

# Gurugram Metropolitan Development Authority

Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003

Web site gmda.gov.in

Regd.

To

Sh. Dalbir Singh S/o Sh. Sukhbir Singh  
R/o-House No- A-55/16, DLF Phase City - I Distt  
Gurugram.



Subject:

Request for grant of CLU permission for setting up of retail outlet (IOCL) in the revenue estate of village Budhera Distt. Gurugram-Dalbir Singh.

Reference: Your CLU application CLU-1577869376954 on the subject cited subject.

Date - Sat, 30 Oct 2021

Permission for change of land use for setting up of retail outlet (IOCL) over an area measuring 2080.687 Sqm (after excluding the area measuring 1173.17 sqm falling under proposed road widening and including 1411.76 sqm falling under 30 m wide green belt) comprising khasra nos. 149//4min, 7/1min in the revenue estate of village Budhera Distt Gurugram is hereby granted after receipt an amount of Rs.26,21,670/ against conversion charges.

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

- i) That you shall pay the External Development Charges as and when the proposed site is covered under urbanizable limit or demanded by GMDA/competent authority, failing which CLU permission shall be considered null and void and the structure shall be considered unauthorized.
- ii) 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 Gurugram Metropolitan Development Authority.
- iii) That you shall obtain the standard design of building plans of retail outlet site from OIL Company. The standard design will be prepared keeping in view maximum permissible height of 8 meters (single storey) and minimum 3 meter set back. The standard design shall be got approved from the office of GMDA with in six months from the date of grant of CLU permissions, the construction will be started only after that within six months from issuance of permission after approval of Building plans, failing which the CLU permission shall be considered null and void and the structure shall be considered unauthorized.
- iv) That you shall deposit labour cess to the concerned Authority/Department before approval of building plans.
- v) That you shall obtain Occupation Certificate from the Department after completing the building within two years of issuance of this permission.
- vi) 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 J.D.D.I.C./ GMDIC Gurugram.
- vii) That you shall adopt all preventive measures as per norms/requirement of Explosive Department.

**Sudhir Rajpal**  
**Chief Executive Officer,**  
**Gurugram Metropolitan Development Authority**

- viii) 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.
- ix) That the conversion charges have been charged/demanded from you are subject to accounts audit/reconciliation in case of any difference in the amount noticed the same shall have to be deposited by you within 30 days of demand notice issued by GMDA/concerned authority.
- x) That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
- xi) That this permission shall not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.
- xii) That you shall abide by all the terms and condition of NOC issued by PWD (B & R) and permission by the Government/ Authority.
- xiii) That you shall abide by all the terms and condition of NOC issued by PCCF & CWW, Haryana, Panchkula, as per published Govt. notification dated 18.06.2021.
- xiv) That you shall not use ground water for the construction purposes and abide all the terms and conditions issued by NGT.
- xv) That you will not create any hurdle for road widening or any other associated works.
- xvi) That you shall abide by the provisions of Punjab Act No. 41 of 1963 and Rules framed thereunder.
- xvii) That any breach of any terms and conditions stated above shall result in revoke of the permission of CLU.
- xviii) DA/CLU-II agreement.

A copy with a copy of site plan is forwarded to the following for information and necessary action:-

- i) The Director, Town & Country Planning Department, Haryana.
- ii) The Deputy Commissioner, Gurugram with request that final NOC for running retail outlet (selling of OIL) may not be issued till grant of Occupation Certificate by GMDA/ concerned authority.
- iii) District Town Planner (P), Gurugram.
- iv) District Town Planner (E), Gurugram.
- v) Joint Director, District Industries Center, Gurugram with directions to ensure that the applicant gives 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.



**Sudhir Rajpal**  
**Chief Executive Officer,**  
**Gurugram Metropolitan Development Authority**

To

Chief Executive Officer  
Gurugram Metropolitan Development Authority,  
Haryana

Subject : Letter of Intent grant of change of land use permission for setting up of a  
Retail Outlet (IOCL) in the revenue estate of village Buudhera Distt  
Gurugram State Highway - Sh. Dalbir Singh

Reference: Your office letter dated Wed, 29 June 21 application CLU-1577869376954

Sir,

The following documents enclosed herewith for your necessary action  
please

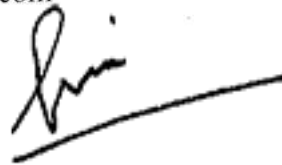
1. Undertakings sr. no (i) to (xvi)
2. As per sr. no (ii) CLU II agreement Performa
3. As per sr. no (iii) Rs. 26,21,670/- (Conversion Charges)  
Through online payment receipt photocopy enclosed
4. Demarcation plan after completing demarcation with stone burji at site

Thanking you.

