

To

Neetu, W/o Rajiv Kumar,
H.No. 1403, Urban Estate-02,
Hisar, 125033

Memo No. DULB/OL-CLU/CLU06017000192/LOI/4 Dated: 20/07/2023

Subject **Letter of Intent for grant of permission for change of land use for setting up of a Retail Outlet (Petrol Pump) over land falling in the revenue estate of village Satrod Khas Tehsil & Distt. Hisar- Smt. Neetu W/o Rajiv Kumar.**

1. Please refer to your application dated 28.10.2022 and 18.04.2023 on the matter cited as subject above.
2. Your request for grant of permission for change of land use for setting up a Retail Outlet on land measuring 2155.73 sq.mtrs comprising in Khasra no. 140//17/2, 18/1, 18/2, 24/1 in the revenue estate of village Satrod Khas Tehsil & Distt. Hisar in MC limits of Hisar & situated in Industrial Zone Sector 18 as per Final Development Plan Hisar 2021 AD, has been considered and it has been decided, in principle, to grant permission for change of land use on this land under the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994. 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)
 - i. A sum of Rs. 12,93,138/- on account of Conversion charges calculated @ Rs. 600/- per sq. mtr. for 2155.23 sq. mtrs. to through online portal.
 - ii. To deposit Rs. 13,29,101/- on account of 10% of gross payable amount of External Development charges of Rs. 1,32,91,009/- calculated @ Rs. 249.831 lacs per acre for 0.532 acre through online portal.
 - II. 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% External Development Charges (updated) before approval of standard design or within 6 months of grant of CLU permission whichever is earlier and the balance 50% EDC (updated) before obtaining the occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - c. You shall give at least 75% employment to the domiciles of Haryana as per the provisions of Haryana State Employment of Local Candidates Act, 2020. A quarterly report regarding the employment shall be furnished to the Joint Director, District Industries Centre, Hisar and on designated portal in such form as prescribed by the competent Authority under the provision of Haryana State Employment of Local Candidates Act, 2020.
 - d. You shall not object acquisition of your land whenever required for road widening, in future.
 - ii. 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.
 - b. You shall get the standard design for the site approved from the Director, Urban Local Bodies Haryana before commencement of work and start construction at site within six months of issue of this permission.
 - c. You shall obtain occupation certificate from the Director, Urban Local Bodies Haryana 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.
 - e. You shall deposit the Internal Development Charges as and when demanded by the Government/HSVP/Municipal Corporation, Hisar.
 - iii. 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.

* All fees/charges are subject to audit.

Senior Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.

Please note. This is an electronically generated letter, therefore it does not require a signature

Endst. No. DULB/OL-CLU/CLU06017000192/Endst-LOI/5 Dated: 20/07/2023

A copy of the above is forwarded to the District Town Planning, Hisar for information and necessary action:

Endst. No. DULB/OL-CLU/CLU06017000192/Endst-LOI/6 Dated: 20/07/2023

A copy of the above is forwarded to the Commissioner, Municipal Corporation Hisar for information and necessary action:

Endst. No. DULB/OL-CLU/CLU06017000192/Endst-LOI/7 Dated: 20/07/2023

A copy of the above is forwarded to the Deputy Commissioner, Hisar for information and necessary action

Senior Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.