



Directorate of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site
www.tcpaharyana.gov.in

Phone: 0172-2549349, e-mail: tcpaharyana7@gmail.com



To

Sajjan S/o Sh. Hari Ram, Rakhi w/o Sajjan, VirenGoyal s/o Vipin,
Aditya Gautam S/o Vinod Gautam,
Priyanka Gautam w/o Aditya Gautam, Sunila Gautam w/o Vinod
Gautam, KomalGoyal w/o Sourabh Garg,
SubhiGupta W/o Ajay Garg, Sahil Goyal S/o Vipin Kumar,
House No. 91-L, Model Town, Rohitax

Memo No CLU/HR-
1134A/CTP/11662/2021

Dated: 11/05/2021

Subject:

**Letter of intent for grant of change of land use permission
for setting up of Motel with banquet facility in the revenue
estate of village Kutubpur Tehsil Hansi, District Hisar-
Sajjan S/o Sh. Hari Ram & Others**

Reference: Your application dated 05.02.2021 on the above cited subject

Your request for grant of change of land use permission for setting up of motel with banquet facility over an area measuring 16843.70 sq m (after excluding an area measuring 2429.30 sq m falling within 30 m restricted belt) comprising Khastra no. 112//21/21/2min, 21/2/2min, 21/2/3/1min, 125//1/1/2, 2/1, 10/2/1, 11/1/2, 12/1/1 & Khastra Nos 112//21/2/3/2min, 22/1/2/1/1min, 125//1/2, 10/1, 11/2, 12/1/2 and 125//9/2 in the revenue estate of village Kutubpur, Tehsil Hansi, District Hisar has been considered and decided in principle to grant permission for change of land use. 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://tcpaharyana.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.5895295.00 on account of Conversion Charges (refer Fees and charges at <https://tcpaharyana.gov.in/>) be deposited online at www.tcpaharyana.gov.in.
3. A Sum of Rs.32480.00 on account of Composition Fee (refer Fees and charges at <https://tcpaharyana.gov.in/>) be deposited online at www.tcpaharyana.gov.in.
4. 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.

Vii. 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 Khastra 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.

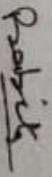
5. You shall demolish the unauthorized boundary wall falling within 30 m restricted belt and send the verified report through DTP Hisar.

6. You shall maintain the ROW of LT/HT lines passing through the site until shift the same from the site.

7. You shall submit the access permission from NHAI before final permission.

8. You shall make your own arrangement for provision of septic tank and bore for potable water.

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.). 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.



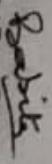
Babita Gupta
District Town Planner
Directorate of Town &
Country Planning,
Haryana

Dated: 11/05/2021

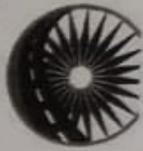
Enrst No. CTP/11663-11664/2021

1.STP Hisar

2.DTP Hisar



District Town Planner
Directorate of Town &
Country Planning,
Haryana



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सकल परिवहन और राजमार्ग संशोधन, भारत सरकार)

National Highways Authority of India

(Ministry of Road Transport and Highways, Govt. of India)

परिचालना कार्यालयन इकाई (प.का.ई.)-रोहताक

Project Implementation Unit (PIU)-Rohtak



BHARATMALA
ROAD TO PROSPERITY

305, विद्यमानिकेतन रोड, नएवदीह शी.पार्क, भारतक टाउन, रोहताक-124001 (हरियाणा), दूरभाष : +91-1262-282010 फ़ैक्स : +91-1262-282011

305, Vidyaniketan Road, Near D-Park, Model Town, Rohtak-124001 (Haryana), E-mail : rohtak@nhai.org, piurohtak@gmail.com

NHAI/PIU-RTK/RTK-HSR/NOC-PP/21-22/ 282

25 May 2021

To

Sh. Sajjan Gupta
S/o Late Sh. Hariram Gupta
H.No. 964, Sector-14P
Hisar-125001

Sub: Four laning of Rohtak to Hisar section of NH-10 (from km 87+000 to km 170+000) including connecting link from Km 87+000 (NH-10) to Km 348+000 (NH-71) to be executed as BOT (Toll) Project on DBFOT Pattern under NHDP Phase III in the state of Haryana-NOC Case for access permission for Motel with Banquet Facility of Sh. Sajjan Gupta S/o Sh. Hariram Gupta at Tehsil Hansi, District Hansi-Provisional Approval-reg.

Ref: (i) Your letter no. NHAI/01/2021 dated 20.04.2021
(ii) RO Chd letter no. NHAI/RO/CHD/11011/PD-RTK/RTK-HSR/NOC/Km 159.070 (LHS)/04-806 dated 17.05.2021

Please refer your letter dated 20.04.2021 regarding NOC proposal for access permission for Motel with Banquet Facility of Sh. Sajjan Gupta S/o Sh. Hariram Gupta at Km 159.070 (LHS) on Rohtak-Hissar Section of NH-10 (New NH-9) at village Kutubpur, Tehsil Hansi, District Hansi.

2. In this regard, RO Chandigarh vide letter no. NHAI/RO/CHD/11011/PD-RTK/RTK-HSR/NOC/Km 159.070 (LHS)/04-806 dated 17.05.2021 (copy enclosed) intimated that the case has been accepted provisionally by Highway Administration (HA) subject to fulfillment of conditions mentioned in License deed and MoRT&H circular dated 26.06.2020.

3. Further, Development of National Highways is a continuous process and therefore, the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus, the permission being granted hereby is temporary in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways.

4. Notwithstanding to the above, the provisional NOC issued shall stand to be cancelled under the following circumstances:

1. If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
- ii. Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
- iii. If at any later stage, any dispute arises in respect of the ownership of the land on which the Retail Outlet is located or regarding the permission for change of land use.

