

To

M/s Hedone Design Ltd.,
RR-12, 2nd floor, Mainwali Nagar,
Main Delhi-Rohtak road, New Delhi-110087

Memo No. DULB/OL-CLU/CLU05012000096/Permission/1 Dated: 22/12/2022

Subject **Permission of change of land use for setting up of Eco Friendly Farmhouse over land falling in the revenue estate of Village Wazirabad Distt. Gurugram – Hedon Design Limited.**

1. Permission for change of land use for setting up of a Eco Friendly farm house over land measuring 10420 sq.mtrs comprising in khasra no. 46//19/2/3, 21/2/1/1, 22, 19/1/4, 20/4, 45//16/5/1 of the revenue estate of Village Balola Tehsil Wazirabad & Distt. Gurugram falling within the limits of Municipal Corporation Gurugram, 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. 10,94,100/- 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 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.
 - iii. That you shall deposit 10% of EDC of gross payable amount of External Development Charges (Updated) when the site comes in the Urbanizable Zone as per published development plan, 40% EDC shall be paid when the land in the sector shall be acquired by HUDA and balance 50% in four equal instalments along with interest @15% of the updated rate of EDC."
 - iv. You shall get the building plans for the proposed construction at site approved from the Commissioner, Municipal Corporation, Gurugram before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - v. You shall obtain occupation certificate from Commissioner, Municipal Corporation, Gurugram after completing the building within two years of issuance of the permission.
 - vi. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
 - vii. 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.
 - viii. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation, Gurugram/ any other agency of the Govt. as and when demanded.
 - ix. 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.
 - x. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xi. A copy of approved zoning plan drawing no. DULB/CTP/2022/47 dated 15.12.2022 is enclosed.

--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/CLU05012000096/Endst-Permission/2 Dated: 22/12/2022

The Commissioner, Municipal Corporation, Gurugram along with a copy of approved zoning plan drawing no. DULB/CTP/2022/47 dated 15.12.2022.

Endst. No. DULB/OL-CLU/CLU05012000096/Endst-Permission/3 Dated: 22/12/2022

The District Town Planner (Enf.) Gurugram

--Sd--

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

Please note: This is an electronically generated letter, therefore it does not require a signature.