

FORM-CLU III
(See Rule 26 E)

To

M/s Rajan S/o Sh. Manohar Lal
R/o # 68-69, Sector- 09, Ambala City

Memo No. DULB/TP/CLU-56 AMB/ 2022/ 1834
Dated: 21/03/2022

Subject : Permission for grant of change of land use permission for setting up of a Retail Outlet (Petrol Pump) of BPCL in the revenue estate of village Kakru, Hadbast No. 31, Tehsil & Distt. Ambala - Sh. Rajan S/o Sh. Manohar Lal.

1 Please refer to your application dated 24.02.2022 on the matter cited as subject above.

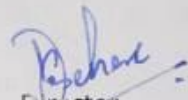
2 This office grant of permission for change of land use for setting up of a Retail Outlet (Petrol Pump) of BPCL over land measuring 2137 sq. mtrs. comprised in khasra no 20//19/2/2 min and 20/2 min of the revenue estate of Village Kakru, Hadbast No. 31 Tehsil & Distt. Ambala falling in Public Semi Public Zone (Sector-18-A) of FDP Ambala 2025 AD and the limits of Municipal Corporation, Ambala, is hereby granted as per the provision under Section 349(2)(a) of the Haryana Municipal Corporation Act 1994, vide memo no. 648 dated 17.02.2022. is hereby granted after receipt of Rs. 14,95,900/- on account of conversion charges and Rs. 13,19,100/- on account of 10% of the gross payable amount of External Development Charges of Rs 131.910 lacs.

2 This permission is further, subject to the following terms & conditions:

- i. That the conditions of agreement executed by you with the Director, Urban Local Bodies Haryana and the provisions of Haryana Municipal Corporation Act, 1994 are duly complied with by you.
- ii. That you shall pay the additional amount of conversion charges and External Development Charges for any variation in the area of site in lumpsum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
- iii. You shall deposit balance 40% External Development Charges (updated) before approval of building plans or within six months from grant of CLU permission whichever is earlier and the balance 50% EDC (updated) shall be deposited before obtaining occupation certificate or within two years from the grant of CLU permission whichever is earlier.
- iv. That 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, Gurugram 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.
- v. That you shall not object acquisition of your land, if required for road widening, in future.
- vi. That you shall not object laying of trunk services through your site whenever required to be laid in future.
- vii. That you shall get the standard design of the Retail Outlet (Petrol Pump) issued by the oil company, approved from the Director, Urban Local Bodies, Haryana before commencing the construction at site and will start the construction within six months from the issuance of this permission.

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- viii. That you shall obtain occupation certificate from the Director, Urban Local Bodies, Haryana after completing the construction within two years of the issuance of this permission.
- ix. That you will pay the labour cess before approval of standard design of Retail Outlet.
- x. That the development/ construction cost of 24/18 mtrs. wide road/ major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any along with the construction cost of 24/18 mtrs. wide road/ major internal road as and when finalised and demanded by Director General, Urban Local Bodies, Haryana Panchkula.
- xi. That you shall deposit the Internal Development Charges as and when demanded by the Government? HSVP/ HSIIDC / Municipal Corporation, Ambala as and when required.
- xii. This permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
- xiii. You shall obtain all preventive measures as per norms/ requirement of Explosive Department.
- xiv. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

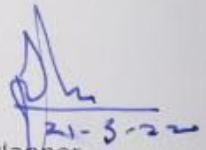


Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. no. DULB/CTP/ CLU- 56 AMB / 2022 1835-38 Dated: 21/03/2022

A copy is forwarded to the following for information and necessary action:-

- 1. Deputy Commissioner, Ambala
- 2. Commissioner, Municipal Corporation, Ambala.
- 3. District Town Planner, Ambala.
- 4. Joint Director, Industries & Commerce, Ambala



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