

Regd.

To

JB Educational and Welfare Society
21, Anaj Mandi Kharkhoda,
Distt. Sonapat

Memo no. ST-2504-JE(MK)-2018/ 22052 Dated: 25-07-18

Subject: Letter of Intent- Grant of CLU permission for setting up of Middle School in the revenue estate of village Kharkhoda, District Sonapat -JB Educational and Welfare Society.

Reference: Your application dated 02.04.2018 on the above cited subject.

Your request for grant of change of land use for setting up Middle School over an area measuring 5564.99 sqm (after excluding an area measuring 1045.12 sqm falling under road widening and 1508.82 sqm falling under green belt) comprising khasra Nos. 49/1/20/1min, 19/2/2min, 21/2, 22/1, 76/1/2, 2/1 in the revenue estate of village Kharkhoda, Distt. Sonapat in the Controlled Area Around MC town Kharkhoda 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 (Specimen Enclosed) 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. 83,474/- on account of Conversion Charges @ Rs. 15/- per sqm for an area measuring 5564.99 sqm be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
3. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that:-
 - i) That you shall pay the External Development Charges as and when the proposed site shall be covered under urbanizable limit and demanded by the Department
 - ii) 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.
 - iii) 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., Sonapat.
 - iv) That you shall get building plans approved from the Department before commencing the construction at site within six months of the issuance of final permission.
 - v) That you shall obtain the occupation certificate from the department after completing the building within two years of issuance of this permission.
 - vi) That you will provide education free of cost at least 25% to the BPL families of Haryana as per RTE Act, 2009.

- vii) That you shall provide free education to at least 15% of the total strength of the children belonging to SC/BC and weaker sections of the Rural/Urban Areas of Haryana and will provide concessional/free education to the persons of economical weaker section.
- viii) That you shall not transfer the permission for change of land use for setting up of education institute granted in the agriculture zone for a period of three years from the date of grant of occupation certificate
- ix) That no other application for grant of license/CLU permission for the Khasra Nos. covered under the present CLU application stand submitted by you, which is pending for consideration/orders.
4. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner Sonapat within 15 days of issuance of this memo.

As laid down under rules 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.

DA/as above.

(Lalit Kumar)
District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh

Endst. No. ST-2504/JE(MK)-2018/ 22053-55

Dated:- 25-07-18

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

1. Senior Town Planner, Rohtak.
2. District Town Planner, Sonapat with the request that the dimensions and area of the site may be verified at site and send the verified demarcation plan within a period of 15 days of the issuance of this letter.
3. Nodal Officer (Website) for updation of status on website.

(Lalit Kumar)
District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh