

To

Sunil Kumar, S/o Sita Ram,
Anil Kumar, S/o Sita Ram,
2030 Gali No. 4, Rampur Mohalla,
Hisar, 125001, Haryana

Memo No.

DULB/OL-CLU/CLU06017000204/Permission/5 Dated: 07/10/2023

Subject

Permission for grant of change of land use for setting up of an Industrial Unit over land falling in the revenue estate of village Satrod Khurd & Satrod Khas, Industrial Zone in Sector 28 Tehsil and District Hisar- Sh. Sunil Kumar and Sh. Anil Kumar Ss/o Sh. Sita Ram CLU ID-06017000204).

Please refer to your application dated 05.09.2023 and 04.10.2023 on the matter cited as subject above.

2. Permission for change of land use for setting up of an Industrial unit over land measuring 11254.94 sq.mtrs (after excluding an area measuring 3389.128 sq.mtrs falling in 100 mtrs the proposed road widening) comprising in Khasra no. 84//21 min, 22/1, 100//2/1/1 in the revenue estate of village Satrod Khurd and Khasra no. 85//24 min, 25 min in the revenue estate of village Satrod Khas Tehsil & Distt. Hisar in MC limits of Hisar & situated in Industrial Zone in Sector 28 as per Final Development Plan Hisar 2021 AD, is hereby granted under provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994, after receipt of Rs. 84,729/- on account of conversion charges and Rs. 8,73,526/- on account of 10% of the gross payable amount of EDC of Rs. 87,35,261/-.
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 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) when the land in the sector shall be acquired by HSVP and the balance 50% of gross EDC amount, in four annual equal instalments along with an interest @ 15% p.a.
 - iv. 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, Hisar.
 - v. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency i.e HSVP/ HSIIDC/ Municipal Corporation, Hisar.
 - vi. That you shall get the building plan of 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.
 - vii. 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.

viii. That you will pay the labour cess before approval of building plan.

ix. 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.

x. That this permission is 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.

* All fees/charges are subject to audit & reconciliation.

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU06017000204/Endst-Permission/6 Dated: 07/10/2023

A copy is forwarded to the The Commissioner, Municipal Corporation, Hisar for information and necessary action

Endst. No. DULB/OL-CLU/CLU06017000204/Endst-Permission/7 Dated: 07/10/2023

A copy is forwarded to the District Town Planner, Hisar for information and necessary action:-

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