Yours' faithfully,



Dalbir Singh S/o Sh. Sukhbir Singh  
R/o House no A-55/16, DLF Phase -I Distt Gurugram  
Phone no 9810867561  
Email id : ajityadavvip@gmail.com



**Sudhir Rajpal**  
**Chief Executive Officer,**  
**Gurugram Metropolitan Development Authority**

Dalbir Singh S/o Sh. Sukhbir Singh  
Ms



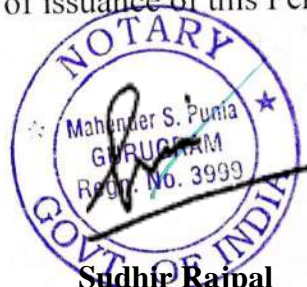
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Sr. No.	.....
Amount	..... 10.05
Purpose/Use	.....
29 SEP 2021	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

**UNDERTAKING**

I Dalbir Singh S/o Sh. Sukhbir Singh R/o House no A-55/16, DLF Phase -I District Gurugram. Do hereby undertake as under: -

1. That I shall pay the External Development Charges as and when the proposed site shall be covered under urbanizable limit or demanded by the GMDA competent authority failing which CLU permission shall be considered null and void and the structure shall be considered unauthorized.
2. That I shall have no objection to acquire the land, if required for road widening or for trunk services.
3. That I shall obtain the standard design of building plans of retail outlet site from Oil Company. The standard design will be prepared keeping in view maximum permissible height of 8 meter (single story) and minimum 3 meter set back. The standard design will be submitted in the office of GMDA for approval. The construction will be start within six months from issuance of Final permission after approval of building plan failing which CLU permission shall be considered null and void and the structure shall be considered unauthorized.
4. That I shall give at least 75% employment to the domicile of Haryana where the posts are not of technical nature and a Quarterly statement indicating the category wise total employment and of those who belong to Haryana shall be furnished to the J.D, D.I.C. Gurugram
5. That I shall obtain Occupation Certificate from GMDA after completing the building within two years of issuance of this Permission.



Dalbir Singh

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Gurugram Metropolitan Development Authority

6. That I shall deposit total labour cess at the time of approval building plan/grant of occupation certificate.
7. That I shall adopt all preventive measures as per norms / requirement of Explosive Department.
8. That I have not submit any application for grant of license/CLU permission for the Khasra nos. 149//4 min, 7/1 min of village Budhera Distt Gurugram covered under the present CLU application stand, which is pending for consideration / orders.
9. That I shall pay the additional amount of conversion charges for any variation in area at site in lump sum within a period of 30 days as and when detected & demanded by the GMDA.
10. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of terms and conditions of the permission granted and agreement executed.
11. That this permission shall not provide any immunity from any other Act / Rules / Regulations applicable to the land in question.
12. That I shall abide by all the terms and condition of NOC issued by PWD (B & R) and permission by the Government / Authority.
13. That I will not raise any construction or obstruction in the open area / green belt are, and will not create any hurdle for road widening or any other associated work.
14. That I shall abide by the provisions of Punjab Act No 41 of 1963 and Rules frames there under.
15. That any breach of any terms and conditions stated above shall result in revoke of the permission of CLU.
16. DA/ CLU – II Agreement.

