



Directorate of Town & Country Planning, Haryana

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To

Gitansh Motors Pvt. Ltd.
R/o H. No. 15, Atam Nagar,
Ludhiana, Punjab.

Memo No.CLU/HR-1111A/CTP/5572/2021 Dated:05/03/2021

Subject:

Grant of change of land use permission for setting up of Automobiles Services Garage & Display window in the revenue estate of village Behbalpur & Dhingtana Tehsil and District Hisar –Gitansh Motors Pvt. Ltd.

Reference: Your application dated 08.10.2020 on the above cited subject

Permission for grant of change of land use for setting up of Automobiles Services Garage & Display window over an area measuring 4679.31 sqm (after excluding an area measuring 4086.23 Sqm falls within 60 mtr. green belt) comprising Khasra no. 107//2/2 min & 45//9 min in the revenue estate of Village Behbalpur & Dhingtana Tehsil and District Hisar in the Controlled Area Hisar is hereby granted after receipt an amount of Rs. 2,04,720/- on account of conversion charges for service garage and Rs.4,09437/- on account of conversion charges for commercial purpose. The zoning plan is attached herewith.

This permission is further subject to 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 are duly complied by you.
2. 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.
3. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
4. 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.
5. You shall give atleast 75% employment to the domiciles of Haryana where the posts are non 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. of concerned District.
6. You shall deposit the labour cess at the time of approval of building plan.
7. 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.
8. 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.

9. You shall get the building plans approved from the Department before commencing the construction at site within six months of the issuance of final permission.
10. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.
11. You shall not raise any construction in the area reserved for road widening.
12. That this permission shall be valid for a period of two years from the date of issuance of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
13. That this permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
14. You shall get the building plans approved from the Department before commencing the construction at site within six months of the issuance of final permission.

K. Makrand Pandurang
Director, Town & Country Planning
Directorate of Town & Country Planning, Haryana
Dated. 05/03/2021

Endst No. CTP/5573-5574/2021

1.Senior Town Planner, Hisar

2.District Town Planner, Hisar

Director, Town & Country Planning
Directorate of Town & Country Planning, Haryana