

To

Sh. Sahil Grover, Sh. Mohit Grover  
Ss/o Sh. Madan Lal Grover  
House no. 813 and 14, ward no. 12, Partap Nagar,  
Gurugram

Memo no. DULB/CTP/CLU-05012000043 GGM/2022/9804

Dated : 12.10.2022

**Subject: Permission for change of land use for the purpose service garage in the revenue estate village  
Khandsa, Tehsil Kadipur, Distt. Gurugram owned by Sh. Sahil Grover- Sh.  
Mohit Grover Ss/o Sh. Madan Lal Grover.**

1. The permission for change of land use for service garage over land measuring 3940.0 sq. mtr bearing khasra no. 1364/599/2/2/1 min of revenue estate of Village Khandsa, (Sector-37 Industrial), Tehsil Kadipur, District Gurugram and 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. 3,94,000/- on account of conversion charges, Rs. 16,92,332/- on account of 10% of the gross payable amount of External Development Charges of Rs. 1,69,23,324/- calculated @ Rs. 1,73,84,000/- per acre for 0.9735 acre and Rs. 4290/- for compounding of unauthorized boundary wall measuring 429.08 rft.
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 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 get the building plans for the site approved from the Commissioner, Municipal Corporation, Gurugram before commencing the construction at site and will start the construction within six months from the issuance of this permission.
  - iv. That you shall obtain occupation certificate from the Commissioner, Municipal Corporation, Gurugram after completing the construction within two years of the issuance of this permission.
  - v. That you shall use the CLU site only for the purpose of service garage and not use for commercial purpose i.e. sale, display center etc.
  - vi. That you will pay the labour cess before approval of building plans.
  - vii. That you shall deposit 40% External Development Charges (updated) shall before approval of building plans 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.
  - 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, Urban Local Bodies, Haryana, Panchkula.
  - ix. That you shall deposit the Internal Development Charges to the Government, HSVP or Municipal Corporation, Gurugram as and when required.
  - 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.
  - xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

CC :

1. The Commissioner, Municipal Corporation, Gurugram
2. District Town Planner (E), Gurugram.



**Director, Urban Local Bodies  
Panchkula, Haryana**