

To

Sh. Vinod Kumar S/o Sh. Singh Ram,
Smt. Khushabu Mangla w/o Sh. Aditya Mangla and
Sh. Ashok Kumar Yadav S/o Sh. Krishan Chand Yadav
(Authorized signatory),
R/o House no. 747 B/2, Patel Nagar, Gurugram
Haryana-122001

Memo No. DULB/OL-CLU/CLU05014000405/Permission/4 Dated: 24/11/2023

Subject **Permission for change of land use for setting up of Hotel with Banquet facility over land falling in the revenue estate of village Mohammadpur (Agriculture Zone), Tehsil Sohna, Distt. Gurugram – Sh. Vinod Kumar S/o Sh. Singh Ram, Smt. Khushabu Mangla w/o Sh. Aditya Mangla and Sh. Ashok Kumar Yadav S/o Sh. Krishan Chand Yadav (Authorized Signatory).**

1. Your request for grant of permission for change of land use for Hotel with Banquet facility over land measuring 12140.52 sq.mtrs bearing khasra no's 12//20, 21, 18//1 of the revenue estate of Village Mohammadpur (agriculture Zone), Tehsil Sohna & District Gurugram, is hereby granted as per provision under Section 203E (2)(a) of the Haryana Municipal Act, 1973 after receipt of Rs. 1,01,98,070/- on account of conversion charges.
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 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.
 - iii. You shall deposit 10% EDC (updated) when the land shall be included in the urbanizable zone of the development plan, 40% when the land in the sector shall be acquired by HSVP or any Government entity and the balance 50% in four equal installments alongwith interest @ 15% P.a.
 - iv. That you shall deposit the Internal Development Charges to HSVP/ Municipal Council, Sohna/ any other agency of the Govt. as and when demanded.
 - v. That you shall get the building plans for the site approved from the Director, Urban Local Bodies, Haryana, Panchkula and start construction at site within six months from issuance of CLU permission.
 - vi. That you shall obtain occupation certificate from the Director, Urban Local Bodies, Haryana, Panchkula after completing the building within two years of the issuance of this permission.
 - vii. That you will pay the labour cess before approval of building plan.
 - viii. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.
 - 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 mtr wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana Panchkula.
 - 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 the approved Zoning Plan drawing no. DULB/CTP/2023/42 dated 11.09.2023 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/CLU05014000405/Endst-Permission/5 Dated: 24/11/2023

The District Town Planner (E) Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/42 dated 11.09.2023.

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