

To

Sh. Ram Parkash Sethi S/o Sh. Nanak Chand Sethi  
66 Gulmohar Marg, DLF-II Gurugram

Memo No. DULB/OL-CLU/CLU05012000140/Permission/4 Dated: 02/11/2023

Subject **Permission for change of land use for setting up of a Residential house over land falling in the revenue estate of village Shahpur (Sector-25, Residential zone) , Tehsil & Distt. Gurugram - Sh. Ram Parkash Sethi S/o Sh. Nanak Chand Sethi.**

1. Permission for change of land use for setting up of a residential house over land measuring 404.68 sq.mtrs bearing Khasra no's 12//4/2/2-15/1-6/2-7/2//16 of revenue estate of village Shahpur, Tehsil & Distt. Gurugram and within the limits of Municipal Corporation, Gurugram (Sector-25, Residential zone), is hereby granted after obtaining approval from the Government as per provision under Section 349 (2) (a) of the Haryana Municipal Corporation Act, 1994 & other relevant provisions after receipt of Rs. 42,491/- on account of conversion charges, Rs. 2,02,340/- on account of Infrastructure Development Charges and Rs. 1,03,055/- on account of 10% of the gross payable amount of EDC of Rs. 10,30,550/-.
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. You shall deposit balance 40% External Development Charges (updated) before approval of building plans or within six months from grant of CLU permission whichever is earlier and the balance 50% EDC (updated) shall be deposited before obtaining occupation certificate or within two years from the grant of CLU permission whichever is earlier.
  - iv. The residential house shall not be used for commercial/any other purposes other than the bonafied residential use.
  - v. That you shall get the building plans for the site approved from the Commissioner, Municipal Corporation, Gurugram before commencing the construction at site and will start the construction within six months from the issuance of this permission.
  - vi. That you shall obtain occupation certificate from the Commissioner, Municipal Corporation, Gurugram after completing the construction within two years of the issuance of this permission.
  - vii. That you will pay the labour cess before approval of building plans.
  - viii. 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.
  - ix. That you shall deposit the Internal Development Charges to the Government, HSVP or Municipal Corporation, Gurugram as and when required.
  - x. 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.
  - xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
  - xii. A copy of approved zoning plan drawing no. DULB/CTP/2023/59 dated 06.10.2023 is enclosed.

D.A: As above

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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/CLU05012000140/Endst-Permission/5 Dated: 02/11/2023

Commissioner, Municipal Corporation, Gurugram along with copy of the approved zoning plan drawing no. DULB/CTP/2023/59 dated 06.10.2023.

Endst. No. DULB/OL-CLU/CLU05012000140/Endst-Permission/6 Dated: 02/11/2023

District Town Planner (Enf), Gurugram

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