

To

The Deputy Commissioner,
Kurukshetra

Memo. No.: - STP (P)/CLU-157/JE/2016/-

Dated: -

Subject: - Request for grant of Change of Land use Permission for setting up of Cold Storage in the revenue estate of Village Sirsma, Tehsil - Thanesar & District Kurukshetra - Smt. Sarabjeet Kaur W/o Sh. Jasbir Singh, Sh. Ghanender Mann S/o Sh. Dharamveer Singh etc.

Ref: - In reference of New Industrial Policy regarding grant of Change of Land Use Permission for Industrial Units in Industrial/Agriculture Zone in view of Enterprises Promotion policy 2015 vide which the powers of Director General, Town & Country Planning, Haryana, Chandigarh under section 19 of Act of 1963 for performing functions under section 8 of Act of 1963 for CLU applications & District Town Planner, Kurukshetra office memo no. 2048 dated 08.06.2016 (copy attached).

Vide above referred letter, the District Town Planner, Kurukshetra has sent a detailed report on the above case in this office. Accordingly, the brief report/comments of this office are as under: -

1. The applicants Smt. Sarabjeet Kaur, Smt. Satya Devi & Sh. Ghanender Mann through their authorized signatory Sh. Ghanender Mann under the name & style Mann Brothers Cold Storage has applied for Change of Land Use permission for setting up of Cold Storage over an area measuring 5709.36 sq. m comprising in khasra nos. 798, 807 in the revenue estate of Village Sirsma, Tehsil - Thanesar & District Kurukshetra.
2. The applied site falls within Controlled Area, Part-F Kurukshetra declared vide notification dated 10.04.1981.
3. Draft Development Plan for Controlled Area- Kurukshetra, 2031 A.D has been published vide notification dated 02.01.2014. According to that site of the applicant falls within 30 m wide green belt & Industrial Sector - 36. Same has been shown in Red colour on the copy of Draft Development Plan, 2031 A.D - Kurukshetra.
4. As per report of DTP, Kurukshetra the site of the applicant also falls in Urban Area, Kurukshetra declared by the Department. The applied land measuring 11 Kanal 05 Marla 06 Sarsai (5709.36 sq. m) is the Ancestral Property of the applicants. Hence, there is no violation of section 7(i) of Haryana Development and Regulation of Urban Areas Act, 1975.
5. As per report of DTP Kurukshetra the site of the applicant is lying vacant. Hence, there is no violation of Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
6. The site of the applicant is approachable from 132 feet wide Saharanpur-Yamuna Nagar-Ladwa, SH-6 Road for which the applicant has submitted the copy of requisite access permission issued from XEN(PWD) B&R, Kurukshetra

vide his memo dated 03.05.2016. As per report of DTP, Kurukshetra area measuring 2922 sq. m falls within 30 m wide green belt along SH-6, hence, considerable area in this case is 2787.36 i.e. 0.688 acres less than 1 acre.

7. No H.T Line or Gas pipe line is passing through the applied site.
8. No Departmental Scheme is affected by applied site.
9. No portion of the applied site is covered under the proceeding of the Land Acquisition Act, 1894.
10. Applicant has submitted copy of the Udyog Aadhar Acknowledgement.
11. The applicant has not submitted the copy of NOC issued from Haryana State Pollution Control Board.
12. Draft of scrutiny fees has already been sent to the Directorate by DTP, Kurukshetra vide endst. dated 08.06.2016.
13. Applicant has submitted his request on CLU-1 form, Jamabandi, Aks Sajra, Site Plan, Land Utilization plan, Partnership deed, Copy of Access Permission & Project report.
14. District Town Planner, Kurukshetra has given detailed report on CLU Proforma.

Apart from above as per Draft Development Plan for Controlled Area-Kurukshetra, 2031 A.D the applied site falls within 30 m wide green belt & Industrial Sector - 36 and the applicant wants to establish a Cold Storage. Presently approach to the applied site is from 132 feet wide Saharanpur-Yamuna Nagar-Ladwa, SH-6 Road. As per provisions of zoning regulations, setting up of Cold Storage is a permissible activity in the Industrial Zone. In this case the considerable area is 2787.36 i.e. 0.688 acres less than 1 acre. There is no violation of Section 7 (i) of Haryana Development and Regulation of Urban Areas Act, 1975 as well as Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.

One set of documents received from District Town Planner, Kurukshetra are enclosed for necessary action in the matter please.

DA/As above

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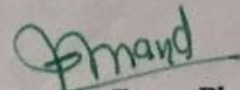
**Senior Town Planner,
Panchkula Circle,
Panchkula**

Endst. no:- STP (P)2016/CLU-157/(IE)/- 4769

Dated: - 28.6.16

A copy of the above is forwarded to the following for information & further necessary action.

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. District Town Planner, Kurukshetra
3. Sh. Ghanender Mann S/o Sh. Dharamveer Singh C/o Mann Bros. Cold Storage, Ladwa Road, Sirsma, Kurukshetra.


**Senior Town Planner,
Panchkula Circle,
Panchkula**