

To

Sh. Om Parkash S/o Lt. Sh. Kishan Sahay,
R/o Village Sehatpur, Sector-91, Faridabad.

Memo No.

DULB/OL-CLU/CLU03070000070/Permission/4 Dated: 10/01/2023

Subject

Permission for composition of unauthorized construction and grant of CLU permission for setting up of Institutional building (Senior Secondary School) on land measuring 7920.928 sqm for falling in the revenue estate of village Sehatpur, Tehsil and Distt. Faridabad– Sh. Om Prakash S/o Late Sh. Kishna Sahay.

1. Your request for grant of permission for change of land use for setting up an Institutional Building (Senior Secondary School) alongwith composition of unauthorized construction over land measuring 7920.928 sqm comprised in khasra Nos. 21//19/2, 20/2 min, 21, 29//1/1 of revenue estate of village Sehatpur, Tehsil and Distt. Faridabad is hereby granted as per approval of the Government and as per provisions under Section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 4,99,018/- on account of conversion charges, Rs. 18,50,318/- on account of 10% of the gross payable amount of External Development Charges of Rs. 1,85,03,183/- and Rs. 69,86,102/- on account of composition of unauthorized construction and Rs. 21,84,024/- on account of 99% labour cess and Rs. 22,061/- on account of 1% departmental charges.
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, Panchkula and the provisions of the 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. That You shall deposit 40% External Development Charges (updated) rates shall be deposited when the land in the sector shall be acquired by HSVP/HSIIDC and the balance 50% EDC (updated) in four equal instalments alongwith interest @15%.
 - iv. That you shall get the building plans for the site approved from the Commissioner, Municipal Corporation, Faridabad before commencing any construction at site and will start the construction within six months from the issuance of this permission.
 - v. That you shall obtain occupation certificate from the Commissioner, Municipal Corporation, Faridabad after completing the building within two years of the issuance of this permission.
 - vi. That you will have no objection to acquisition of land from your site if required for road widening by any Government agency, in future.
 - vii. 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, Urban Local Bodies, Haryana Panchkula.
 - viii. That you will pay the labour cess before approval of building plan.
 - ix. You shall deposit the Internal Development Charges at update rates as and when demanded by the Government or any of its agency.
 - x. That 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.
 - xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xii. Zoning Plan of this site drawing no. DULB/CTP/2022/48 dated 26.12.2022 attached herewith.

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU03070000070/Endst-Permission/5 Dated: 10/01/2023

The Commissioner, Municipal Corporation, Faridabad.

Endst. No. DULB/OL-CLU/CLU03070000070/Endst-Permission/6 Dated: 10/01/2023

The District Town Planner (Enf.) Faridabad along with a copy of approved zoning plan drawing no. DULB/CTP/2022/48, dated 26.12.2022

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