VIVEK BHAGAT
ADVOCATE
(DELHI HIGH COURT)

E-45, LAJPAT NAGAR-II
NEW DELHI - 110024
PH:41721871-72

(4)

CLU enclosed

The Assistant General Manager
State Bank of India
SME Branch - South Extension
New Delhi

Re: Industrial Property admeasuring 20918.88 sq. mtrs. out of Mustatil/Khasra No. 28, Kila no.5/2(7-11), 6 (8-0), 15(8-0), 16/2 (10-0) & Mustatil/Khasra No. 29, Kila No.1/2 (7-11), 10(8-0) situated in Revenue Village Pathredi, Gurgaon

Respected Sir,

I have gone through the Letter dated 13.01.2014 and 13.02.2014 for the above mentioned property for conversion from agricultural to Industrial.

It is stated that the property is owned by Smt Amita Kochar and the name of owner Smt Amita Kochar was recorded in the records of Tehsil and DTCP.

The demand Letter dated 13.01.2014 was issued in the name of Smt Amita Kochar for paying the conversion charges. Due to inadvertence, the name of Smt Amita Kochar was found missing in the Final CLU letter dated 13.02.2014.

As the property description is same and Smt Amita Kochar is the recorded owner of the said property, the CLU dated 13.02.2014 is valid and genuine and can be relied upon, even if the name of Smt Amita Kochar is missing in letter dated 13.02.2014.

It is opined that the bank can take the documents as mentioned in the TIR for creating valid and enforceable equitable mortgage.

Yours Truly,

(Vivek Bhagat)
Advocate

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(35)

From

Senior Town Planner,
Gurgaon Circle, Gurgaon

To

M/s ASK Home Furnishing Pvt. Ltd.,
Sh. Sandeep Singh Kochar (Director),
R/o House No. 5905, DLF Phase-IV,
Gurgaon

Memo No. 31 Dated: 13-2-2014

Sub. Regularization of existing industry as per Government policy circulated vide DTCP Haryana office memo no. 303 – 333 dated 02/03/10 and in continuation of Misc-11/STP(E&V)7/16/2006-2TCP Dated 21.10.2011 at village Pathreri, District Gurgaon - M/s ASK Home Furnishing Pvt. Ltd.

Ref:- Your application dated 20/11/2013 for regularization of existing industrial unit.

The industrial unit setting up over an area measuring 20918.88 sq m, which includes 8797.26 sq m area deemed as CLU granted (after excluding 3916.60 sq m area falling under road widening and in 30 m wide green belt) comprising of khasras no. 28//5/2, 6, 15, 16/2 min, 29//1/2, 10 situated in the revenue estate of village Pathreri, Gurgaon is hereby regularized after receipt an amount of Rs. 3,16,550/- on account of scrutiny fee, Rs. 3,63,648/- an account of conversion charges and Rs. 2,47,151/- on account of composition charges of the unauthorized construction shown on the site plan.

This regularization is subject to the following terms and conditions:-

1. That the condition of agreement executed by you with the Committee and the provisions of the Punjab Scheduled Road and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.
2. That you shall deposit the EDC/IDWC as and when site will come under urbanizable zone.
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 Department.
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 indication category wise total employment and of those who belong to Haryana shall be furnished to the J.D.D.I.C. Gurgaon.
5. That no commercial activity shall be undertaken at site and site shall be exclusively used for Industrial purpose only.
6. That you shall get the building plan of the site approved from the Department before commencing any additional construction at site and also obtain occupation certificate from the Department after completing the additional construction within the stipulated period before occupying the said building.
7. That you shall obtain necessary clearances and get them renewed from Haryana State Pollution Control Board, Fire Department and other concerned Departments, as prescribed by the Government / concerned Departments from time to time.
8. That you shall pay the labour cess at the time of approval of building plans for additional construction, if any, proposed by the applicant firm.
9. That you will have no objection to acquisition of land, if required for road widening.
10. That this permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
11. That you shall not raise the communication tower on the roof of the building.
12. If any infringement of bye laws remains unnoticed the department reserves the right to amend the conditions as and when such infringement comes to its notice after giving an opportunity being heard and department shall stand indemnified against any claim on this account.

Encl.: As above.

Senior Town Planner,
Gurgaon Circle, Gurgaon
(For the Committee constituted vide FCTCP
Memo No. 7/16/2006-2TCP Dated 2/3/10)

Endst No. Dated

A copy is forwarded to the following for information, please.

1. The Director General, Town & Country Planning, Haryana, Chandigarh in continuation of this office memo no. 144 dated 13/01/2014 and 178 dated 15/01/2014.
2. The Joint Director, District Industry Centre, Gurgaon.
3. District Town Planner, Gurgaon.
4. District Town Planner, Enforcement, Gurgaon.

Senior Town Planner.

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(6)

From

District Town Planner,
Enforcement: Gurgaon

To

Smt. Amita Kochar W/o. Sh. Sandeep Singh Kochar,
Sh. Sandeep Singh Kochar, Both Directors of M/s. ASK, Home Furnishing Pvt. Ltd.
Resident of B-7/104A, Safdarjung Enclave, Exten.
New Delhi

Memo No. 1676 Dated: 8.8.05

Sub: No Objection Certificate for construction and setting up Industry at Khasra Nos. 28///5/2,6,15,16/2,29/1/2 & 10 village Pathrari Tehsil & Distt. Gurgaon.

Ref.: Your application dated 6/8/05.

On the subject cited above, it is informed that the site at Khasra Nos. 28///5/2,6,15,16/2,29/1/2 & 10 village. comprising an area 49 Kanal 02 Marle in the revenue estate of village Pathrari Tehsil & Distt. Gurgaon falls out side the Controlled Areas notified under Act No. 41 of 1963 and Urban Areas under Act No. 8 of 1975. However, the information is being supplied on the following conditions :-

1. That as and when the site will be covered under any Controlled/Urban Area declared by the Govt., you will have to seek permission under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Development and Regulation of Urban Area Act, 1975.
2. That you will not construct any building including boundary wall within 30 meters wide restricted belt along Pataudi-Taoru Scheduled Road.
3. This information does not provide immunity to any of the provisions of any other Act/Rules applicable on this land.

District Town Planner,
Enforcement, Gurgaon

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