



Directorate of Town & Country Planning, Haryana

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To

Sh. Mahipal Singh S/o Sh. Kanhiram.
House no. 302/11, New Colony,
Near Mahatma Gandhi Park,
Ward no. 9, Tehsil Palwal.

Memo No.CLU/PL-
1770A/CTP/13867/2023

Dated:10/05/2023

Subject:

Letter of Intent- Request for grant of change of land use permission for setting up Farmhouse in the revenue estate of Village Rasulpur, Tehsil & District Palwal.

Reference: Your application dated 23.06.2022 on the above cited subject

Your request for grant of change of Land Use permission for setting up of Farmhouse over an area measuring 20385.83 Sqm bearing Khasra no. 41//19, 12/2, 12/1, 9, 2, 8/2, 13, 18 falling in the revenue estate of village Rasulpur, Tehsil & District Palwal has been considered and in principle decision to grant permission for change of land use on the applied land has been taken. 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 (<https://tcpharyana.gov.in/Forms/CLU-Forms/Form%20CLU-II.pdf>) 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. A Sum of Rs.1223150.00 on account of Conversion Charges (refer Fees and charges at <https://tcpharyana.gov.in/>) be deposited online at www.tcpharyana.gov.in.
3. 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.
4. An undertaking on Non-Judicial Stamp Paper that:-
 - I. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
 - II. 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.
 - III. You shall give atleast 75% employment to the domiciles of Haryana where the posts are not 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.
 - IV. You shall deposit labour cess at the time of approval of building plan.
 - V. 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.
 - VI. 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

VII. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.

VIII. You shall get the building plans for the site approved from the department before commencing the construction at site and will start the construction within six months from the date of issuance of final permission.

5. To submit an undertaking on the following points:-

I. You shall install the solar water heating system in the building.

II. You shall ensure 100% treatment and re-use of waste water and no effluent in any case should be generated from the site.

III. You shall use Rain water harvesting at site.

IV. You shall use the 15% of farm land for tree plantation.

V. You shall ensure that all green / animal waste shall be processed 100% at site.

VI. You shall use the building for commercial use i.e. usage as banquet hall/party hall, recreational, religious, institutional etc. and for any such misuse of the building, the premises shall be sealed and penal action as per provisions of Section 12 of Act No. 41 of 1963 / Rules 1965 shall be taken.

VII. You shall have no objection to acquire the land if required for road widening.

6. You shall demarcate the land at site and submit the demarcation plan in triplicate in the office of District Town Planner, Palwal for verification within a period of 15 days.

As laid down under Rule 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.


Savita Jindal
District Town Planner
Directorate of Town &
Country Planning,
Haryana

Dated. 10/05/2023

Endst No. CTP/13868-13869/2023

1. Senior Town Planner, Faridabad.

2. District Town Planner, Palwal.


District Town Planner
Directorate of Town &
Country Planning,
Haryana