

Directorate of Town & Country Planning, Haryana

Ayoina Bhawan, Sector 18, Chandigarh

Phone:0172-2549349| e-mail:tcphry@gmail.com

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To

Regd.

M/s Century Aluminum Mfg. Co. Ltd.
Regd. Office Raja Road, P.O. Sukchar,
24, Pargana (N), Kalkata. (West Bangal)
700015.

Memo No. PL-1249-JE(SJ)-2011/ 4437

Dated: 22-6-2011

Subject: **LOI for grant of change of land use permission for setting up of an Industrial Unit at village Seoli, Tehsil Hodal, Distt. Palwal.**

Ref: - Your application dated 06.05.2011 on the above cited subject.

Your request for grant of permission for setting up an Industrial Unit (Small Scale) over an area measuring 38036.58 sq m (9.399 acres) bearing Khasra Nos. 86//16/2, 17, 24, 25, 89//4, 5/1, 5/2, 5/3, 5/4, 6, 7, 14, 15 in the revenue estate of village Seoli, Tehsil Hodal, Distt. Palwal, Controlled Area along NH-2 has been considered under the provisions of Punjab Scheduled Roads and Controlled Area Restriction of unregulated Development Act, 1963 and it has been decided in principle to grant permission for change of land use on the land as shown in 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 & 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 of ₹ 3/- 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 ₹ 19,01,829/- on account of Conversion Charges @ ₹ 50/- per sq m be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
3. An Affidavit on Non-Judicial Stamp paper of ₹ 3/- duly attested by 1st Class Magistrate that you shall deposit the External Development Charges as and when site comes in the urbanizable limit on the bases of rates finalized by the executive agency.
4. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- that you shall pay the additional amount of Conversion Charges for any variation at site in lump sum within 30 days as and when detected and demanded by the Director General, Town & Country Planning, Haryana, Chandigarh.
5. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- 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., Palwal.
6. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- that you shall get the Building plans for the site approved from the Deptt. before commencing the construction at site and shall start construction with six months of issuance of CLU permission.

7. An Affidavit on Non-Judicial Stamp paper of ₹ 10/- duly attested by 1st Class Magistrate 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.
8. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- that you shall deposit the 1% Labour Cess at the time of approval of building plans (out of which 99% through bank draft in favour of the "Secretary, Haryana Building and Other Construction Workers Welfare Board, payable at Chandigarh" and 1% on account of Administrative Charges through bank draft in favour of Director, Town and Country Planning Haryana, payable at Chandigarh.
9. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- that you shall obtain Occupation Certificate from the Deptt. after completing the building within two years of issuance of this permission.
10. An undertaking on Non-Judicial Stamp Paper of ₹ 3/- that you shall maintain the village link road and will repair if damaged by the vehicles of Industrial Unit.
11. To submit the structural stability certificate issued by Regd. Engineer before issuance of final permission.

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.



(Sunita Sethi)

District Town Planner (HQ)

For: Director General, Town and Country Planning
Haryana, Chandigarh

Endst. No:- PL-1249-JE(SJ)-2011/

Dated:

A copy with is forwarded to the followings for information and necessary action.

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal with the request that the dimensions and area of the site may be verified, and variation if any be reported to the Directorate within a period of 15 days of the issuance of this letter failing which it will be assumed that there is no variation in the dimensions/area of the site.