Place: - Gurugram

Date :- 29.09.2021



*Del sh*  
Executants

ATTESTED  
MAHENDER S. PUNIA,  
ADVOCATE & NOTARY  
Distt. Gurugram (Haryana) India  
29 SEP 2021

**Sudhir Rajpal**  
Chief Executive Officer,  
Gurugram Metropolitan Development Authority

Dalbir Singh S/o Sh. Sukhbir Singh R/o House no A-55/16, DLF Phase -I District Gurugram (hereinafter called the 'Promisee')



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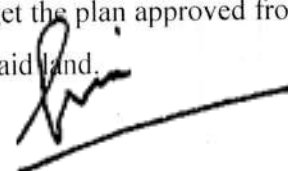

Sr. No.....	10 AM
Amount.....	
Purpose/Use.....	
29 SEP 2021	
RAJ SINGH STAMP VENDOR Gurugram (Haryana)	

**FORM CLU-II**  
(see rule 26-D)

**Agreement by a person other than coloniser intending to change the existing use of the land in a controlled area.**

THIS AGREEMENT made on the 29<sup>th</sup> day of June Two thousand, twenty-one between Sh. Dalbir Singh S/o Sh. Sukhbir Singh R/o House no A-55/16, DLF Phase -I District Gurugram (hereinafter called the 'Promisee') of the one part and the Governor of Haryana acting through the CEO, Gurugram Metropolitan Development Authority, Haryana (hereinafter referred to as the "Government") of the other part.

- (i) WHEREAS the promisee is seized of or otherwise shall entitled to the land mentioned in Annexure hereto, which said land is within the additional controlled area V & VI around Municipal Boundaries of Gurugram on 12.05.1995 and is affected by the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rule made thereunder, hereinafter referred as the Act and Rule;
- (ii) AND WHEREAS under rule 26-D of the said rules one of the conditions for the grant of permission is that the promisee shall enter into an agreement for fulfilling the conditions in accordance with the permission finally granted. Now This Deed Witness As Follows:-
1. In consideration of the CEO agreeing to grant permission to the promisee to build Retail Outlet (IOCL) on the land mentioned in Annexure, hereto on the fulfilment of all the condition of rule 26-D by the Promisee, the Promisee hereby covenance as follows: -
- That the promisee shall pay proportionate development charges which shall be a first change on the said land as and when required and as determined by the CEO in respect of external development works which may be carried out in the area for, the benefit of the said land.
  - That the promisee shall be responsible for making arrangement for the disposal of affluent to the satisfaction of the Direction.
  - That the promisee shall get the plan approved from the CEO before commencing any construction on the said land.

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- d. That the promisee shall not except with the previous permission of the CEO sell the said land or portion thereof unless the said land has been put to use permitted by the CEO and to use the said land only for the purpose permitted by the CEO.
  - e. That the Promisee shall start the construction on the said land within a period of six months from the date of issue of orders permitting the change of land use.
2. Provided always and it is hereby agreed that if the Promisee shall commit any breach of the terms and conditions of this agreement then, notwithstanding the waiver of any previous cause or rights, the CEO may revoke the permission granted to him.
  3. Upon revocation of the permission under clause 2 above the CEO may recover the proportionate development charges incurred on the said development works pertaining to the said land, as may be determined by the CEO from the Bank Standing as Guarantee.
  4. The stamp and registration charges on this deed shall be borne by the Promisee.
  5. The expression the "Promisee" herein before used shall include his heirs legal representatives, successors and permitted assigns.

**ANNEXURE**

Sr. No	Village	Khasra No	Area
1.	Budhera	149//4 min , 7/1 min	(2080.687 Sq Mts.)

