

To

Sh. Deepak Yadav S/o Sh. Raghubir Singh &
Sh. Parmod Kumar S/o Sh. Jiya Ram
Old Ghata Road Shiksha Bharti School,
Village Wazirabad, Gurugram.

Memo No. DULB/OL-CLU/CLU05059000159/Permission/4 Dated: 27/03/2023

Subject **Permission for grant of permission for change of land use for setting up of a Warehouse non-agro produce (logistic) over land falling in the revenue estate of village Narhera, Tehsil Pataudi Distt. Gurugram – Sh. Deepak Yadav S/o Sh. Raghubir Singh and Sh. Parmod Kumar S/o Sh. Jiya Ram(CLU-05059000159)**

1. Permission for change of land use for setting up of Warehouse (Storage of non-agro produce) on land measuring 23813.795 sq.mtrs (after excluding an area measuring 1086.76 sq. mtr. falls within proposed road widening and area measuring 2187.98 sq. mtr. falls within proposed green belt) comprised in khasra nos. 47//11/2, 12/1, 19/2, 19/3/1, 19/3/2, 20/1, 21, 22, 26, 48//16/2, 17/1/2/2, 24, 25 of revenue estate of village Narhera, Tehsil Pataudi, Distt. Gurugram and Municipal Committee, Pataudi has been considered and it has been decided, in principle, to grant permission for change of land use on this land under the provision of section 203E (2) (a) of the Haryana Municipal Act, 1973 after receipt of Rs. 10,71,621/- on account of conversion charges and Rs. 24,54,898/- on account of 10% of gross payable amount of External Development charges of Rs. 2,45,48,989/- calculated @ Rs. 41,72,160/-.
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, 1994 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 20% EDC (updated) at the time of approval of building plans (within a period of six months) and the balance 20% (updated) at the time of application of Occupation certificate (within a period of two year from the date of CLU).
 - 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 shall deposit the internal Development charges to HSVP/ Municipal Committee, Pataudi/ any other agency of the Govt. as and when demanded.
 - vi. That you shall get the building plans for the site approved from the Director General, 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 General, 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 mtrs. 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/2023/06 dated 17.03.2023 is enclosed.

--sd--

Director General,
Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05059000159/Endst-Permission/5 Dated: 27/03/2023

The District Town Planner, Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/06 dated 17.03.2023.

Endst. No. DULB/OL-CLU/CLU05059000159/Endst-Permission/6 Dated: 27/03/2023

The Secretary, Municipal Committee, Pataudi.

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