



Single Window Clearance System

Directorate of Industries(DOI)
Govt. of Himachal Pradesh

GOVERNMENT OF HIMACHAL PRADESH
DEPARTMENT OF REVENUE
PERMISSION U/S 118
(H.P. TENANCY AND LAND REFORMS ACT, 1972)
FILE NO. REV-B.F(10)-414/2024

Subject:- Application of M/s Ansah Projects LLP for grant of permission to purchase land under Section 118 of H.P. Tenancy and Land Reforms Act, 1972 for setting up a Housing Colony.

With reference to the on-line application having ID No. HP-REV/102618 dated 24-12-2023 on the subject cited above, the case of applicant has been considered keeping in view the provisions of clause (h) of Sub-Section (2) of Section 118 of the Himachal Pradesh Tenancy & Land Reforms Act, 1972 and serial number (6) of table below Sub-Rule (3) of Rule 38-A of Rules framed under the aforesaid Act and the Government has granted permission in favour of **M/s Ansah Projects LLP** to purchase the land comprised in Khata No. 24, Khatauni No. 43min, Khasra No. 149, 152 total land area measuring 00-93-41 Hectare situated at Mohal/Revenue Village Bhalli, Tehsil KASALI, District Solan H.P for the purpose of setting up a Housing Colony (construction of apartment).

Land Breakup

Sr. No	Khata No	Khatauni No.	Khasra No.	Land Area	Built up Area
1	24/43	24/43	149 AND 152	00-93-41 hactere	-

Terms & Conditions:

1. The permission will be valid for one year from the date of issuance of this letter.
2. In the instant case the details furnished by the applicant as well as Deputy Commissioner, have not been verified at Government level and are assumed to be correct. Hence, if at any time it is found that the details are not correct, the permission shall be deemed to have been withdrawn/cancelled and land so purchased shall vest in the State Government free from all encumbrances alongwith structures, if any. Further, in case any dispute(s) arises between the transferor and transferee, the State Government will not be responsible for that and can not be impleaded as party in any court/forum.
3. Attention of applicant is drawn to the proviso below section 118(2)(h) of the Act ibid which requires the purchaser to utilize the land for the purpose for which it is allowed to be purchased within a period of 3 (three) years further extendable by 2 (two years). In this regard, this period of 3 (three) years will be counted from the date of registration. However before purchase, the purchaser should satisfy himself/herself that he will be able to complete various formalities to set up the project/activity well within a period of 3 (three) years (extendable by two years, if required). In case they fail to do so, the land will vest in the State Government alongwith structure, if any, free from all encumbrances. Further, there is no provision for extension of the period to utilize the land beyond five years.
4. The land or building or both, as the case may be, permitted to be transferred to the non agriculturist shall be used for the same purpose for which permission has been granted failing which the land or building or both, as the case may be, shall vest in the government free from all encumbrances. No other department should allow the change of purpose of the land/building purchased by non agriculturist after obtaining permission of government u/s 118 of the Act ibid without prior permission of Revenue Department.
5. An entry will be made in remarks column of the concerned Jamabandi with red ink that the transferee will not become an agriculturist on account of such transfer of land/structure and he/she will not become eligible for allotment/lease/grant from the Government. The transferee of land will remain non-agriculturist for all purposes.
6. The stamp duty of proposed land/ structure to be transferred will be charged from the transferee as per Law.
7. Total land holding of the applicant/applicants including the land permitted to be transferred shall not exceed the limit prescribed under the H.P. Ceiling on Land Holding Act, 1972 and shall be verified properly at the time of registration of sale deed/lease deed/gift deed etc. as the case may be.
8. The Department which has issued the Essentiality Certificate shall ensure that the land or structure (as the case may be) be utilized for the purpose specified in the permission within a period of 3 years or extended period of 2 years (with the permission of Government), as the case may be, and send a certificate to this effect as per the instructions issued by this Department vide letters dated 29.10.2003 & 02-11-2023. In case of non commercial purpose (residential) such certificate shall be issued by the concerned Deputy Commissioner.
9. The title of land should be properly verified by the concerned Revenue authorities at the time of execution of sale deed



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and in case of any encumbrance is found on the proposed land/building the same shall be processed as per law before registration. Further, it may also be verified that there is no legal bar on the transfer of proposed land/building like Nautor land, Shamlaat land etc or by an order of any court of law and in case the land is prohibited to be transferred under any law or order, the registration shall not be done and case shall be referred back to the Government with a detailed report.

10. The building or part thereof proposed to be sold out/transferred, if any, should have been constructed as per the provision of TCP, Act, if applicable or any other provision of law as applicable for the time being in force. This permission should not be construed as regularization of any unauthorised/illegal construction.

11. The applicant shall ensure feasibility of the activity to be undertaken properly before registration of the proposed land or structure (as the case may be) and all aspects like availability of path, approach road, water, electricity etc. should be addressed in advance. This permission is limited to transfer of land or structure (as the case may be) only & should not be construed as an approval of the activity/project.

Note:

Note:- The authorities using this permission letter should verify it by scanning the Q.R, code or from the 118 portal of Singal Window Clearance System before registration of property



[Digitally Signed by Balwan Chand on 28 Feb 2025]
Additional Secretary (Revenue), Department of Revenue
Govt. of Himachal Pradesh