

To

Smt. Meena Devi W/o Sh. Virender Singh
Sh. Virender Singh S/o Sh. Ramphal
Village Rampura P.O Shikhopur,
Gurugram, Haryana

Memo No. DULB/OL-CLU/CLU05059000319/Permission/4 Dated: 22/08/2023

Subject **Permission for change of land use for setting up of Warehouse non-agro produce (logistic) over land falling in the revenue estate of village Pataudi, Tehsil Pataudi, Distt. Gurugram – Smt. Meena W/o Sh. Virender Singh and Sh. Virender Singh S/o Sh. Ramphal.**

1. Permission for change of land use for setting up of warehouse for storage of non-agro produce (logistic purpose) 27233.2 sq.mtrs (after excluding an area measuring 263.10 sq. mtr. falling under proposed 75 mtr. wide Pataudi Bypass and 553.46 sq. mtrs under 30.0 mtr. green belt) comprised in khasra nos. 140//8/3/3, 9/1/2/3/1, 12/2/1/2, 12/2/2/2, 13/1, 13/3, 14/2, 16/2, 17, 18, 19/1, 22/1, 23/1, 24/1/1, 25/1/1/1 of revenue estate of village Pataudi, Tehsil Pataudi, Distt. Gurugram, situated within the limits of Municipal Committee, Pataudi is hereby granted as per provision under Section 203E (2)(a) of the Haryana Municipal Act, 1973 & other relevant provisions after receipt of Rs. 12,25,494/- on account of conversion charges and Rs. 28,07,446 on account of 10% of gross payable amount of EDC of Rs. 2,80,74,465 calculated @ Rs. 41,72,160/- per acre for 6.729 acre (for 0.75 FAR).
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 Act, 1973 shall be duly complied with by you.
 - ii. **That you shall submit the access permission issued by the competent authority to this office as well as to the District Town Planner (E) Gurugram before approval of Building Plan.**
 - iii. 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.
 - iv. That 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 grant of final CLU permission).
 - v. You shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies, Haryana 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, Haryana 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 finalised and demanded by Director, Urban Local Bodies, Haryana, Panchkula.
 - ix. That you shall deposit the internal Development charges to HSVP/ Municipal Committee, Pataudi / 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 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/2023/33 dated 17.08.2023 is enclosed.

--Sd--

Director,

Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05059000319/Endst-Permission/5 Dated: 22/08/2023

District Town Planner (E) Gurugram alongwith a copy of approved zoning plan drawing no. DULB/CTP/2023/33 dated 17.08.2023 is enclosed.

Endst. No. DULB/OL-CLU/CLU05059000319/Endst-Permission/6 Dated: 22/08/2023

The Secretary, Municipal Committee, Pataudi.

--Sd--

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