

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HUDA Complex, Sector-15, Sonipat Tel. - 0130-2231492 & E-mail ID -
ntp.sonipat.tcp@gmail.com

To

Sh. Satpal S/o Sh. Mehar Chand
R/o A-2/28, Sector-3, Rohini,
Delhi-085

Memo No. ST/DTP-P/2018/ 7484

Dated. 31/12/2018

Sub.: Letter of Intent- Grant of Change of land use permission for setting up of industrial unit at village Kundli, Distt. Sonipat- Sh. Satpal S/o Sh. Mehar Chand.

Ref.: Applicant's application dated 12.04.2018 & 18.10.2018.

Your request for grant of permission for Change of land use for setting up of industrial unit over an area measuring 783.05 sqm (after excluding an area measuring 102.19 sqm falls within proposed 15 mtr wide road) bearing khasra no. 74//1/2/1/2, 2/1/2 in the revenue estate of village Kundli, Distt. Sonipat in the controlled area declared around Middle school at village Kundli, Distt. Sonipat has been considered and it has been decided in principle to grant permission for Change of land use on the land as shown in site plan enclosed. Therefore, as per requirement of the provisions of Rule- 26-C of rules, 1965 you are hereby required to fulfill the following terms and conditions in accordance with rule 26-D of rules 1965 and submit the following documents as per requisite:-

- 1 An agreement deed on prescribed CLU-II performa (Specimen Enclosed) on the Non-Judicial Stamp paper of Rs. 10/- as required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965 framed there under.
- 2 A sum of Rs. 62,700/- on account of Conversion Charges @ Rs. 80/- per sqm for an area measuring 783.05 sqm to be sent through bank drawn in favour of Chief Administrator, Haryana Infrastructural Development Board payable at Panchkula.
- 3 A sum of Rs. 2,35,600/- on account of 10% of total External Development Charges worked out by HUDA @ Rs. 121.69 Lac per gross acre to be sent through bank drawn in favour of Chief Administrator, Haryana Infrastructural Development Board payable at Panchkula.





- 4 It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
- 5 An affidavit on Non-Judicial Stamp paper of Rs. 10/- duly attested by 1st Class Magistrate to the effect that:-
- a. You shall pay the 40% of the total External Development Charges at the time of acquisition of land of this sector and balance 50% in four annual installments with 15% interest of the updated rates of EDC.
 - b. No other application for grant of license/CLU permission for the khasra Nos. covered under the present CLU application stand submitted by you which is pending for consideration/ orders (Specimen enclosed)
- 6 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 General, Town & Country Planning, Haryana, Chandigarh.
 - b. You shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C., Sonipat.
 - c. You shall get the building plans for the site approved from the Deptt. Before commencement of work at site and start construction at site within six months from issuance of Change of Land Use Permission.
 - d. You shall deposit the requisite labour cess with the competent authority before approval of Building Plans.
 - e. You shall obtain Occupation Certificate from the Deptt. after completing the building within two years of issuance of Change of Land Use Permission.
- 7 An undertaking on Non-Judicial Stamp Paper of Rs. 10/- to the following effect:-



- a. That I understand that the development/construction cost of 24 m/18 m/15 m major internal roads is not including in the EDC rates.
- 8 An undertaking on non judicial stamp paper of Rs. 10/-, that you have already donated the 102.19 sqm land falling within the proposed 15 mtr road widening in the name of Gram Panchayat at Village Kundli and you shall not raise any construction within the proposed road widening.

As laid down under Rule 26-C, you are hereby called upon to fulfill 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 (L.O.I.) on your failure, this letter shall stand withdrawn and permission shall be refused as per the provision of Rule 26-C (2) of Rules 1965.


