

To

Sh. Rambir Singh & Sh. Rahbir Singh Ss/o Desh Raj
Village Dhorka, Tehsil Harsaru, Gurugram

Memo No. DULB/OL-CLU/CLU05113000292/Permission/9 Dated: 24/07/2023

Subject **Permission for change of land use for the purpose of Institute (Senior Secondary School) in the revenue estate of village Dhorka (sector-92 Residential), Tehsil Harsaru, Distt. Gurugram – Sh. Rambir Singh & Sh. Rajbir Singh Ss/o Deshraj.**

1. Permission for change of land use permission for setting up of Institute (Senior Secondary School) over an area measuring 8220.17 sq.mtrs in the khasra no. 29//11/1, 29//9/1/1/2, 10/2, 30//6/2/2, 15/2/1 in the revenue estate of village Dhorka (Sector-92 Residential), Tehsil Harsaru, District Gurugram is hereby granted as per provision under Section 349(2)(a) of the Haryana Municipal Act, 1994 after receipt of Rs. 10,35,741/- on account of conversion charges and Rs. 21,14,190/- on account of 10% of gross payable amount of External Development Charges of Rs. 2,11,41,898/- and Rs. 41,770/- on account of composition fees to compound the area measuring 83.54 sq. 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, Panchkula and the provisions of the Haryana Municipal Act, 1994 are duly complied with by you.
 - ii. You shall deposit 40% External Development Charges (updated) shall be deposit 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.
 - iii. **That you shall submit the access permission before approval of Building plan to this office as well as in the O/o District Town Planner (Enf) Gurugram.**
 - iv. That you shall pay the additional amount of conversion charges and External Development Charges for any variation in the area of site in lump sum within 30 days or as and when detected and demanded by the Director General, Urban Local Bodies, Haryana, Panchkula.
 - v. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation Gurugram/ any other agency of the Govt. as and when demanded.
 - vi. That you shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies before commencing of work and shall start the construction within six months from the issuance of CLU permission.
 - vii. That you shall obtain occupation certificate from the Director, Urban Local Bodies, after completing the building within two years of the issuance of this permission.
 - viii. That you will pay the labour cess with the competent authority before approval of building plan.
 - ix. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.
 - 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 mtr wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana Panchkula.
 - xi. 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.
 - xii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xiii. A copy of the approved Zoning Plan drawing no. DULB/CTP/2023/20 dated 24.06.2023 is enclosed.

D.A: As above

--Sd--

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/CLU05113000292/Endst-Permission/10 Dated: 24/07/2023

The Commissioner, Municipal Corporation, Manesar.

Endst. No. DULB/OL-CLU/CLU05113000292/Endst-Permission/11 Dated: 24/07/2023

The District Town Planner (Enf), Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/20 dated 24.06.2023.

--Sd--

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

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