

To

Commissioner,
Municipal Corporation,
Ambala City.

Memo No. DTP(A)/2021/CLU-298 Dated

Subject:- Request for grant of change of land use permission for setting up of Retail Outlet of BPCL in the revenue estate of village Kakru, Hadbast No. 31 Tehsil & District-Ambala - Rajan Sachdeva S/o Sh. Manohar Lal Sachdeva.

Reference:- Applicant's online Application vide no. CLU0106821660.

On the subject cited above, it is informed that the documents received vide the letter under reference have been examined and the site has been got inspected. The detailed report, as per field report and the record of this office is as under:-

1. As per the uploaded Jamabandi for the year 2016-2017 in the revenue estate of Village Kakru (H.B No. 31), Tehsil & District Ambala, in khewat no. 260 min & khatauni no. 295 min, Sh. Rajan Sachdeva S/o Sh. Manohar Lal is the lease holder of the land measuring 8 K - 7 M comprising khasra number 20//19/2/2, 20/2 through registered lease deed no. 4550 dated 03.09.2021 for 30 years (i.e. from 01.08.2021 to 31.07.2051). Out of this land the applicant has applied for taking CLU permission for the land measuring 2137 sqm.
2. Sh. Rajan Sachdeva S/o Sh. Manohar Lal Sachdeva has applied for the CLU permission for the land measuring 2137.0 sqm out of khasra number 20//19/2/2 & 20//20/2 min for the retail outlet of BPCL.
3. The applied site/land falls in the Controlled Area Ambala City notified vide notification no. 2547-2TCP-76/21147 dated 25.05.1976 published on 06.07.1976. But now the site falls in the extended Municipal Limits of the Municipal Corporation, Ambala City. There is no violation of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act no. 41 of 1963.
4. As per the proposals of Final Development Plan 2025 AD, Ambala bearing drawing no. DTP(A)2923/2012 dated 03.09.2012, the site falls in the 60 meter wide green belt of Ambala-Chandigarh National Highway (NH-5). The

49
site marked in the red colour on the copy of Final Development Plan 2025 AD, Ambala.

5. As per the site plan uploaded by the applicant, the applied site abuts 60 Mtrs wide Ambala-Chandigarh National Highway (NH-5).
6. Site falls in the Urban Area, Ambala and there is no violation of the Haryana Development and Regulation of Urban Areas Act no. 8 of 1975.
7. The site is vacant and there is no unauthorized construction at site.
8. No HT line passes over the site.
9. No Gas/Oil pipe lines passes through the site.
10. There is no acquisition proceedings pending at the proposed site till date as per the revenue documents uploaded by the applicant.
11. No departmental scheme is affected by applied site.
12. The applicant has applied for CLU for Retail Outlet through online mode. The matter relating to scrutiny fee etc may be got verified at your own level.

The above report along with verified site plan Change of Land Use Prescribed Performa Annexure-B, site marked in red colour on the copy of Final Development Plan 2025 AD Ambala and documents received from the applicant are forwarded for necessary action please.

DA/As Above

Endst. No. 3890 DTP(A)/2021/CLU-298

A copy is forwarded to Director, Urban Local Bodies, Haryana, Panchkula for information, please.

District Town Planner,
Ambala.

Dated 22/10/21

District Town Planner,
Ambala

श. नं. 11/14, सेक्टर 9, पंचकुला, हरियाणा
Distt. 11/14, Sector 9, Panchkula, Haryana

फोन : 0172-2750000, 2750001
फैक्स : 0172-2750000, 2750001

To

M/s Rajan S/o Sh. Manohar Lal
R/o # 6B-69, Sector- 09, Ambala City

Memo No. DULB/CTP/CLU 56/AMB/2022/848

Dated: 17/2/2022

Subject: Letter of Intent for grant of change of land use permission for setting up of a Retail Outlet (Petrol Pump) of BPCL in the revenue estate of village Kakru, Hadbast No. 31, Tehsil & Distt. Ambala - Sh. Rajan S/o Sh. Manohar Lal.

