

To

Sh. Dalip Singh S/o Sh. Sudhan Singh,
R/o House No. 15 & 16, Sector-15, Sonipat, Haryana

Memo no. DULB/CTP/CLU-18050000049 SNP/2022/9701

Dated: 06.10.2022

Subject: Permission of change of land use for setting up Low Density Eco Friendly housing in the revenue estate of Village Fazilpur, Tehsil and Distt. Sonipat - Sh. Dalip Singh S/o Sh. Sudhan Singh.

1. Permission for change of land use for setting up of a Low Density Eco Friendly Housing over land measuring 3658.93 sq. mtrs (after excluding an area measuring 40.87 sq. mtr. falls under 24.0 mtr. wide internal circulation road) comprising khasra no. 4//8/1 min, 8/2/1min and 13/2min of the revenue estate of Village Fazilpur, Tehsil and District Sonipat falling within the limits of Municipal Corporation Sonipat, 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. 4,57,367/- on account of conversion charges and Rs. 6,58,960/- on account of 10% of the gross payable amount of EDC of Rs. 65,89,600/-.
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% External Development Charges (updated) before approval of standard design or within 6 months of grant of CLU permission whichever is earlier and the balance 50% EDC (updated) before obtaining the occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - iv. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies, Haryana before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - v. You shall obtain occupation certificate from Director, Urban Local Bodies, Haryana after completing the building within two years of issuance of the permission.
 - vi. That You shall deposit the requisite labour cess with the competent authority before approval of Building plans.
 - vii. 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.
 - viii. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation Sonipat/ any other agency of the Govt. as and when demanded.
 - ix. 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.
 - x. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xi. A copy of approved zoning plan drawing no. DULB/CTP/2022/23 dated 05.08.2022 is enclosed.

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

1. The Commissioner, Municipal Corporation, Sonipat
2. District Town Planner, Sonipat along with a copy of approved zoning plan drawing no. DULB/CTP/2022/23 dated 05.08.2022.



Director, Urban Local Bodies
Panchkula, Haryana