Signed by witnesses

The CEO, GMDA

The Promisee

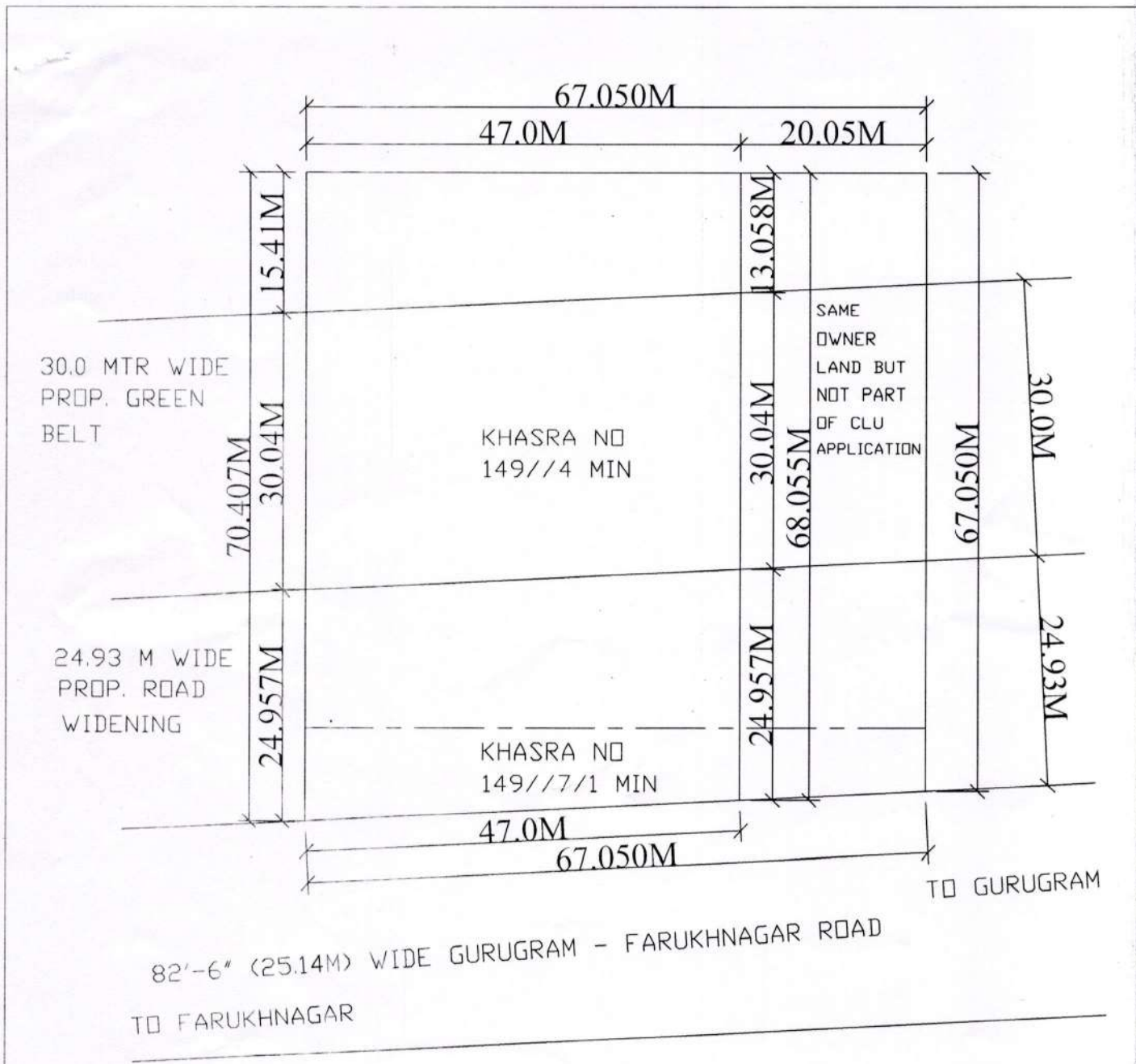
1. 

Ajit Singh S/o Chandar Bhan  
U.P.O. Chandar. Distt Gurugram

2. 

Durgadas S/o Sh. Ramji Lal Yadav  
H. No 568 SECTOR 10, A  
GURUGRAM

**Sudhir Rajpal**  
**Chief Executive Officer,**  
**Gurugram Metropolitan Development Authority**



DEMARICATION PLAN

*Del-sh*  
OWNER

DEMARICATION PLAN FOR RETAIL OUTLET (PETROL PUMP) SH. DALBIR SINGH S/O SH. SUKHBIR SINGH ON KHASRA NO 149//4 MIN , 7/1 MIN AT VILLAGE BUDHERA DISTT GURUGRAM

AREA DETAIL  
 PLOT AREA APPLY FOR CLU = 3253.857 SQMTR  
 AREA OF PROP. SITE UNDER 24.93 MTR WIDE PROP. ROAD WIDENING = 1173.1 SQMTR  
 AREA OF PROP. SITE UNDER 30.0 MTR WIDE GREEN BELT = 1411.76 SQMTR  
 TOTAL AREA FOR CLU CONISRATION = 2080.687 SQMTR (INCLUDING GREEN BELT AREA)

**Sudhir Rajpal**  
 Chief Executive Officer,  
 Gurugram Metropolitan Development Authority

**PANCAJ SANON**  
 ARCHITECT  
 CA/2001/28681  
 ARCHITECT