

बे सं. 11-14, सेक्टर 4, पंचकुला, हरियाणा
Bay No. 11-14, Sector 4, Panchkula, Haryana
To

Tel.: +91 172 2570020 ; Fax: +91 172 2570021
website: www.ulbhry.gov.in ; email: dulbhry@hry.nic.in

Smt. Simran W/o Sh. Rakesh
H. No. 694P, Sector-05, Near Police Station,
Gurugram (Haryana)-122001

Memo no. DULB/CTP/CLU-186 SNT/2021/10699
Dated : 27/12/21

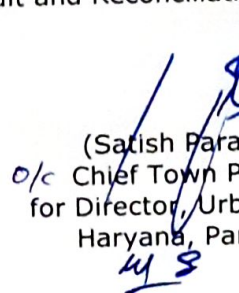
Subject: Letter of intent for grant of permission for change of land use for setting up of a Retail Outlet (Petrol Pump) in the revenue estate of Village Kharkhoda Tehsil and Distt. Sonipat- Smt. Simran W/o Sh. Rakesh

1. Your request for grant of permission for change of land use for setting up of Retail Outlet over land measuring 935.82 sq. mtrs bearing khasra no. 132//16/2/1 of revenue estate of Village Kharkhoda, Distt. Sonipat and within the limits of Municipal Committee Kharkhoda, as per enclosed site plan, has been considered and it has been decided, in principle, to grant permission for change of land use on this land under the provision of section 203E (2) (a) of the Haryana Municipal Act, 1973.
2. Therefore, you are hereby required to fulfil the following terms & conditions and submit the following documents as pre-requisite:
 - i. An agreement deed on the prescribed format on the Non-Judicial Stamp Paper of Rs. 100/- (specimen enclosed)
 - ii. A sum of Rs. 1,87,164 on account of conversion charges calculated @ Rs. 200/- per sq. mtr. for 935.82 sq. mtrs. to be sent through bank draft drawn in favour of the Chief Administrator, Haryana Urban Infrastructural Development Board payable at Panchkula.
 - iii. A sum of Rs. 3,85,136/- on account of 10% of gross payable amount of External Development Charges of Rs. 38,51,361/- calculated @ Rs. 166.554/- lacs. Per acre for 0.231 acre.
 - iv. A sum of Rs. 1,030/- on account of composition fee to compound the boundary wall measuring 103 rft @ Rs. 10 per rft.
 - v. To submit access permission from the competent authority.
 - vi. To submit Indemnity bond as per specimen enclosed.
 - vii. An affidavit on non-judicial stamp paper of Rs. 10/- duly attested by Ist Class, Magistrate to the effect that:
 - a. No other application for grant of licence/CLU permission for the Khasra no. covered under the present CLU application stand submitted by you, which is pending for consideration/ orders.
 - b. You shall deposit 40% EDC (updated) shall be deposit before approval of building plans or within six months of grant of CLU permission and the balance 50% (updated) before issuance of Occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - c. You shall deposit the External Development Charges/ internal Development charges to HSVP/ Municipal Committee Kharkhoda/ any other agency of the Govt. as and when demanded.
 - d. At least 75% employment shall be given to the domiciles of Haryana where the posts are of non-technical nature and a quarterly report in this regard shall be submitted to G.M.D.I.C, Sonipat.
 - viii. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- that:-
 - a. You shall pay the additional amount of Conversion Charges and External Development Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.

- b. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - c. You shall obtain occupation certificate from Director, Urban Local Bodies after completing the building within two years of issuance of the permission.
 - d. You shall deposit the requisite labour cess with the competent authority before approval of Building plans.
- ix. An undertaking on Non-Judicial Stamp Paper of Rs. 10/- to the following effect:
- a. That you understand that the development/ construction cost of 24 m/18 m/15 m major internal roads is not included in the EDC rates.
 - b. That you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m/15 m wide major internal roads as and when finalized and demanded by the Department.
3. You are hereby called upon to fulfil 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 (LOI). If you fail to fulfil above mentioned terms & conditions, this letter shall stand withdrawn and permission shall be refused.

D.A:As above

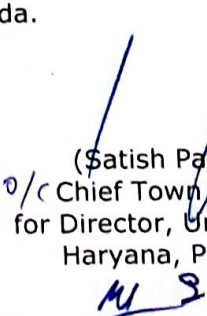
(* All the calculations are subject to the Audit and Reconciliation)


(Satish Parasher)
o/c Chief Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.

Endst. no. DULB/CTP/CLU-186 SNP /2021/ 10700-01 Dated: 27/12/21

A copy of the above is forwarded to following for information and necessary action;

1. District Town Planner (E), Sonipat.
2. Secretary, Municipal Committee, Kharkhoda.


(Satish Parasher)
o/c Chief Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.