

Office of District Town Planner, Yamuna Nagar
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
1st FLOOR, HUDA COMPLEX, SECTOR-21, JAGADHRI.
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Memo No. E-288

Dated: 11/05/2022

To

✓ Senior Town Planner,
Panchkula.

Sub: Report of CLU cum composition permission of a Ware House for agro based product (Like Sugar Molasses) through Sh. Sunil Kumar Sachdeva S/o Late Sh. Krishan Lal Consisting in Khasra No. 259/2, 260/2, 270, 271, 272, 273, 274, 280, 281, 277/2, 277/4, 278/1, 279/1 & 290/2 at Village Golanpur, Hb. No. 466, Teh. Jagadhri, Distt. Yamuna Nagar.

Ref: Applicant's application through e-office application no. TCP-OFA/9675/2022 dated 02.05.2022.

On the subject cited above, it is intimated that the applicant has applied in CLU-I performa vide letter under reference along with other requisite documents as required under Rule 26-A of Punjab Scheduled Roads and Controlled Areas Rules, 1965 along with scrutiny fee for grant of change of land use permission for Ware House for agro based product (Like Sugar Molasses). After scrutiny of documents produced by an applicant and site inspection, the detailed report of this office is as under:-

1. Title of applicant to the applied land:-

a. The applied land measures 35242.77 sqmt (42B-03B) falling in Khasra no. 259/2, 260/2, 270, 271, 272, 273, 274, 280, 281, 277/2, 277/4, 278/1, 279/1 & 290/2 at Village Golanpur, Hb. No. 466, Teh. Jagadhri, Distt. Yamuna Nagar.

b. As per Jamabandi year 2018-19 of Intkal no 280, 281, Khasra no. 259/2, 260/2, 270, 271, 272, 273, 274, 280, 281, 277/2, 277/4, 278/1, 279/1 & 290/2 Village Golanpur land measuring 42B-09B-15B is owned by The Saraswati Sugar Mills Ltd, Jagadhri Distt Yamuna Nagar and as per resolution no. 4 dated May 20, 2008 passed by the board of the Director of the company by circulation to delectate the powers to SK Sachdeva for apply the CLU in this department and they have submitted power of attorney also in the favour of SK Sachdeva. Moreover, the documents may kindly be got verified at circle level, also.

Location:- The location parameters which depicts the extent, spread and location of the site are as follows:-

Revenue Estate	Located in the revenue estate of village Golanpur, Tehsil Jagadhri, District Yamuna Nagar.
Controlled Area	Located within Additional Controlled Area Yamuna Nagar - Jagadhri declared by Haryana Govt. notification no. CCP/JCA-1/97/468 dated 29.05.1997.
Urban Area	The proposed site falls in Urban Area Yamuna Nagar - Jagadhri. As per revenue document, There is many subdivision in applied khewat but the applicant company has purchase big chunk of land which is not part of a colony however applicant has got taksim his land and which make single compact block. Hence, in the opinion of this office there is no violation of section 7 (i) of Act no. 8 of 1975. Moreover the revenue official is on leave, as such the same

	may kindly be got verified at circle level, also.
Development plan	As per the FDP of Yamuna Nagar-Jagadhri, 2041 AD published vide notification no. CCP(NCR) YNR/FDP-2041/2021/1548 dated. 28.09.2021 as per which the applied site falls in agriculture zone

3. Approach to the site:-

The proposed site is approachable through 9 Karam (13.03mtr) wide NH 344 to Mandebar village.

4. Site condition and Verification at site:-

- a) No HT lines are passing through the applied site.
- b) No oil/gas pipe line passes through the applied site.
- c) The applicant has raised unauthorized construction at the site. This office had issued show-cause notice vide memo no. P/2598 dated 26.11.2021 & Restoration order passed vide this office memo no P/32 dated 19.01.2022. Shown on the site plan. However, the applicant is willing to compound the unauthorized construction.

5. Conformity to Development and Sectoral plan proposals:-

- a) As per the FDP of Yamuna Nagar-Jagadhri, 2041 AD published vide notification no. CCP(NCR) YNR/FDP-2041/2021/1548 dated. 28.09.2021 the site falls in agriculture zone. wherein as per zoning regulations of the said FDP, setting up of warehouse for agro based products (like sugar molasses) is a permissible activity in the agricultural zone and as per policy stood issued on dated. 16.06.2010 site in question falls in permissible activity also. The site has been marked on the FDP- Yamuna Nagar-Jagadhri, 2041 AD with red color.


