

To

GNS Smart Logistics Pvt. Ltd.
Through authorized signatory Sh. Sumit Sharma,
B 43 C Old DLF Colony,
Sector-14, Gurugram.

Memo No. DULB/OL-CLU/CLU05059000442/Permission/5 Dated: 17/10/2023

Subject **Permission for change of land use for setting up of a Warehouse (Non-agro Produce) over land falling in the revenue estate of village Pataudi, Tehsil Pataudi & Distt. Gurugram – M/s GNS Smart Logistic Pvt. Ltd. through its authorized signatory Sh. Sumit Sharma.**

1. Permission for change of land use for setting up of Warehouse (Non-agro Produce) over land measuring 17123.25 sq.mtrs in Khasra no's 158//7/1, 7/3, 8, 13, 14/1, 14/2, 14/3, 14/4, 17/1, 18/1, 19/1 of revenue estate of village Pataudi, Tehsil Pataudi & Distt. Gurugram (falls in Agriculture zone) and within the limits of Municipal Council, Pataudi Haily Mandi, is hereby granted as per provision under Section 203E (2) (a) of the Haryana Municipal Act, 1973 after receipt of Rs. 7,70,546/- 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 Act, 1973 are duly complied with by you.
 - ii. That you shall pay the additional amount of conversion 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% of the gross EDC amount (updated) when the land shall be included in Urbanizable zone of the Development plan, the balance 40% when the land in the sector shall be acquired by HSVP or any Govt. entity and the balance 50% of gross EDC amount in four annual equal instalments along with an interest @15% p.a.
 - iv. That you shall give at least 75% employment to the domiciles of Haryana where the posts are of non-technical nature and a quarterly report in this regards shall be submitted to G.M.D.I.C, Gurugram.
 - v. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency.
 - vi. That you shall get the building plans for the site approved from the Director, Urban Local Bodies Haryana and start construction at site within six months from issuance of CLU permission.
 - vii. That you shall obtain occupation certificate from the Director, Urban Local Bodies, Haryana after completing the building within two years of the issuance of this permission.
 - viii. That you will pay the labour cess with the competent authority before approval of building plan.
 - ix. That you shall not object acquisition of land, if any, required for road widening in future by any Government agency.
 - x. 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.
 - xi. 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.
 - xii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - xiii. A copy of the approved Zoning Plan drawing no. DULB/CTP/2023/58 dated 06.10.2023 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/CLU05059000442/Endst-Permission/6 Dated: 17/10/2023

District Town Planner, Gurugram along with copy of the approved zoning plan drawing no. DULB/CTP/2023/58 dated 06.10.2023.

Endst. No. DULB/OL-CLU/CLU05059000442/Endst-Permission/7 Dated: 17/10/2023

The Executive Officer, Municipal Council, Pataudi Haily-Mandi

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