

To

Sh. Manish Yadav S/o Sh. Surinder Singh,  
Apartment no. 10B, Elite Tower-P,  
Subhash Chowk, Sector-48, Belgravia Central Park-II,  
Gurugram-122001, Haryana.

Memo No. DULB/OL-CLU/CLU05012000147/Permission/10 Dated: 23/11/2023

Subject **Permission for grant of change of land use permission for setting up Nursing Home over land falling in the revenue estate of Village Hayatpur, Sector-89 Residential, Tehsil Harsaru and District Gurugram – Mr. Manish Yadav S/o Sh. Surinder Singh.**

1. Your request for grant of permission for change of land use for Nursing Home over land measuring 485.132 sq.mtrs bearing khasra no. 18//25/1/2 of the revenue estate of Village Hayatpur (Sector-89 Residential), Tehsil Harsaru & District Gurugram and within the limits of Municipal Corporation Manesar, is hereby granted as per provision under Section 349(2)(a) of the Haryana Municipal Act, 1994 after receipt of Rs. 61,127/- on account of conversion charges and Rs. 1,23,874/- on account of 10% of the gross payable amount of EDC of Rs. 12,38,742/-.
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 Corporation Act, 1994 are duly complied with by you.
  - ii. That you shall submit the access permission issued by the competent authority (GMDA) to this office as well as to the Commissioner, Municipal Corporation, Gurugram before approval of Building Plan.
  - iii. 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, Urban Local Bodies, Haryana, Panchkula.
  - iv. You shall deposit 40% External Development Charges (updated) before approval of building plan or within six 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.
  - v. That you shall deposit the Internal Development Charges to HSPV/ Municipal Corporation Manesar/ any other agency of the Govt. As and when demanded.
  - vi. That you shall get the building plans for the site approved from the Director, Urban Local Bodies and start construction at site within six months from 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 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/2023/43 dated 11.09.2023 is enclosed.

D.A: As above

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Director

Urban Local Bodies,  
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05012000147/Endst-Permission/11 Dated: 23/11/2023

Commissioner, Municipal Corporation, Manesar.

Endst. No. DULB/OL-CLU/CLU05012000147/Endst-Permission/12 Dated: 23/11/2023

The District Town Planner (E) Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/43 dated 11.09.2023

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