

To

Amarnath Aggarwal Builders Pvt. Ltd.
House no. 93, Sector-06, Panchkula

Memo No.

DULB/OL-CLU/CLU13035000084/Permission/7 Dated: 27/09/2023

Subject

Permission for change of land use for setting up of an starred Hotel for commercial use over land falling in the revenue estate of village Chandi Mandir (Sector- 01 Commercial Zone) Tehsil and Distt. Panchkula- Sh. Hargobind Goyal, S/o Sh. Amarnath Aggarwal (CLU ID- 13035000084).

Please refer to your application dated 04.08.2023 and 21.08.2023 on the matter cited as subject above.

2. Permission for change of land use for setting up of an an starred Hotel for commercial use over an area measuring 23985.97 sq.mtrs (after excluding an area measuring 7163.62 sqmtrs area of the site falls within 100m wide green belt and 1684.45 sq. mtrs falls in 24 m wide service road) and considered area of CLU i.e. 15137.90 sq.mtrs comprising in Khasra no. 182, 205/1, 183 207/2, 188, 206, 178, 179, 180 in revenue estate of village chandi Mandir (Sector-01 Commercial Zone) Tehsil & District Panchkula. The applied site falls in extended limits of Municipal Corporation, Panchkula has been considered and it has been decided, to grant permission for change of land use on this land under the provisions of Section 349(2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 9,23,418/- on account of conversion charges. Rs. 5,55,390/- on account of 10% of the gross payable amount of EDC of Rs. 55.53 lacs. and Rs. 27,00,165/- on account of SIDC and Rs. 1,69,72,120/- on account of license fees.
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 shall be duly complied with by you.
 - ii. That you shall pay the additional amount of conversion 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 building plan 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. That you shall give at least 75% employment to the domiciles of Haryana as per the provisions of Haryana State Employment of Local Candidates Act, 2020. A quarterly report regarding the employment shall be furnished to the Joint Director, District Industries Centre, Panchkula and on designated portal in such form as prescribed by the competent Authority under the provision of Haryana State Employment of Local Candidates Act, 2020.
 - v. That you shall not object acquisition of your land, if required for road widening, in future.
 - vi. That you shall not object laying of trunk services through your site whenever required to be laid in future.
 - vii. That you shall get the building plans for the site approved from the from the Director, Urban Local Bodies, Haryana, Panchkula before commencement of work at site and start construction within six month from issuance of the permission.
 - viii. 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.
 - ix. That you will pay the labour cess before approval of building Plan of starred hotel.
 - x. 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.
 - xi. That you shall deposit the Internal Development Charges as and when demanded by the Government, HSVP or Municipal Corporation, Panchkula as and when required.
 - xii. 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.
 - xiii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU13035000084/Endst-Permission/8 Dated: 27/09/2023

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

Endst. No. DULB/OL-CLU/CLU13035000084/Endst-Permission/9 Dated: 27/09/2023

Endst. no. DULB/CTP/ CLU- 13035000084 PKL/ 2023/ Dated:

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

Endst. No. DULB/OL-CLU/CLU13035000084/Endst-Permission/10 Dated: 27/09/2023

Endst. no. DULB/CTP/ CLU- 13035000084 PKL/ 2023/ Dated:

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

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