

To

Sh. Rahul Kharab S/o Sh. Devender Singh,
Sh. Surender Kumar Gupta S/o Sh. Kishori Lal Gupta,
C-25 near Axis Bank, Kriti Nagar, Delhi-110015

Memo No. DULB/OL-CLU/CLU05071000420/Permission/4 Dated: 13/10/2023

Subject **Permission for additional change of land use for setting up of a Warehouse non-agro produce over land falling in the revenue estate of village Farukhnagar, Tehsil Farukhnagar, Distt. Gurugram – Sh. Sh. Rahul Kharab & Surender Kumar Gupta.**

1. The CLU permission for the Khasra no. 208//21, 22, 23, 24/1 in the revenue estates of village Farukhnagar, Tehsil Farukhnagar, Distt. Gurugram has already been granted by Director Urban Local Bodies, Haryana vide their memo no. DULB/CTP/CLU-341 GGM/2022/2088 dated 19.04.2022.
2. Now your request for grant of additional change of land use permission for setting up of Warehouse over land measuring 9535.40 sq.mtrs at Khasra no's 207//16/3, 17/3, 24/2, 24/3, 25/1, 25/2 at village Farukhnagar, Tehsil Farukhnagar, Distt. Gurugram (falls in Agriculture zone) and within the limits of Municipal Committee, Farukhnagar, is hereby granted as per provision under Section 203E (2) (a) of the Haryana Municipal Act, 1973 after receipt of Rs. 4,29,093/- on account of conversion charges and Rs. 9,890/- on account of compounding 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, 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/2023/60 dated 06.10.2023 is enclosed.

D.A: As above

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Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05071000420/Endst-Permission/5 Dated: 13/10/2023

District Town Planner (Enf), Gurugram along with copy of the approved zoning plan drawing no. DULB/CTP/2023/60 dated 06.10.2023.

Endst. No. DULB/OL-CLU/CLU05071000420/Endst-Permission/6 Dated: 13/10/2023

Secretary, Municipal Committee, Farukhnagar.

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