

## **ORDER**

The CLU permission is granted to an individual person/persons or company other than the coloniser for their own use and the land is not to be bifurcated through sale deed. As per the requirement of Rule 26-A of the Rules 1965, the deed showing the title of the applicant of the said land is required. In case ownership is in share, the title vest with the applicant but its location is not identified in the revenue record without Taksim. The process of Taksim by Revenue Authority is a time consuming process.

2. Where land shares are within blood relation, close relative, friends and there is no dispute but even in such cases it takes lot of time from tehsil to get the partition of land and the very purpose of the project is defeated. In the cases like permission for petrol pump, CNG etc., LOI issued from oil company are date bound and even after no objection from the co-sharers necessary permission is denied on want of tatima. Therefore it has been decided that in case the applicant want to pursue CLU permission without Taksim, then the same may be considered by the Department taking into consideration the following conditions:-

- i. The applicant shall submit consent/NOC from other shareholders in affidavit form duly notarized with respect to applied land.
- ii. The applicant shall submit Mauka-Kabja/possession report verified by concerned revenue authority over the applied land with dimensions.
- iii. The applicant shall submit the tatima of CLU granted land within two years from date of grant of permission or before issuance of occupation certificate whichever is earlier.
- iv. The applicant shall indemnify the Director to the effect that the applicant shall be solely responsible for any dispute arising at later stage and affecting the CLU granted site and building constructed thereon. The applicant shall not claim any damages on account of loss occurred to him on account of dispute resulting in withdrawal of CLU permission by the Director and consequent orders for restoration of site to its original state. The grant of CLU permission shall not be construed as Taksim. The applicant shall submit indemnity bond duly notarized in this regard.

Sd/-  
(K. Makrand Pandurang)  
Director, Town and Country Planning,  
Haryana, Chandigarh

Dated:02.04.2019