(Vinay Singh, I.A.S.)
Deputy Commissioner
cum-Chairman DLCC,
Sonipat 

Endst. No. ST/DTP-P/2018/

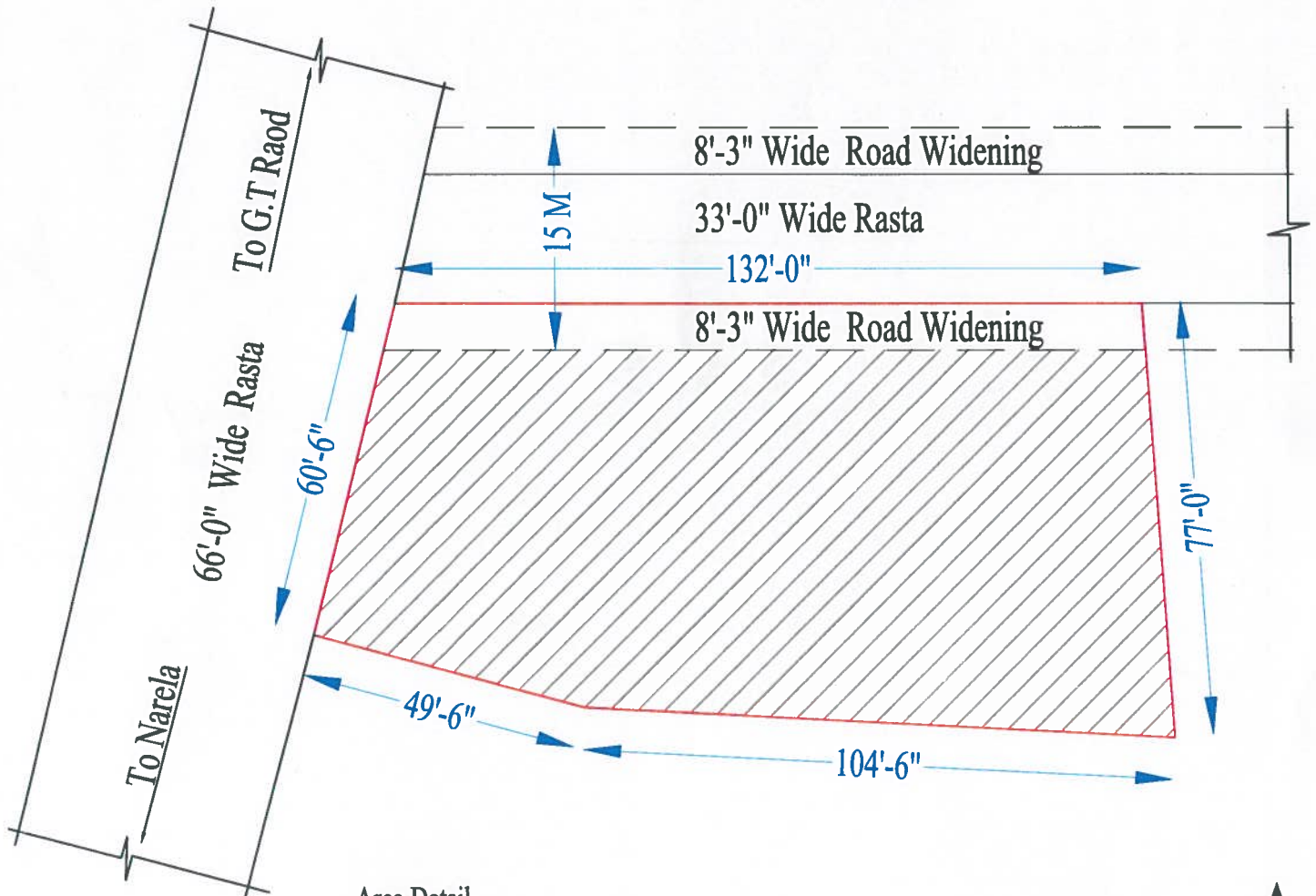
Dated:.....

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

1. Director, Urban Local Bodies, Haryana, Panchkula.
2. Deputy Commissioner, Sonipat.
3. G.M, DIC, Sonipat.
4. Administrator, Municipal Committee, Kundli.

**District Town Planner,
Sonipat**

Site Plan on Kh No.- 74//1/2/1/2, 2/1/2 at Vill. Kundli , Distt. Sonipat. For- Sh. Satpal S/o Sh. Mehar Chand



Area Detail

Total Plot Area = 1058.75 Sqyd , 885.24 Sqm.

Area Under 15 M Wide Road = 122.22 Sqyd , 102.19 Sqm.

Net Balance Area to be Consider for Grant of CLU = 936.53 Sqyd , 783.05 Sqm.

Permission Shown as



[Signature]
JE.

[Signature]
ATP.

[Signature]
D.T.P.