

To

Smt. Kavita Gurnani w/o Sh. Dayal Dass
R/o 29, National Park, Lajpat Nagar,
South Delhi, Delhi-110024

Memo No. DULB/OL-CLU/CLU05012000005/Permission/1 Dated: 06/01/2023

Subject **Permission of change of land use for setting up of a Motel with Banquet at village Gwal Pahari, Tehsil Wazirabad, District Gurugram- Smt. Kavita Gurnani w/o Sh. Dayal Dass.**

1. Your request for grant of permission for change of land use for setting up of a Motel with Banquet facility over land measuring 3144.698 sq.mtrs comprised in khasra no. 13//9/3/1, 11, 12/1/1/2min of the revenue estate of village Gwal Pahari, 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. 75,47,275/- on account of conversion charges and Rs. 4,461/- on account of unauthorized boundary wall.
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, Haryana 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/2022/49 dated 21.12.2022 is enclosed.

Director General,
Urban Local Bodies Department, Haryana, Panchkula.
Please note: This is an electronically generated letter, therefore it
does not require a signature.

Endst. No. DULB/OL-CLU/CLU05012000005/Endst-Permission/2 Dated: 06/01/2023

The Commissioner, Municipal Corporation, Gurugram alongwith copy of the approved zoning plan bearing drawing no. DULB/CTP/2022/49 dated 21.12.2022.

Endst. No. DULB/OL-CLU/CLU05012000005/Endst-Permission/3 Dated: 06/01/2023

The District Town Planner (E) Gurugram

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

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