

**Form-XII**

[See rule 16(1)]

**Application form for modification in Development under clause (b) of**

**Sub-section (1) of Section 23-A**

To,

Director,

Directorate of Town and Country Planning,

Indravati Bhawan, Naya Raipur Atal Nagar (Chhattisgarh)

I/We who are rightful owner/co-owners of the land described below, apply for modification in Development Plan under clause(b) of sub-section(1) of section 23-A as below:-

1. Description of land applied for modification:

- (a) District :-----
- (b) Tehsil :-----
- (c) Village :-----
- (d) Khasara No(s) :-----
- And area of each khasra :-----
- (e) Total area in hectare :-----

2. Details of owner(s)

- (a) Name of Owner(s) :-----
- (b) Postal Address :-----
- (c) E-mail Address :-----
- (d) Telephone No. :-----
- (e) Mobile No. :-----
- (f) Fax No. :-----

3. Present provision/Land

Use in Development Plan

4. Desired modification/land use:

5. The documents Three copy (self attested) are enclosed herewith as per the annexure (List of documents)

6. I/we undertake to pay the levy charged under sub-rule (12) of rule of rule 16 and comply with all the conditions that may be imposed.

Encl: As above

Dated:-----

Signature of owner(s)

Name-----

Address-----

**ANNEXURE**  
**List of documents**  
**(to be attached with the application form under clause (b) of sub-section**  
**(1) of Section 23-A)**

Following Document enclosed with draft applications:-

1. Land ownership document:-
  - a) Latest Khasra Paanchsala P-II form (certified)
  - b) If the land is held jointly then application will be apply by one of the land owner in which consent of present land owner to change the land use (if application is not the owner)
  - c) In case the project proponents are in association/consortium/joint venture, then the necessary legal documents for the same shall be enclosed.
2. Land use certificate as issued by the Town and Country Planning.
3. Description of the land
  - a) Khasara Plan showing survey number (s) of land in question and also adjoining khasara No (s) falling within 200 meters from the outer limit of the land on all sides. (the land in question should be highlighted in red).
  - b) Location plan indicating land in question, main approach road (existing and proposed), important public buildings, water bodies and the existing uses surrounding the land.
  - c) Survey plan to scale of 1:500 to 1:2000.
  - d) The survey plan shall show the boundary of land in question, natural features like nala, ponds, trees and slops, contour plan at an intervals of 2 meters, electric line and position of electric/telephone poles and all such other features which may to be coordinated.
4. General Project Report: land ownership, location/site plan, development proposals/layout (urban planning/traffic planning environment planning), sketches of proposed buildings, planning for infrastructure like water supply, sewerage, electrification, drainage, fire safety, rain water harvesting, garbage disposal, treatment plant (water/ sewerage/garbage), recycling of waste water.
5. Environmental impact study of the proposed development and its mitigation measures.
6. The report showing the proposed development with respect to employment generation, enhancement of the facilities for the public, enhancement of environment quality of the area and improvement of the quality of the life of the beneficiaries of the proposed use.
7. Project cost estimates.
8. Cost of upgradation of external infrastructure with reference to roads, water supply, sewage etc:-  
The applicant shall have to indicate external development to be undertaken by him for upgradation and improvement of the infrastructure and shall have to indicate the standards and norms on which his development proposals in the selected sector are being based for example, adoption of IRC standards for the construction of road etc.
9. Financial arrangement and investment plan and time line for completion of the project.
10. Phases of implementation.
11. An Affidavit of the owner stating that he has been duly authorized to apply for the modification by the other co-owners and that the contents of the application and the documents produced are true.
12. Deposited with **Challan in Main Head-0217 Urban Development Plan Town and Country Planning** and attach its original or attested copy.

Dated:-----

Signature of owner(s)

Name-----

Address-----