Regd.

To
Pinnacle Buildtech Pvt. Ltd.,
48, Basant Lok, Vasant Vihar,
New Delhi-110057

Memo No. GN-2855-PA (SN)-2016/

Dated: 10/1/2016

Subject: Grant of change of land use permission for setting up an Industrial Unit (Medium Scale) in the revenue estate of village Gadaipur, Tehsil Pataudi, Distt. Gurgaon.


Grant of change of land use permission for setting up of a Industrial Unit (Medium Scale) over an area measuring 47329.03 Sqm (after excluding an area measuring 1607.40 Sqm falling under proposed widening and an area measuring 2432.93 Sqm falling in 30 m wide green belt) falling in Khasra No. 7/18/2, 21/2, 22, 23, 9/20 min, 21/1 min, 10/1, 2, 3, 8, 9, 12/2, 13, 14, 15/2, 16/1, 26 of village Gadaipur, Tehsil Pataudi, Distt. Gurgaon in the controlled area around Pataudi-Haily Mandi MC Limit is hereby granted after receipt of Rs. 14,19,871/- on account of conversion charges.

This permission is further subject to the following terms and conditions:

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.

2. That you shall pay the External Development Charges as and when the site comes within urbanizable limit.

3. That you shall pay the additional amount of Conversion Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director General, Town & Country Planning, Haryana, Chandigarh.

4. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C, Gurgaon.

5. That you shall get the Building plans for the site approved from the Department before commencing the construction at site and will start construction within six months from issuance of CLU permission.

6. That you shall obtain Occupation Certificate from the Department after completing the building within two years of issuance of this permission.

7. That you shall deposit the 1% Labour cess at the time of approval of building plans (out of which 99% through bank draft in favour of the “Secretary, Haryana Building and Other Construction Workers Welfare Board, payable at Chandigarh” and 1% on account of Administrative Charges through bank
draft in favour of Director General, Town and Country Planning Haryana, payable at Chandigarh.

8. That you shall not create any 3rd party right in the area falling within proposed road widening and green belt proposed along Gurgaon-Pataudi-Rewari scheduled road.

9. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP’s no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

10. That you shall not raise any construction within ROW of 11 KV HT Line or will shift the HT Line from there before approval of building plans.

11. That no other application for grant of License/CLU permission for the Khasra Nos. covered under the present CLU application stand submitted by you, which is pending for consideration/orders.

12. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

13. That you shall obtain Occupation Certificate from the Deptt. after completing the building within two years of issuance of this permission.

DA/As above

(Arun Kumar Gupta, IAS)
Director General,
Town and Country Planning
Haryana, Chandigarh


A copy with a copy of zoning plan is forwarded to the following
for information and necessary action.
1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

District Town Planner (HQ)
For: Director General, Town and Country Planning
Haryana, Chandigarh