

To

Innovative Techno Park Pvt. Ltd.
e- novation Centre, Sector-75,
Southern peripheral Road, Gurugram
122101, Haryana

Memo No. DULB/OL-CLU/CLU05012000561/Permission/7 Dated: 29/01/2024

Subject **Permission for change of land use over additional land for setting up of Research & Development Centre over land falling in the revenue estate of village Badshapur, Sector-75 (Public and Semi Public Zone), Distt. Gurugram – M/s Innovative Techno Park Pvt. Ltd.**

1. Earlier, Town & Country Planning Department vide memo dated 06.09.2011 granted the CLU permission for setting up of Research and Development Centre over land measuring 28094.558 sq. mtrs. falling in the revenue estate of village Badshapur (Sector-75) Gurugram belonging to M/s Innovative Techno Park Pvt. Ltd. Thereafter the change of land use permission for the additional land measuring 13669.59 sq. mtrs. was granted by this office vide memo dated 19.7.2017.
2. Now, the request for grant of additional change of land use permission for setting up of Research and Development Centre over area measuring 6415.20 (after excluding an area measuring 2968.37 sq. mtr. falling under 24 mtr. wide internal sector road) at khasra no. 52//14/2/1, 15/1/1, 15/1/2/2, 15/1/3, 18/2, 19/1, 22/3, 23/1 in the revenue estate of village Badshapur, (Sector-75 Public and Semi Public Zone), Distt. Gurugram located 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 after receipt of Rs. 8,08,315/- on account of conversion charges and Rs. 16,49,992 on account of 10% of gross payable amount of External Development Charges of Rs. 1,64,99,216/-.
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 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 or as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
 - iii. That you shall deposit 40% EDC (updated) before approval of building plans or within six months of grant of CLU permission and the balance 50% (updated) before issuance of Occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - iv. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency.
 - v. That you shall get the building plans for the site approved from the Director, Urban Local Bodies before commencing the construction at site and will start the construction within six months from the issuance of this permission.
 - vi. That you shall obtain occupation certificate from the Director, Urban Local Bodies after completing the building within two years of the issuance of this permission.
 - vii. That you will pay the labour cess before approval of building plan.
 - viii. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.

- ix. 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.
- x. 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.
- xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xii. A copy of approved zoning plan drawing no. DULB/CTP/2024/01 dated 15.01.2024 is enclosed.

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Director,
Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05012000561/Endst-Permission/8 Dated: 29/01/2024

The Commissioner, Municipal Corporation, Gurugram

Endst. No. DULB/OL-CLU/CLU05012000561/Endst-Permission/9 Dated: 29/01/2024

The District Town Planner (E), Gurugram alongwith copy of the approved zoning plan bearing drawing no. DULB/CTP/2024/01 dated 15.01.2024

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