

To

Smt. Rekha Antil S/o Sh. Sube Singh,
R/o House No. 198, Sector-6, Karnal
Haryana

Memo No. DULB/OL-CLU/CLU10027000074/Permission/6 Dated: 30/10/2023

Subject **Permission of change of land use for setting up of Dhaba over land falling in the revenue estate of village Kasba Karnal (Residential Zone, Sector-34), Tehsil & Distt. Karnal - Smt. Rekha Antil S/o Sh. Sube Singh.**

1. Permission for change of land use for setting up of a Dhaba over land measuring 2318.47 sq.mtrs comprised in khasra no's 7571/2/3/1/2, 7571/2/3/2/2/2 of the revenue estate of village Kasba Karnal (Residential Zone, Sector-34), Tehsil & Distt. Karnal falling within the limits of Municipal Corporation Karnal, is hereby granted as per provision under Section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994 & other relevant provisions after receipt of Rs. 8,11,465/- on account of conversion charges and Rs. 7,14,517/- on account of 10% of gross payable amount of External Development charges of Rs. 71,45,167/- calculated @ Rs. 1,24,91,550/- per acre (50% of the EDC).
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 the Haryana Municipal Corporation Act, 1994 shall be duly complied with by you.
 - ii. That you shall pay the additional amount of conversion charges, Infrastructure Development Charges and External Development Charges for any variation in the area of site in lump sum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
 - iii. That you shall deposit 40% EDC (updated) shall be deposited 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.
 - iv. You shall deposit the internal Development charges to HSVP/ Municipal Corporation Karnal/ any other agency of the Govt. as and when demanded.
 - v. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies, Panchkula before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - vi. You shall obtain occupation certificate from Director, Urban Local Bodies, Panchkula after completing the building within two years of issuance of the permission.
 - vii. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
 - viii. That the development/ construction cost of 24/18 mtr 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 mtr wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana, Panchkula.
 - ix. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation Karnal/ any other agency of the Govt. as and when demanded.
 - x. 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.
 - xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xii. A copy of approved zoning plan drawing no. DULB/CTP/2023/65 dated 30.10.2023 is enclosed.

---sd---

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU10027000074/Endst-Permission/7 Dated: 30/10/2023

- i. The District Town Planner, Karnal along with copy of the approved zoning plan drawing no. DULB/CTP/2023/ 65 dated 30.10.2023

Endst. No. DULB/OL-CLU/CLU10027000074/Endst-Permission/8 Dated: 30/10/2023

- i. The Commissioner, Municipal Corporation, Karnal.

---sd---
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.