

To

Sh. Raj Kumar S/o Sh. Mool Chand
House no. 113, Sector 17A, Gurugram,
Haryana

Memo No. DULB/OL-CLU/CLU05113000415/Permission/7 Dated: 16/12/2023

Subject **Permission for change of land use for setting up of Retail Outlet in the revenue estate of Village Dhorka (Sector 95 Residential), Tehsil- Harsaru, District Gurugram- Sh. Raj Kumar S/o Sh. Mool Chand.**

1. Permission for change of land use for setting up of a Retail Outlet (Petrol Pump) over an area measuring 658.83 sq.mtrs (after excluding an area measuring 367.09 sq. mtr. falls under road widening) comprising Khasra nos 8//24/2//2/1/2/1, 8//24/2//2/2/2/2, 17//4/2/1 in the revenue estate of village Dhorka, Tehsil Harsaru & Distt. Gurugram is hereby granted as per the provisions of section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 9,68,480/- towards conversion charges, Rs. 6,74,544/- on account of 10% gross payable amount of EDC of Rs. 67,45,437/-.
2. Therefore, you are hereby required to fulfill the following terms & conditions and submit the following documents as pre-requisite:
 - i. That the conditions of agreement executed by you with the Director, Urban Local Bodies, Haryana and the provisions of the Haryana Municipal Corporation Act, 1994 shall be duly complied with by you.
 - ii. That you shall pay the additional amount of conversion charges, Infrastructure Development 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 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 submit the access permission issued by the competent authority to this office as well as to the Commissioner, Municipal Corporation, Manesar before approval of Building Plan.
 - v. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies before commencement of work and shall start construction at site within six months from issuance of CLU permission.
 - vi. You shall obtain occupation certificate from Director, Urban Local Bodies after completing the building within two years of issuance of the permission.
 - vii. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
 - viii. 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 finalized and demanded by Director General, Urban Local Bodies, Haryana, Panchkula.
 - ix. That you shall deposit the internal Development charges to HSVP/ Municipal Corporation, Manesar/ any other agency of the Govt. as and when demanded.
 - x. This permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.

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.

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Commissioner, Municipal Corporation, Manesar

Endst. No. DULB/OL-CLU/CLU05113000415/Endst-Permission/9 Dated: 16/12/2023

District Town Planner (E), Gurugram

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