

To

S.A. Square (Through authorized signatory)
Mr. Saurabh Jain, Sector-89, Gurugram

Memo No.

DULB/OL-CLU/CLU05113000386/Permission/4 Dated: 17/10/2023

Subject

Permission of change of land use for setting up of Restaurant over land falling in the revenue estate of Village Badha, Tehsil Manesar, Distt. Gurugram - S.A Square.

1. Permission for change of land use for setting up of a Restaurant over land measuring 1214.055 sq.mtrs comprised in Khasra no's 16//4/1/1 of the revenue estate of village Badha (Sector-89, Residential zone), Tehsil Manesar, Gurugram falling within the limits of Municipal Corporation Manesar, is hereby granted as per provision under Section 349 (2) (a) of the Haryana Municipal Corporation Act, 1994 & other relevant provisions after receipt of Rs. 17,84,661/- on account of conversion charges, Rs. 14,53,529/- on account of 10% of gross payable amount of External Development Charges of Rs. 1,45,35,287/-, Rs. 1,02,00,000/- on account of additional conversion charges, and Rs. 12,14,055/- on account of SIDC.
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/HSVP.
 - iii. **That you shall submit the access permission issued by the competent authority in this office before approval of Building plan.**
 - iv. That you shall deposit 40% EDC (updated) shall be deposited before approval of building plan or within six months of grant of CLU permission whichever is earlier and the balance 50% (updated) before issuance of occupation certificate or within two years from grant of CLU Permission whichever is earlier.
 - v. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies, Panchkula before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - vi. You shall obtain occupation certificate from Director, Urban Local Bodies, Panchkula after completing the building within two years of issuance of the permission.
 - vii. That you shall deposit the requisite labour cess with the competent authority 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 HSVP/ Municipal Corporation, Manesar/ any other agency of the Govt. as and when demanded.
 - 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/2023/61 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/CLU05113000386/Endst-Permission/5 Dated: 17/10/2023

Commissioner, Municipal Corporation, Manesar.

Endst. No. DULB/OL-CLU/CLU05113000386/Endst-Permission/6 Dated: 17/10/2023

District Town Planner, Gurugram along with copy of the approved zoning plan drawing no. DULB/CTP/2023/61 dated 06.10.2023

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