

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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Regd.

Form CLU-III (See Rule-26-E)

To

Sheetal Resorts
Through partner Sh. Pardeep Saini,
SCO-221, Sector 10, First Floor,
Kurukshetra, Haryana-136118

Memo No. KA-643-Asstt. (MS)-2019/ 6391

Dated: 06-03-2019

Subject: Grant of change of land use permission for setting up of Dhaba (Sector-33) in village Umri, Tehsil Thanesar & District Kurukshetra - Sheetal Resorts through Partner Sh. Pardeep Saini.

Please refer to your application dated 22.10.2018 and 25.01.2019 on the above cited subject.

Permission for change of land use for setting up of Dhaba (Sector-33) over an area measuring **2979.82 Sqm** (after excluding an area measuring 1067.0 sqm falling under 100 mtr wide green belt) comprising Khasra Nos. 98//17, 18 & 19 min of village Umri, Tehsil Thanesar & Distt. Kurukshetra is hereby granted after receipt an amount of **Rs. 5,21,469/-** against conversion charges, **Rs. 18,38,582/-** on account of 10% of total EDC.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules framed there under shall be complied with by you.
2. That you shall pay the external development charges as and when proposed site covered under urbanizable limit and demanded by the Department.
3. That you shall pay the 40% of total external development charges at the time of acquisition of land of this sector and balance 50% in four annual installments with 15% interest of the updated rates of EDC as existing on the date of announcement of award
4. That the EDC have been charges on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the department.
5. That you are fully aware that the development/construction cost of 24/18/15 mtr wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 mtrs wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
6. That you shall pay the additional amount of conversion charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
7. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C, Kurukshetra.



8. That you shall get the building plans for the site approved from the Department before commencing the construction at site and will start construction within six months from issuance of change of land use permission.
9. That you shall obtain occupation certificate from the Department after completing the building within two years of issuance of change of land use permission.
10. That you shall deposit labour cess with the competent authority before approval of building plans.
11. That you shall abide by the terms and conditions of NOC issued by NHAI.
12. That you shall no objection to acquire the land is required for road widening and will maintain the 100 mtr wide green belt along National Highway.
13. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
14. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.



(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
✓ Haryana, Chandigarh

Endst. No. KA-643-Asstt. (MS)-2019/ 6392-94 Dated:- 06-03-2019

A copy is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Kurukshetra.
3. Project Manager (IT) to host this permission on website.



(Vijender Singh)
District Town Planner (HQ)
For:-Director, Town & Country Planning
Haryana Chandigarh