

To

Smt. Manisha Yadav, W/o Sh. Karan Yadav
Smt. Jyoti Yadav W/o Sh. Vipin Yadav
Villa No. A-16, Shobha International City,
Near Gyananda School, Sector-109,
Choma Gurugram

Memo No.

DULB/OL-CLU/CLU05012000406/Permission/5 Dated: 11/10/2023

Subject

Permission for additional change of land use for setting up of a Retail Outlet (Petrol Pump) in the revenue estate of Village Pawala Khusurpur, Sector-106, Distt. Gurugram - Smt. Manisha Yadav W/o Sh. Karan Yadav and Smt. Jyoti Yadav w/o Sh. Vipin Yadav.

1. The CLU permission for the Khasra no. 7//23/2/1/1 in the revenue estates of village Pawala Khusurpur, Tehsil & Distt. Gurugram has already been granted by this office vide their memo no. DULB/CTP/CLU- 330 GGM/2021/1170 dated 04.03.2021. The Building plan for the same was approved by the CMCG vide memo dated 22.12.2021.
2. Now your request for grant of additional change of land use permission for setting up of Retail Outlet over land measuring 556.44 sq.mtrs at Khasra no's 7//23/2/1/2/1 at village Pawala Khusurpur, Tehsil & Distt. Gurugram, applied site falls in Residential zone, Sector-106 and in extended limited of Municipal Corporation, Gurugram as per Final Development Plan of GMUC 2031 AD, is hereby granted as per provision under Section 349 (2) (a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 7,01,114/- on account of conversion charges and Rs. 5,70,447/- on account of 10% of gross payable amount of External Development charges of Rs. 57,04,475/- and Rs. 104/- on account deficient scrutiny fees.
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 and the provisions of Haryana Municipal Corporation Act, 1994 are duly complied with by you.
 - ii. That you shall pay the additional amount of conversion 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 submit the access permission before approval of Building plan to the Commissioner, Municipal Corporation, Gurugram as well as in this office also.**
 - iv. You shall deposit 40% External Development Charges (updated) before approval of standard design 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.
 - v. That you shall deposit the internal Development Charges to Government/HSVP/Municipal Corporation Gurugram as and when demanded.
 - vi. That you shall not object acquisition of land from your site, whenever required for widening of road/service road, in future and shall not raise any construction or boundary wall over land coming within proposed service road.
 - vii. That you shall not object lying of trunk services whenever required to be laid from your site, in future.
 - viii. That you shall get the additional standard design for the site issued by the Oil Company approved from the Commissioner, Municipal Corporation, Gurugram before commencement of work at site and start construction within six month from issuance of

the permission.

- ix. That you shall obtain occupation certificate from Commissioner, Municipal Corporation, Gurugram after completing the building within two years of issuance of the permission.
- x. You shall deposit the requisite labour cess with the competent authority before approval of standard design.
- xi. That you understand that the development/construction cost of 24 m/18 m/15 m major internal roads is not included in the EDC rates.
- xii. That you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24 m/18 m/15 m wide major internal roads as and when finalized and demanded by the Department.
- xiii. That 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.
- xiv. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

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Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05012000406/Endst-Permission/6 Dated: 11/10/2023

Commissioner, Municipal Corporation, Gurugram

Endst. No. DULB/OL-CLU/CLU05012000406/Endst-Permission/7 Dated: 11/10/2023

The District Town Planner (Enf), Gurugram

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