

To

Senior Town Planner,
Panchkula.

Memo No.: 1315/CLU-492

Dated: 12-03-2021

Subject: Request for grant of Change of Land Use Permission for setting up of "Banquet Hall" in the Revenue Estate of Village Khanda Kheri, Tehsil Assandh, District Karnal - M/s Royal Enclave.

Reference: Applicant's application Diary No. TCP-OFA/4172/2021 dated 05.03.2021 (CLU Application No. CLU/KL-1071A).

On the subject cited above, it is informed that on the basis of documents verification and site inspection following the comments of this office on the above case:-

1. Applicant's Company M/s Royal Enclave has applied for grant of Change of Land Use permission for setting up of "Banquet Hall" on land measuring 24K-16M comprising Khasra Nos. 79/124/1/2 (02-11), 25/2 (06-00), 87/14/2 (05-18), 5/1 (06-06), 7/1/1 (04-01) of Revenue Estate of Village Khanda Kheri, Tehsil Assandh, District Karnal.
2. As per submitted Partnership Deed dated 20.12.2020 the detail of partners in firm are as below:-

Sr. No.	Name of Partners
(i)	Sh. Janpal Singh S/o Sh. Gurdev Singh R/o Village Khanda Kheri, Assandh, District Karnal.
(ii)	Smt. Ramandeep Kaur W/o Sh. Janpal Singh R/o Village Khanda Kheri, Assandh, District Karnal.

As per partners resolution passed on 25.01.2021 Sh. Janpal Singh S/o Sh. Gurdev Singh R/o Village Khanda Kheri, Assandh, District Karnal is authorized for all work related to Change of Land Use permission.

3. This land falls within Controlled Area Assandh declared vide notification dated 03.01.2006.
4. The applied site does not fall within the limits of Municipal Committee, Assandh, District Karnal.
5. As per Shajra Plan issued by concerned Halka Patwari the site is approachable from 11 Karam wide village link road Assandh - Khanda Kheri.
6. Applicant has uploaded applied for access permission from PWD B&R Karnal and has submitted copy of No Objection Certificate in this office issued vide memo no. 3615 dated 09.03.2021 from Executive Engineer, Provincial Division No. 2, PWD (B&R), Br. Karnal (copy enclosed).

7. As per Amended Final Development Plan 2031 AD Assandh published vide Notification CCP(HCR)/Karnal (Assandh)/2020/1522 dated 10.11.2020 applied site falls within Agricultural Zone. Site of applicant has been marked on the copy of Amended Final Development Plan 2031 AD Assandh.
8. Presently, site of applicant is partly vacant and partly under agricultural use.
9. No electric line/ Gas pipe line passes through the applied site.
10. Applicant's firm has uploaded Certificate of Ministry of Micro, Small & Medium Enterprises vide No. UDYAM-HR-10-0005666.
11. Regarding NCZ, no survey has been conducted in District Karnal.
12. Site plan of above said land showing 500 meters surrounding detail is enclosed herewith.
13. Applicant has deposited Rs. 125451/- vide GRN 74263374 in favour of Director, Town & Country Planning, Haryana as Scrutiny fee, which is @ Rs. 10/- per Sqm of applied area.
14. This site falls within Urban Area Assandh. The report regarding Section 7 (i) of Haryana Development and Regulation of Urban Area Act, 1975 is as under:-
 - 14.1 As per uploaded Jamabandi Year 2016-2017, Khewat No. 131, Khatoni No. 213, Khasra No. 67//11/1 (04-12), 11/2 (03-08), 12 (08-00), 18/2/2 (00-12), 18/3/2 (01-07), 19/2 (05-08), 20 (08-00), 21 (08-00), 22 (08-00), 23/1/1 (01-10), 68//6 (07-19), 15/1 (05-14), 24 (08-00), 25 (08-00), 79//24/1/2 (02-11), 25/2 (06-00), 86//1 (07-11), 10/1 (00-18), 87//4/2 (05-18), 5/1 (06-06), 6/1 (02-16) total land measuring 110 Kanal 10 Marla, Parvinder Kaur (applicant's mother) wd/o Gurdev Singh is the co-sharer owner of 194/663 part whereas Janpal Singh (applicant) S/o Gurdev Singh is the co-sharer of 469/663 part.
 - 14.2 In Khewat No. 132, Khatoni No. 214, Khasra No. 67//19/1 (02-02), 87//6/2 (05-04), 7/1/1 (04-01), 15/1 (04-04) Janpal Singh (applicant) S/o Gurdev Singh is the owner.
 - 14.3 Applicant has applied in Khasra No. 79//24/1/2 (02-11), 25/2 (06-00), 87//4/2 (05-18), 5/1 (06-06), 7/1/1 (04-01) total land measuring 24 Kanal 16 Marla in which in Khasra No. 87//7/1/1 (04-01) Janpal Singh (applicant) S/o Gurdev Singh is the owner, whereas in Khasra No. 79//24/1/2 (02-11), 25/2 (06-00), 87//4/2 (05-18), 5/1 (06-06), Parvinder Kaur (applicant's mother) wd/o Gurdev Singh & Janpal Singh (applicant) S/o Gurdev Singh are the co-sharer owner.
 - 14.4 Parvinder Kaur (applicant's mother) wd/o Gurdev Singh has submitted an affidavit in this office stating that she does not have any objection, if her son Janpal Singh (applicant) obtain the CLU in this joint land (Mustarka Khata). Copy of consent/ affidavit is attached for ready reference.

Hence, no land has been sub-divided at this site in violation of Section 7 (i) of Haryana Development and Regulation of Urban Areas Act, 1975. Therefore, there is no violation of Section 7 (i) Haryana Development and Regulation of Urban Areas Act, 1975 in this case.

Copy of the site plan prepared by this office, report on prescribed proforma and the copy of the Amended Final Development Plan 2031 AD Assandh showing the proposed site are attached herewith for further necessary action, please.
DA: As above


District Town Planner
Karnal

Endst. No: 1316/CLD-492

Dated: 12-03-2021

A copy of the above is forwarded to Director General, Town & Country Planning, Haryana, Chandigarh for information and necessary action, please.


District Town Planner
Karnal