Please refer to your application dated 21.12.2021 and 14.02.2022 on the matter cited as subject above.

1. Your request for grant of permission for change of land use for setting up of a Retail Outlet (Petrol Pump) of BPCL over land measuring 2137 sq. mtrs. comprised in khasra no 20//19/2/2 min and 20/2 min of the revenue estate of Village Kakru, Hadbast No. 31 Tehsil & Distt. Ambala falling in Public Semi Public zone as per enclosed site plan, has been considered and it has been decided, in principle, to grant permission for change of land use on this land under the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994. Therefore, you are hereby required to fulfil the following terms & conditions and submit the following documents as pre-requisite:

1. An agreement deed on the prescribed format on the Non-Judicial Stamp Paper of Rs. 100/-.(specimen enclosed)
 - I. A sum of Rs. 14,95,900/- on account of conversion charges calculated @ Rs. 700 /- per sq. mtrs. for 2137 sq. mtrs. to be sent through bank draft in favour of the Chief Administrator, Haryana Urban Infrastructural Development Board payable at Panchkula.
 - II. To deposit Rs. 13,19,100/- on account of 10% of the gross payable amount of EDC of Rs. 249.831/- per acre calculated @ Rs. 131.910 lacs. per acre for 0.528 acre.
 - III. To submit an affidavit to the effect that 40% EDC (updated) shall be deposited before approval of building plans or within six months of grant of CLU permission and the balance 50% (updated) before issuance of occupation certificate or within two years from grant of CLU Permission whichever is earlier.
 - IV. An indemnity bond on the prescribed format regarding self-certification of correctness of ownership documents (specimen enclosed).
2. An affidavit on non-judicial stamp paper of Rs. 10/- duly attested by 1st Class, Magistrate to the effect that:
 - a) No other application for grant of licence/CLU permission for the Khasra no. covered under the present CLU application stand submitted by you, which is pending for consideration/orders.
 - b) You shall deposit 40% External Development Charges (updated) before approval of standard design or within 6 months of grant of CLU permission whichever is earlier and the balance 50% EDC (updated) before obtaining the occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - c) You shall deposit the internal Development charges to Government/ HSVP/ Municipal Corporation, Ambala as and when demanded by the Development authority.
 - d) You shall not object acquisition of land from your site, whenever required for widening of road/service road in future.
 - e) You shall not object laying of trunk services whenever required to be laid from your site, in future.
 - f) You shall give at least 75% employment to the domiciles of Haryana as per the provisions of Haryana State Employment of

5/

Local Candidates Act, 2020. A quarterly report regarding the employment shall be furnished to the Joint Director, District Industries Centre, Ambala and on designated portal in such form as prescribed by the competent Authority under the provision of Haryana State Employment of Local Candidates Act, 2020.

3. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that:-

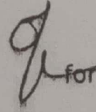
- a) You shall pay the additional amount of Conversion Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
- b) You shall get the standard design for the site issued by the OI Company, approved from the Director, Urban Local Bodies, Haryana, Panchkula before commencement of work at site and start construction within six month from issuance of the permission.
- c) You shall obtain occupation certificate from the Director, Urban Local Bodies, Haryana, Panchkula after completing the building within two years of issuance of the permission.
- d) You shall deposit the requisite labour cess with the competent authority before approval of standard design.

4. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- to the following effect:

- a) That you understand that the development/construction cost of 24 m/18 m/15 m major internal roads is not included in the EDC rates.
- b) That you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m/15 m wide major internal roads as and when finalized and demanded by the Department.

2. You are hereby called upon to fulfil 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 (LOI). If you fail to fulfil above mentioned terms & conditions, this letter shall stand withdrawn and permission shall be refused.

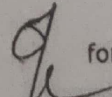
* All fees/charges are subject to audit.


Senior Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.

Endst. no. DULB/CTP/CLU- 56 AMB/2022/849-51 Dated: 17/2/2022⁴⁴

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

- i. Commissioner, Municipal Corporation, Ambala.
- ii. District Town Planning, Ambala.
- iii. Joint Director, Industries & Commerce, Ambala.


Senior Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.

44