

To

Combitic Filling Station
Through authorize signatory Mr. Shivank Garg
H.No. 32, Sector-15, Sonipat

Memo No. DULB/OL-CLU/CLU1805000040/Permission/1 Dated: 07/12/2022

Subject **Permission for change of land use for setting up of Retail Outlet (Petrol Pump), CNG Station & EV Charging Station with additional facilities of driver rest room, eateries etc in the revenue estate of village Kamaspur, Tehsil and Distt. Sonipat- M/s Combitic filling station through authorize signatory Mr. Shivank Garg.**

1. Permission for setting up of Retail Outlet (Petrol Pump), CNG Station & EV Charging Station with additional facilities of driver rest room, eateries etc over area measuring 5589.92 sq. mtr. comprising in khasra no. 81//22, 23/1, 23/2/1, 84//2/1, 3/1/1 in the revenue estate of village Kamaspur, Distt. Sonipat and within the limits of Municipal Corporation, Gurugram, 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. 70,42,417/- on account of conversion charges and Rs. 40,25,201/- on account of 10% of gross payable amount of External Development Charges of Rs. 4,02,52,007/-.
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 Act, 1973 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. You shall deposit 40% EDC (updated) before approval of building plans or within six months of grant of CLU permission whichever is earlier 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 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.

Please note: This is an electronically generated letter, therefore it does not require a signature.

Director,
Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU18050000040/Endst-Permission/2 Dated: 07/12/2022

The Commissioner, Municipal Corporation, Sonipat

Endst. No. DULB/OL-CLU/CLU18050000040/Endst-Permission/3 Dated: 07/12/2022

The District Town Planner, Sonipat

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