

To

M/S Maharishi Markandeshwar Trust,  
55 Model Town, Ambala City,  
Haryana, 134003

Memo No.

DULB/OL-CLU/CLU01068000358/Permission/4 Dated: 20/08/2023

Subject

**Permission for grant of Additional change of land use permission setting up of an Institutional Building in the revenue estate of village Saddopur, Hadbast No. 32, Tehsil and District- Ambala M/s Maharishi Markandeshwar trust, Ambala (CLU ID-01068000358).**

Please refer to your application dated 31.05.2023 on the matter cited as subject above.

2. Permission for change of land use for setting up of of an Institutional building (Medical/ Dental collage) over additional land land measuring 10093.45 sq.mtrs (after excluding an area measuring 2300 sq. mtrs. falling in 30 mtrs. Railway green belt) comprised in khasra no. 47, 49, 51, 52, 53/1, 64/2, 65 in revenue estate of village saddopur, H.B. no. 32 Tehsil & District Ambala & situated in Public Semi Public zone (Sector-18)as per Final Development Plan Ambala 2025 AD, is here by granted under the provisions of Section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994, after receipt of Rs. 3,02,804/- on account of conversion charges and Rs. 15,55,204/- on account of 10% of the gross payable amount of EDC of Rs. 1,55,52,040/-.
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. 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. 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, Ambala.
  - 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, Ambala.
  - vi. That you shall get building plans for the site approved from the Director, Urban Local Bodies Haryana before commencing the construction at site and shall start construction within 6 months of issue of this permission.
  - vii. That you shall obtain occupation certificate from the Director, Urban Local Bodies Haryana, Panchkula after completing the building 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 you shall not sub-divide the land/building in violation of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Apartment Ownership Act, 1983.
- xii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xiii. The zoning plan bearing drawing no. DULB/CTP/2023/25 dated 21.07.2023 enclosed.

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

Director,  
Urban Local Bodies,  
Haryana, Panchkula.

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

Endst. No. DULB/OL-CLU/CLU01068000358/Endst-Permission/5 Dated: 20/08/2023

A copy is forwarded to the District Town Planner, Ambala. along with a copy of approved zoning plan for information and necessary action:-

Endst. No. DULB/OL-CLU/CLU01068000358/Endst-Permission/6 Dated: 20/08/2023

A copy is forwarded to the Commissioner, Municipal Corporation, Ambala for information and necessary action:-

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