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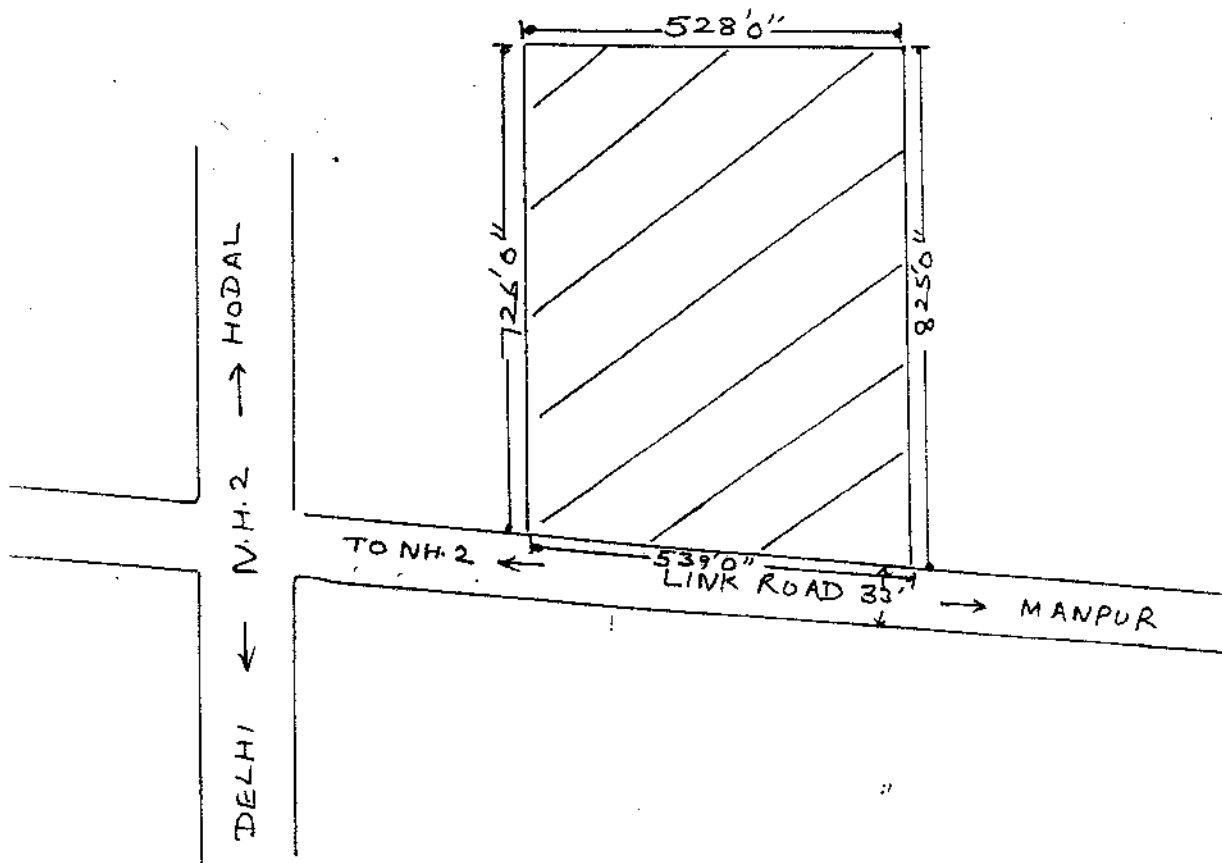
(Sunita Sethi)


District Town Planner (HQ)

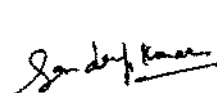
For: Director General, Town and Country Planning
Haryana, Chandigarh

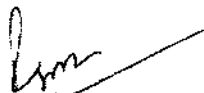
PL-1249


Proposed site plan for setting up of an Industrial Unit (Small Scale) by M/s Century Aluminum Mfg. Co. Ltd. over an area measuring 38036.58 sq m (9.399 acres) bearing Khasra Nos. 86//16/2, 17, 24, 25, 89//4, 5/1, 5/2, 5/3, 5/4, 6, 7, 14, 15 in the revenue estate of village Seoli, Tehsil Hodal, Distt. Palwal.



- ✓ The site plan is prepared on the basis of site plan/reports received from District Town Planner, Palwal.
- ✓ All the outer dimensions will be checked at the site before the approval of the building plan.
- ✓ Area for CLU applied = 38036.58 sq m
- ✓ Area for which CLU granted = 38036.58 sq m
Shown thus  (9.399 acres)


JE


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