use. After considering the application of the applicant Director, Town & Country Planning, Haryana, Chandigarh has issued the LOI vide their office memo No. CLU/KA-704A/CTP/1151/2021 dated 19.01.2021. In compliance of the LOI applicant has deposited the conversion charges Amounting Rs. 925360/- through txn No. 72415197 dated 04.02.2021. This is for your kind information and further necessary action, please.



District Town Planner,
Kurukshetra

Endst. No. DTP (KKR)

Dated:

A copy is forwarded to Secretary, Virasat Heritage Village, H.No. 620, Sector-5, Kurukshetra for information. please.



District Town Planner,
Kurukshetra