Contd P2

क्षेत्रीय कार्यालय : श्री.रा.रा.भा., - बंगला नं.-35-38, सेक्टर-4 पंचकुला-134112, दूरभाष : 0172-2586818

Regional office : M.H.A.I., Bays No. 35-38, Sector-4, Panchkula-134112, Tel:-0172-2586818

प्रधान कार्यालय : श्री.रा.रा.भा., प्लॉट नं. 6, सेक्टर-10, द्वारका, नई दिल्ली-110075 दूरभाष : 011-25074100, 25074200

Head office : M.H.A.I., G-5 & 6, Sector-10, Dwarka New Delhi-110075. Tel : 011-25074100, 25074200

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5. The compliance related to construction alongwith the requisite documents be submitted to this office after completion of construction within the stipulated time. Please note that access to the private property should not be made operational before issuance of final permission including signing of license deed and construction of other facilities and drainage structures related to the private property as per the approved drawing.

6. The approval of the Competent Authority is hereby conveyed for further necessary action please.

Encl: As above

(Hanumant Singh)

General Manager (T) &
Project Director
PIU-Rohatak
Rk

Copy forwarded for information to:

1. Sh. R.P Singh, GM-cum-RO(Chandigarh), NHAI Bays No-35-38, Sector-4, Panchkula-134112-w.r.t MORTG letter cited above.
2. The Deputy Commissioner, Govt. of Haryana, Hisar
3. D.T.P, District Town & Country Planning, Hisar - It is submitted that NOC proposal for access permission for Motel with Banquet Facility of Sh. Sajjan Gupta S/o Sh. Hariram Gupta at Km 159.070 (LHS) on Rohtak-Hissar Section of NH-10 (New NH-9) at village Kutubpur, Tehsil Hansi, District Hansi is accepted by Highway Administrator provisionally. The final NOC will be issued only after compliance of all standard specification as per MORTG Norms and the above conditions mentioned in RO Chandigarh letter no. NHAI/RO/CHD/11011/PD-RTK/RTK-HSR/NOC/Km 159.070 (LHS)/04-806 dated 17.05.2021 (copy enclosed).
4. The Team Leader, L.N Malviya Infra Project Pvt. Ltd., H. No. 934, Sector-2, Rohtak - for necessary action alongwith copy of drawing to ensure construction as per approved drawing.
5. Rohtak- Hissar Tollway Pvt. Ltd., Flat no. 412, Ground Floor, Omaxe city, Rohtak- for necessary action alongwith copy of drawing to ensure construction as per approved drawing.



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
NATIONAL HIGHWAYS AUTHORITY OF INDIA

सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार
(Ministry of Road Transport and Highways, Govt. of India)
क्षेत्रीय कार्यालय, एनडीए-देरा नं. 35-38, सेक्टर-4 परगना 1
Regional Office, Chandigarh - Hwy No.35-38, Sector-4, Panchkula.
दूरभाष 0172-2583030, 2586818 व फ़ैक्स :- 0172-2573030.

ई-मेल :- rohnakhd@gmail.com

NHAI/RO/CHD/1101/PPD-RTK/RTK-HSR/NOC/Km. 159.070 (LHSY/04-806 17 May, 2021

The Project Director
National Highways Authority of India,
PIU, Rohtak

Sub:

Four laning of Rohtak to Hisar section of NH-10 (from km 87+000 to km 170+000) including connecting link from Km 87+000 (NH-10) to Km 348+000 (NH-71) to be executed as BOT (Toll) Project on DBFOT Pattern under NHDP Phase III in the state of Haryana- NOC case for access permission for Motel with Banquet Facility (Private Property) of Sh. Sajjan Gupta S/o Sh. Hariram Gupta at Km 159,070 (LHS) on Rohtak-Hisar Section of NH-10 (New NH-9) at village Kutubpur, Tehsil Hansi, Distt. Hisar- Provisional Approval-reg

Ref: Your letter nos.

- (i) NHAI/PIU-RTK/RTK-HSR/NOC-PP/20-21/3671 dated 23.03.2021.
- (ii) NHAI/PIU-RTK/RTK-HSR/NOC-RO/21-222234 dated 11.05.2021.

Sir,

Based on site inspection report and recommendations made vide your letters under reference, the case has been accepted provisionally by Highway Administration (HA) subject to the fulfillment of conditions mentioned in License deed and MoRT&H circular dated 26.06.2020.

2. Further, development of National Highways is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus, the permission being granted hereby is temporary in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways.

3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:
(i) If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
(ii) Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
(iii) If at any later stage, any dispute arises in respect of the ownership of the land on which the private property is located or regarding the permission for change of land use. The receipt of approved layout plan may kindly be acknowledged.

4. Apart from the above, following is directed:

(i) In case the access construction is not completed within stipulated time period, then PD Rohtak on behalf of this office encash BG no. E33GT02211020002 dated 12.04.2021 valid upto 11.04.2024 immediately.
(ii) Before conveying in-principle approval PD-Rohtak may verify BG from bank and License fee/provisional fee deposited by applicant of Rs. 2,62,500/- & Rs. 20,000/- vide transaction ref. no. 1204210004010 dated 12.04.2021 & 0804210005785 dated 08.04.2021 respectively in Bharat Kosh Portal.

5. The given provisional permission for access should not be used for any other purpose including for changing the land use pattern.

6. This issues with the approval of RO, Chandigarh.

Yours faithfully,

Dy. General Manager (T)

Enclosed: - (01 file folder)

प्रस्ताव कार्यालय: सी-6 वर 6, सेक्टर-10 हरियाणा, नई दिल्ली-110075

Head Office: G-5&6, Sector-10, Dwarka, New Delhi - 110075