

Form CLU-III  
(See Rule 26-E)

To

M/s Krisita Global through Partner Manoj Mittal,  
Plot No. 102, Sector-16 A, Faridabad,  
Krisita.global@gmail.com

Memo no. DULB/CTP/CLU- 21007000104 PWL/2022/10002  
Dated: 21.10.2022

**Subject: Permission for additional change of land use for setting up of an Industrial Unit in the revenue estate of village Agwanpur Tehsil & Distt. Palwal – M/s Krisita Global through Partner Manoj Mittal.**

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1. Earlier the change of land use permission for setting up of Industrial unit over land measuring 35586.53 sq.yds falling in khasra no. 24//11/1, 11/2, 12, 13/1, 19, 20/1, 20/2, 21, 22/1/1, 25//6/1, 15/2, 16/1, 25/1/2, 25/2/2, 30//5/1/1 and 31//1/1 in the revenue estate of village Agwanpur Distt. Palwal was granted vide memo DULB/CTP/CLU- 35 PWL/2022/740 dated 15.03.2022 by this office.
2. Now Permission for change of land use for setting up of an industrial unit on additional land measuring 6044.90 sq.mtrs comprising in khasra no. 25//6/2, 15/1, 16/2, 25/1/1, 25/2/1, 30//5/1/1/1 in revenue estate of village Agwanpur, Tehsil & District Palwal, is hereby granted as per provision under Section 203 E (2)(a) of the Haryana Municipal Act, 1973 after receipt of Rs. 3,02,245/- on account of conversion charges and Rs. 15,57,274/- on account of 10% of the gross payable amount of External Development Charges of Rs. 1,55,72,737/-.
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 Act, 1973 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. You shall deposit 40% EDC (updated) shall be deposit when the land in the sector shall be acquired by HSVP/HSIIDC and shall deposit the balance 50% of gross EDC amount in for equal annual instalments along with interest @ 15% p.a. as per the updated EDC.
  - iv. At least 75% employment shall be given to the domiciles of Haryana where the posts are of non-technical nature and a quarterly report in this regard shall be submitted to G.M.D.I.C, Palwal.
  - v. That you shall deposit the Internal Development charges to HSIIDC/ Municipal Council, Palwal/ any other agency of the Govt. as and when demanded.
  - vi. That you shall get the building plans for the proposed construction at site approved from the Director, Urban Local Bodies, Panchkula before commencement of work and shall start construction at site within six months from issuance of CLU permission.
  - vii. That you shall obtain occupation certificate from Director, Urban Local Bodies, Panchkula after completing the building within two years of issuance of the permission.
  - viii. That you shall deposit the requisite labour cess with the competent authority before approval of Building plans.
  - ix. That you shall not object acquisition of land from your site whenever 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.

A copy of the above is forwarded to the following for information and necessary action:

- i. The District Town Planner, Palwal.
- ii. The Joint Director, Industries & Commerce, Palwal.
- iii. The Executive Officer, Municipal Council, Palwal.



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