

FORM-CLU III
(See Rule 26 E)

To

Sh. Virender S/o Sh. Shiv Ram, Sh. Vijay S/o Sh. Virender
and Sh. Varun S/o Sh. Virender,
Village Jhanjhari, Opp. Haveli,
P.O Bhaini Khurd, Karnal-132116(Haryana)

Memo no. DULB/CTP/CLU- 10 KNL/2019 /13721

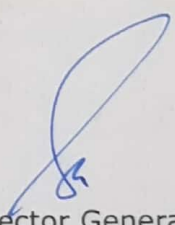
Dated : 09-09-2019

Subject : Permission change of land use permission for construction of Motel at National Highway No. 1, Village Jhanjhari Tehsil Nilokheri, Distt. Karnal- Sh. Virender S/o Sh. Shiv Ram, Sh. Vijay S/o Sh. Virender and Sh. Varun S/o Sh. Virender.

- 1 Please refer to your application dated 6.8.2019 on the matter cited as subject above.
- 2 Permission for change of land use for setting up of a Motel without banquet facility over land measuring 4051.76 sq. mtrs.(after excluding an area measuring 1759.21 sq. mtrs. falling within 30 mtrs. wide green belt along National Highway No. 44) comprised in khasra nos. 11//13/2, 14/2, 17 and 18 of revenue estate of village Jhanjhari Tehsil Nilokheri Distt. Karnal is hereby granted after receipt of Rs. 33,06,237/- on account of conversion charges.
- 3 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 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 10% of the gross EDC amount(updated) when the land shall be included in urbanizable zone of the Development Plan, 40% when the land in the sector shall be acquired by HSVP and shall deposit the balance 50% of gross EDC amount, in four annual equal instalments along with an interest @ 15% p.a.
 - iv. No Construction/boundary wall or gate shall be raised within the land falling in 30 mtrs. wide green belt along National Highway No. 44.
 - v. No construction shall be raised over the land coming within the influence zone of 11 KV HT Line.
 - vi. 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, Karnal.
 - vii. That you shall get the building plans for the site 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.

Sushil Sarwan, IAS
D.U.L.B.

- viii. That you shall obtain occupation certificate from the Director, Urban Local Bodies Haryana after completing the building within two years of the issuance of this permission.
- ix. That you will pay the labour cess before approval of building plan.
- 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 not object acquisition of land, if required, for road widening the 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.
- xii. That you shall deposit the Internal Development Charges as and when demanded by the Government/HSIIDC.
- xiii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xiv. Zoning Plan of this site bearing drawing no. DULB/CTP/2019/19 dated 21.8.2019 attached herewith.


Director General,
Urban Local Bodies,
Haryana, Panchkula. *yl*

Endst. no. DULB/CTP/ CLU- 10 KNL / 2019

Dated:

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

1. Commissioner, Municipal Corporation, Karnal.
2. District Town Planner, Karnal.

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

