

To

Sh. Kuldeep Kumar and Pardeep Kumar,
Ss/o Sh. Kanwar Sain, House No. 726,
Sector-1, Pataudi, Gurugram

Memo No. DULB/OL-CLU/CLU05059000450/Permission/6 Dated: 22/01/2024

Subject **Permission for change of land use for setting up of a Warehouse (non-agro produce) over land falling in the revenue estate of village Narhera, Tehsil Pataudi, Distt. Gurugram – Sh. Pardeep Kumar and Sh. Kuldeep Kumar Ss/o Kanwar Sain.**

1. Permission for change of land use for setting up of a Retail Outlet (Petrol Pump) on land measuring 17963.95 sq.mtrs (after excluding area measuring 274.80 sq. mtr. comes under the 14.87 sq. mtr. wide proposed road and an area measuring 553.76 sq.mtrs falls under 30.0 mtr. wide green belt) comprising in khasra nos. 47//11/1, 20/2, 48//6min, 7/2min, 14min, 15/1, 15/2, 15/3, 15/4, 15/5, 15/6, 15/7, 16/1, 17/1/1min, 18/1/1min of revenue estate of village Narhera, Tehsil Pataudi, Distt. Gurugram, is hereby granted as per provision under Section 203(2) (a) of the Haryana Municipal Act, 1973 after receipt of Rs. 8,08,378/- on account of conversion charges.
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, 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 10% EDC (updated) when the land shall be included in the Urbanizable zone of the development plan, 40% when the land in the sector shall be acquired by HSVP or any Government entity and the balance 50% in four equal instalments along with interest @ 15% P.a.
 - i. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency.
 - ii. 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
 - iii. 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.
 - iv. That you will pay the labour cess before approval of building plan.
 - v. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.
 - vi. 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.
 - vii. 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.
 - viii. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - ix. A copy of the approved Zoning Plan drawing no. DULB/CTP/2024/04 dated 15.01.2024 is enclosed.

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Director,
Urban Local Bodies,
Haryana, Panchkula.

Please note: This is an electronically generated letter, therefore it does not require a signature.

Endst. No. DULB/OL-CLU/CLU05059000450/Endst-Permission/7 Dated: 22/01/2024

The District Town Planner, Gurugram (Enf.) along with copy of the approved zoning plan drawing no. DULB/CTP/2024/04 dated 15.01.2024.

Endst. No. DULB/OL-CLU/CLU05059000450/Endst-Permission/8 Dated: 22/01/2024

Executive Officer, Municipal Council, Pataudi Haily Mandi

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

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