

To

Saghan Family Trust (through its authorized signatory)
Mr. Akhlesh Chaudhary, 807 The Magnolias DLF Golf Link,
DLF Phase 2 Gurugram.

Memo No. DULB/OL-CLU/CLU05012000105/Permission/4 Dated: 29/03/2023

Subject **Permission for grant of CLU for setting up of Low Density Eco Friendly Housing over land falling in the revenue estate of village Bandhwari, Tehsil Wazirabad, Distt. Gurugram- Saghan Family Trust.**

1. Permission for change of land use for setting up of Low Density Eco Friendly Housing over land measuring 12267 sq.mtrs falling in khasra nos. 57//12/1, 11/2,18/2, 19, 20/1 of revenue estate of village Bandhwari, Tehsil Wazirabad and District Gurugram is hereby granted as per the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 12,88,038/- on account of conversion charges and Rs. 31,164/- on account of composition charges to compound the unauthorized boundary wall measuring 623.29 mtr.
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 10% EDC (updated) when the land shall be included in the urbanizable zone of the development plan, 40% when the land in the sector shall be acquired by HSVP and the balance 50% in four annual equal instalments alongwith interest @ 15% P.A.
 - iv. You shall get the building plans for the proposed construction at site approved from the Commissioner, Municipal Corporation, Gurugram 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 Commissioner, Municipal Corporation, Gurugram 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 General, Urban Local Bodies, Haryana, Panchkula.
 - viii. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation, Gurugram / 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/2023/10 dated 17.03.2023 is enclosed.

--Sd--

Director General,
Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05012000105/Endst-Permission/5 Dated: 29/03/2023

The Commissioner, Municipal Corporation Gurugram alongwith a copy of approved zoning plan drawing no. DULB/CTP/2023/10 dated 17.03.2023 is enclosed.

Endst. No. DULB/OL-CLU/CLU05012000105/Endst-Permission/6 Dated: 29/03/2023

District Town Planner (E) Gurugram

--Sd--

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