

To

Sh. Gulshan Arora, S/o Satpal Arora,
Near Geeta Mandir, Model town, Fatehabad,
125050

Memo No. DULB/OL-CLU/CLU04008000200/Permission/8 Dated: 16/10/2023

Subject **Permission for grant of change of land use for setting up setting up of an Restaurant unit over land falling in the revenue estate of village Fatehabad Tehsil and Distt. Fatehabad- Sh. Gulshan Arora S/o Sat pal Arora R/o near Geeta Mandir, Model Town Fatehabad. (CLU ID-04008000200).**

Please refer to your application dated 11.08.2023 and 18.09.2023 on the matter cited as subject above.

2. Permission for change of land use for setting up setting up of of an Restaurant land measuring 3093.70 sq.mtrs (after excluding an area measuring 1460 sq. mtrs. falling in 30 mtrs. Green green belt) comprising in Khasra no. 178//25/2/2, 188//4/2, 5 in the revenue estate of village Fatehabad Tehsil & District Fatehabad & situated in Residential zone (Sector-01) as per Final Development Plan Fatehabad 2031 AD, is hereby granted under provisions of Section 203-E (2)(a) of the Haryana Municipal Act, 1973, after receipt of Rs. 7,27,020/- on account of conversion charges and Rs. 18,57,017/- on account of 10% of the gross payable amount of EDC of Rs. 1,85,70,170/-.
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 Act, 1973 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, Fatehabad.
 - 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 Council, Fatehabad.
 - 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/CLU04008000200/Endst-Permission/9 Dated: 16/10/2023

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

Endst. No. DULB/OL-CLU/CLU04008000200/Endst-Permission/10 Dated: 16/10/2023

A copy is forwarded to the Executive officer, Municipal Council, Fatehabad for information and necessary action

Endst. No. DULB/OL-CLU/CLU04008000200/Endst-Permission/11 Dated: 16/10/2023

A copy is forwarded to the Deputy Commissioner, Fatehabad for information and necessary action:-

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