

To

1. M/s Guru Granth sahib Ji Promoters Pvt. Ltd.  
The authorized signatory, Smt. Gurjot Kaur,  
D/o Sh. Hardeep Singh.

2. Smt. Gurjot Kaur, D/o Sh. Hardeep Singh,  
R/o House no. 1592, Sector-7 c, Chandigarh

Memo No. DULB/OL-CLU/CLU01068000094/Permission/8 Dated: 20/04/2023

Subject **Permission for grant of change of land use for setting up of a Retail Hub over land falling in the revenue estate of village Dangderhi Tehsil & Distt. Ambala. M/s Guru Granth Sahib Promoters Pvt. Ltd. Through the authorized signatory Smt. Gurjot kaur D/o Sh. Hardeep Singh and Smt. Gurjot Kaur D/o Sh. Hardeep Singh.**

Please refer to your application dated 19.12.2022 and 30.01.2023 on the matter cited as subject above.

2. Permission for change of land use for setting up of retail Hub over land measuring 30083.35 sq.mtrs falling in Khasra no. 9//19/2, 20, 21, 22/2, 23/2/2, 26/2, 13//1, 2/1, 3/2/1, 10, 11, 20/2, 21/1, 14//5, 6, 15, 16, 25, 20//5, 6, 7, 21//1/1, 2/1/2 (after excluding area measuring 19,997.90 sq.mtrs falling in 30 mtrs wide green belt along the railway line & an area measuring 6657.63 sq.mtrs falling within 60 mtrs wide green belt along national Highway) in the revenue estate of village Dangdehri, Tehsil and District Ambala, is here by granted under the provisions of Section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994, after receipt of Rs. 2,10,58,345/- on account of conversion charges.
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 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 lumpsum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
  - iii. That you shall deposit 10% of the gross EDC amount(updated) when the land shall be included in urbanizable zone of the Development Plan shall deposit 40% when the land in the sector shall be acquired by HSVP and the balance 50% of gross EDC amount, in four annual equal instalments along with an interest @ 15% p.a.
  - iv. At least 75% employment shall be given to the domiciles of Haryana where the posts are of non-technical nature and a quarterly report in this regard shall be submitted to G.M.D.I.C, Ambala.
  - v. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency i.e HSVP/ HSIIDC / Municipal Corporation, Ambala.
  - vi. That you shall get building plans for the site approved from the Director, Urban Local Bodies Haryana before commencing the construction at site and shall start construction within 6 months of issue of this permission.
  - vii. 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.
  - viii. That you will pay the labour cess before approval of building plan.
  - 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 mtrs. wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana Panchkula.
  - x. That this permission is 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 you shall not sub-divide the land/building in violation of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Apartment Ownership Act, 1983.

xii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

\* All fees/charges are subject to audit & reconciliation.

Director, General  
Urban Local Bodies,  
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU01068000094/Endst-Permission/9 Dated: 20/04/2023

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

Endst. No. DULB/OL-CLU/CLU01068000094/Endst-Permission/10 Dated: 20/04/2023

A copy is forwarded to the District Town Planner, Ambala for information and necessary action

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