

To

Sh. Dayanand S/o Sh. Paras Ram,
House no. 139, Gali No.4, Murthal road,
Rajiv Gandhi Colony, Sonipat

Memo no. DULB/CTP/CLU-1805000090 SNP/2022/10001

Dated : 21.10.2022

Subject: Permission for additional change of land use for setting up of a Restaurant at village Murthal, Tehsil & Distt. Sonipat- Sh. Dayanand S/o Sh. Paras Ram.

Please refer your application dated 21.09.2022 in the subject cited case.

1. Earlier the change of land use permission for setting up of Restaurant over land measuring 1552.56 sq. mtr. (after excluding an area measuring 2494.26 sq. mtrs. coming within proposed 50 mtrs. wide green belt along National Highway no. 44) comprised in khasra no. 201/1/8/2/1/1, 8/2/1/2, 8/2/2, 2/2/3/1, 8/2/3/2, 8/2/3/3, 9/1/2, 9/2, 13/1/1 and 13/1/3 falling in the revenue estate of village Murthal Sector-18 B Sonipat was granted vide memo no. DULB/CTP/CLU-216 SNP/2021/2106 dated 27.04.2021.
2. Now your request for change of land use permission for setting up of Restaurant over additional land measuring 202.34 sq. mtrs. comprising in Khasra no. 201/1/9/3/1 of revenue estate of village Murthal, Tehsil and Distt. Sonipat and falls within the limits of Municipal Corporation, Sonipat has been considered and is hereby granted as per the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 2,97,440/- on account of conversion charges and Rs. 1,70,111/- on account of 10% of the gross payable amount of External Development Charges of Rs. 17,01,115/- calculated @ Rs. 3,40,29,100/- per acre for 0.0499 acre.
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 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) before approval of Building plan or within six months of grant of CLU permission and the balance 50% (updated) before issuance of occupational certificate or within two years from grant of CLU permission whichever is earlier.
 - iv. That you shall pay the internal Development charges to the Government or any of its agency i.e HSVP/Municipal Corporation, Sonipat as and when demanded.
 - v. That 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, Urban Local Bodies, Haryana, Panchkula.
 - vi. That you shall get the building plan approved from the Director, Urban Local Bodies before commencement of work at site and start construction within six month from issuance of the permission.
 - vii. That you shall obtain occupation certificate from the Director, Urban Local Bodies after completing the building within two years of issuance of the permission.
 - viii. You shall deposit the requisite labour cess with the competent authority before approval of Building Plans.
 - ix. That you understand that the development/construction cost of 24 m/18 m/15 m major internal roads is not included in the EDC rates.
 - x. That you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m/15 m wide major internal roads as and when finalized and demanded by the Department.
 - xi. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.

- xii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xiii. A copy of the approved zoning Plan drawing no. DULB/CTP/2022/37 dated 06.10.2022 is enclosed.

CC:

1. The Commissioner, Municipal Corporation, Sonipat.
2. The District Town Planner, Sonipat alongwith copy of approved zoning Plan drawing no. DULB/CTP/2022/37 dated 06.10.2022 is enclosed.

Note: This is automatically generated letter hence not required signature.



**Director, Urban Local Bodies
Panchkula, Haryana**