

Smt. Amita Kochar & Sh. Sandeep Singh Kochar,
M/s ASK Furnishing Pvt. Ltd.,
Village Pathreri, Tehsil Manesar,
Distt. Gurgaon.

Memo no. 144

Dated:- 13-1-14

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

Whereas your request dated 21.11.2013 (representation) regarding regularization of existing industrial unit area measuring 49 Kanal 2 Marla (24837.48 Sqm.), falls in khasras no. 28/5/2 (7-11), 6 (8-0), 15 (8-0), 16/2 (10-0), 29/1/2 (7-11), 10 (8-0) in the revenue estate of village Pathreri, Distt. Gurgaon, has been considered by the Committee constituted for this purpose as per policy of the State Government circulated vide memo no. 7/16/2006-2 TCP dated 02/03/2010 and Misc-11/STP (E&V)7/16/2006-2TCP Dated: 21.10.2011. It has been decided in principle to regularize your existing industrial unit as shown on site plan submitted by you. Therefore, as per the requirement of the provisions of Rule 26-C of Rules 1965, you are hereby required to fulfill the following terms and conditions in accordance with Rule 26-D of Rules 1965 and submit the following documents:-

1. Schedule of Charges and Payments.

Sl. No.	Particulars of Fees/ Charges	Unit Rate/m2	Area in m2	Amount
1	scrutiny fees for change of land use permission	10	24837.48	248375
2	scrutiny fees for building plans	10	6817.52	68175
3	conversion charges for industrial unit in a low potential zone	30	12121.61	363648
4	composition charges for unauthorised construction	216	763.66	164951
5	composition charges for unauthorised occupation @10 per ft. ²	107.64	763.66	82200
Total Charges			Rs. 9,27,349.00	

- 2(a) An agreement deed on Prescribed CLU -- II Performa (specimen enclosed) on the Non-judicial stamp paper of Rs 3 as required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 and rules, 1965 framed there under.

- b) A sum of Rs 9,27,349.00/- on account of conversion charges and other charges as per Schedule of charges/payment given above at sl. no.1 be sent through Bank Draft in favor of Director General Town & Country Planning, Haryana payable at Chandigarh.
- c) An affidavit duly attested by a first-class magistrate that applicant firm shall pay the external development charges in case of extension of Urbanizable limit in agriculture zone and HUDA provides the services in area.
- d) The Final development plan of Pataudi - Hallymandi 2031 AD has been published and as per the provision of that plan applied site falls in agriculture zone. Therefore, applicant firm may be asked to submit an affidavit duly attested by a First-Class Magistrate, stating therein, that in case the area wherein industrial unit is situated comes under a residential zone of the published development plan, then applicant firm shall bring the land / construction in conformity with the land-use proposals / zoning regulations of the development plan, within a period of five-years after its publication.
- e) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm 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.
- f) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm shall give at least 75% employment to the domiciles of Haryana, where the posts are not of technical nature and a quarterly statement indicating category wise total employment and of those who belong to Haryana shall be furnished to the GMDIC Gurgaon.
- g) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm shall get the building plan of the site approved from the department before commencing any additional construction at site/existing unit.
- h) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm shall obtain occupation certificate from the department after completing the additional construction within the validity period of sanctioned building plans, before occupying.
- i) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm shall obtain necessary clearances and get them renewed from Haryana State Pollution Control Board and other departments, as prescribed by the Government/concerned departments from time to time.
- j) An undertaking on non-judicial stamp paper of Rs 3 that applicant firm shall pay the labour cess at the time of approval of building plans for additional construction, if any, proposed by the applicant firm.
- k) NOC from Fire Department and Haryana State Pollution Control board
- l) That you will demolish the unauthorized construction in the setback which is non compoundable as shown on the site plan submitted by you.

As laid down under Rule 26-C, you are hereby called upon to furnish the above said terms and conditions and submit the requisite documents within a period of 30 days from the date of issue of this letter. Failing which, this letter shall stand withdrawn and permission shall be refused as per the provisions of the Rule 26-C (2) of Rules, 1965.

District Town Planner,
Enforcement, 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.
2. The Senior Town Planner, Gurgaon Circle, Gurgaon.
3. The General Manager, District Industry Centre, Gurgaon.
4. The District Town Planner, Planning, Gurgaon.

District Town Planner,
Enforcement, Gurgaon
(For the Committee constituted vide FCTCP
memo. No. 7/16/2006-2TCP dated 2/3/10)