

**Directorate of Town & Country Planning, Haryana**  
Plot No. 103, Ayojna Bhawan, Madhya Marg, Sector-18-A, Chandigarh Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

sgd.

To

Sh. Neelesh Phulia S/o Sh. Subhash Chander,  
R/o House no. 111, Dhulkot, Khera, Siwani,  
Bhiwani, Haryana-127046.

Memo no. KA-661-Asstt. (AS)-2019/ 22316 Dated: 11-09-2019

**Subject:** Letter of intent for grant of change of land use permission for setting up Retail Outlet of IOCL in the revenue estate of village Umri, Tehsil Thanesar, Distt. Kurukshetra - Sh. Neelesh Phulia S/o Sh. Subhash Chander.


Please refer to your application dated 23.07.2019 on the subject cited above.

Your request for grant of change of land use for setting up of Retail Outlet over an area measuring 402.27 sqm falling in Khasra no 42/7/1/1 min of village Umri, Tehsil Thanesar, Distt. Kurukshetra has been considered and it has been 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 (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. To deposit an amount of Rs. 1,40,795/- against conversion charges @ Rs. 350/- per sqm for area 402.27 sqm and External Development charges @ Rs. 249.831 an amount of Rs. 1,00,500/- to be deposited online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
3. An Affidavit on Non-Judicial Stamp paper duly attested by 1<sup>st</sup> Class Magistrate to the effect that:-
  - (i) You shall pay the External/Internal Development Works Charges in case of extension of urbanizable limit in agriculture zone and HSVP any other developing agency provides the services in the area.
  - (ii) 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. An undertaking on Non-Judicial Stamp Paper duly attested by Notary Public that:-
  - (i) 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.
  - (ii) 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.
  - (iii) You shall get the building plans for the site approved from the Deptt. before commencement of work at site and start construction at site within six months from issuance of CLU permission.

- (iv) That you shall obtain the standard design of building plans of petrol pump site from Indian Oil Corporation Ltd. The standard design will be prepared keeping in view maximum permissible height of 8 meters (single storey) and minimum 3 meter set back. The standard design will be submitted in the office of District Town Planner, Kurukshetra for approval. The construction will be started within six months from issuance of permission.
- (v) You shall obtain Occupation Certificate from the Department after completing the building within two years of issuance of this permission.
- (vi) You shall deposit the requisite labour cess with the competent authority before approval of Building plans.
- (vii) You shall have no objection to acquire the land if required for road widening.
- (viii) You shall abide by the terms and conditions of NOC issued by NHAI.
5. You shall submitted mutation of lease deed by competent authority

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.


  
(Priyam Bharadwaj)  
District Town Planner (HQ)  
O/o: Director, Town and Country Planning,  
Haryana, Chandigarh

Endst. No. KA-661-Asstt.(AS)-2019/ 22317-18

Dated:- 11-09-19

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

1. Senior Town Planner, Panchkula.
2. District Town Planner, Kurukshetra.

  
(Priyam Bharadwaj)  
District Town Planner (HQ)  
O/o: Director, Town and Country Planning  
Haryana, Chandigarh