6. Acquisition proceedings:- As per revenue documents submitted by the applicant, the proposed site is not involved in acquisition proceedings under Land Acquisition Act 1894 and RFCT & LARR Act no 30 of 2013 as per this office record.

7. Financial Capability:-

- a) As per the project report submitted by the applicant, the cost of project is Rs. 3087.76 Lakhs, out of which will be arranged through own capital net worth. The final decision regarding financial capacity of the applicant to execute the project may be taken at the H.Q. level.

The report of this office filled up in the prescribed CLU kindly performa, Annexure-B, along with site plan and copy of Final Development Plan 2041 AD Yamuna Nagar-Jagadhri, duly showing the applied site are herewith submitted for further necessary action, please.

DA:-As Above.


District Town Planner,
Yamuna Nagar.

Endst No.

DTP(Y)

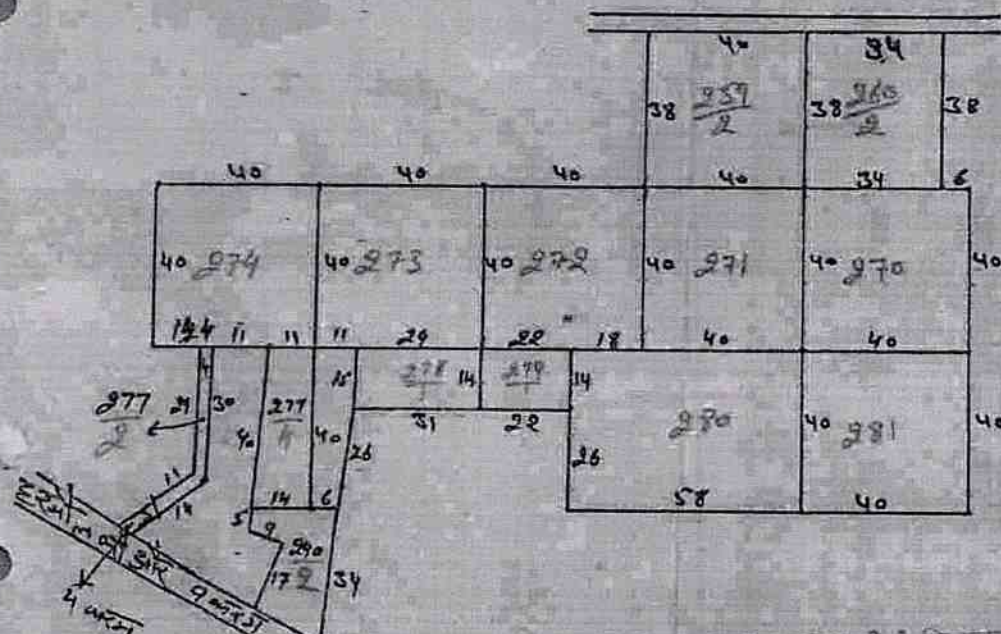
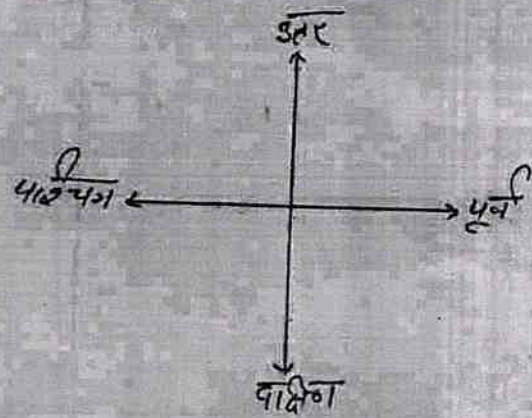
Dated.

A copy is forwarded to Director, Town & Country Planning, Haryana, Chandigarh for kind information and also intimated that applicant has submitted Rs 355375/- vide GR No. 87704383 dated 18.04.2022 as scrutiny fee.

District Town Planner,

समस्त अक्षर शिखर पासा मौजा - गोलनपुर 466 तहसील जगाधरी जि०

अक्षर नगर



तलदीक की जादी है कि करल मुताबिक
अक्षर के है। समस्त हमर खाते
श्री महाराष्ट्र महाराष्ट्र
रूपत श्री महाराष्ट्र महाराष्ट्र
को दी गई है। माफसतानी राहत
मे पर दान की गई है।

हस्ताक्षर पटना

24-3-2022