

To

M/s Guru Grant Sahib Ji Promoters Pvt. Ltd. through
the authorized signatory Smt. Gurjot Kaur D/o Sh. Hardeep Singh,
R/o H.No. 1592, Sector-7C, Chandigarh.

Memo No. DULB/OL-CLU/CLU01068000375/Permission/6 Dated: 08/02/2024

Subject **Permission for grant for change of land use for setting up of a Motel without Banquet facility over land falling in the revenue estate of village Dangderhi Tehsil & Distt. Ambala- M/s Guru Grant Sahib Ji Promoters Pvt. Ltd. through the authorized signatory Smt. Gurjot Kaur D/o Sh. Hardeep Singh.**

Please refer to your application dated 16.01.2024 on the matter cited as subject above.

2. Permission for additional change of land use for setting up of Motel without Banquet facility over land measuring 3904.58 sq.mtrs (after excluding land measuring 7325.02 sq. mtrs. comes within proposed 60.0 mtr wide green belt along NH-5.) comprising in Khasra numbers 13//19/2, 20/1, 21/2, 22/2, 26 of revenue estate of village Dangdheri, (H.B. No. 33) Tehsil & Distt. Ambala & situated in Agriculture Zone as per Final Development Plan of Ambala 2025 AD, is hereby granted under provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994, after receipt of Rs. 27,32,814/- on account of conversion charges.
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 to the effect that 10% EDC shall be deposited at updated rates when the land shall be included in the urbanizable zone of development Plan, 40% EDC at updated rates shall be deposited when the land in the sector shall be acquired by HSVP/HSI IDC and the balance 50% EDC (updated) in four annual equal instalments alongwith 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, 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/ HSI IDC/ Municipal Corporation, Ambala.
 - 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.

xii. The zoning plan bearing drawing no. DULB/CTP/2024/10 dated 01.02.2024 enclosed.

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

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU01068000375/Endst-Permission/7 Dated: 08/02/2024

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

Endst. No. DULB/OL-CLU/CLU01068000375/Endst-Permission/8 Dated: 08/02/2024

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

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