

To

Sh. Narender Kumar S/o Sh. Paras Ram  
Flat no. 901, Tower no. 7, Unitech Harmony,  
Sector 50, Nirwana Country, Gurugram

Memo No. DULB/OL-CLU/CLU05012000014/Permission/1 Dated: 25/11/2022

Subject **Permission of change of land use for setting up up of a Residential house in the revenue estate of Village Chouma (Sector-2), Gurugram- Sh. Narender Kumar S/o Sh. Paras Ram.**

1. Permission for change of land use for setting up of residential house over land measuring 556.438 sq. mtrs. bearing khasra no. 79/18/2/2/5, 18/2/2/6, 18/2/2/13, 18/2/2/14 of revenue estate of Village Chauma, Distt. Gurugram and 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. 58,426/- on account of conversion charges, Rs. 1,42,609/- on account of 10% of the gross payable amount of EDC of Rs. 14,26,092/- and Rs. 2,78,219 on account of Infrastructure Development charges calculated @ Rs. 500/- per sq. mtr.
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 40% External Development Charges (updated) before approval of building plan or within 6 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.
  - 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/2022/40 dated 06.10.2022 is enclosed.

Director,  
Urban Local Bodies Department,  
Haryana, Panchkula

Endst. No. DULB/OL-CLU/CLU05012000014/Endst-Permission/2 Dated: 25/11/2022

The Commissioner, Municipal Corporation, Gurugram alongwith copy of the approved zoning plan

Endst. No. DULB/OL-CLU/CLU05012000014/Endst-Permission/3 Dated: 25/11/2022

The District Town Planner (E) Gurugram.

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