

To

Sh. Gaurav Gandas & Sh. Rajesh Kumar,  
R/o H.no. 56, Village Garoli Khurd, P.O Basai,  
Gurugram, Haryana.

Memo No.

DULB/OL-CLU/CLU05012000195/Permission/5 Dated: 21/06/2023

Subject

**Permission for grant of permission for change of land use for setting up of a Warehouse for storage of non-agro produce (Logistic Purpose) over land falling in the revenue estate of village Garouli Khurd, Tehsil Kadipur, Distt. Gurugram – Sh. Gaurav Gandas & Sh. Rajesh Kumar.**

Permission for setting up of warehouse for logistic purpose over land measuring 12752.957 sq.mtrs (after excluding area measuring 408.20 sq.mtrs falls within proposed road widening, an area measuring 446.284 sq.mtrs falls within proposed green belt) bearing khasra no. 14//17, 24, 18//4, 7, 14 of revenue estate of village Garouli Khurd, Tehsil Kadipur, Distt. Gurugram Situated within the limits of Municipal Corporation, Gurugram has been considered and it has been decided, in principle, to grant permission for change of land use on this land under the provision of section 349 (2) (a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 19,12,944/- on account of conversion charges and Rs. 32,86,638/- on account of 10% of gross payable amount of External Development charges of Rs. 3,28,66,379/- calculated @ Rs. 1,04,30,460/- per acre (The FAR is allowed 75% hence the EDC calculated on 75% FAR of the Industrial EDC i.e. Rs. 173.841 lacs per acre)

1. 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, 1994 are duly complied with by you.
  - ii. That you shall pay the additional amount of conversion 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 give at least 75% employment to the domiciles of Haryana where the posts are of non-technical nature and a quarterly report in this regards shall be submitted to G.M.D.I.C, Gurugram.
  - v. That shall deposit the internal Development charges to HSVP/ Municipal Corporation, Gurugram/ any other agency of the Govt. as and when demanded.
  - vi. That you shall get the building plans for the site approved from the Commissioner, Municipal Corporation, Gurugram and start construction at site within six months from issuance of CLU permission.
  - vii. That you shall obtain occupation certificate from the Commissioner, Municipal Corporation, Gurugram after completing the building within two years of the issuance of this permission.
  - viii. That you will pay the labour cess with the competent authority before approval of building plan.
  - ix. That you shall not object acquisition of land, if any, 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.

xiii. A copy of the approved Zoning Plan drawing no. DULB/CTP/2023/18 dated 19.06.2023 is enclosed.

D.A: As above

(\* All the calculations are subject to the Audit, Reconciliation and will submit deficit amount whenever is calculated and demanded)

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Director

Urban Local Bodies, Haryana, Panchkula.

Endst. No. DULB/OL-CLU/CLU05012000195/Endst-Permission/6 Dated: 21/06/2023

The Commissioner, Municipal Corporation Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/18 dated 19.06.2023.

Endst. No. DULB/OL-CLU/CLU05012000195/Endst-Permission/7 Dated: 21/06/2023

The District Town Planner (E), Gurugram alongwith copy of the approved zoning plan drawing no. DULB/CTP/2023/18 dated 19.06.2023.

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