

**OFFICE OF SENIOR TOWN PLANNER, FARIDABAD CIRCLE  
FARIDABAD**

HUDA Office Complex, Sector-12, Faridabad

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E-mail: stp.faridabad.tcp@gmail.com

To

M/s Prompt Enterprises Pvt. Ltd.  
Vill-Dhatir, Tehsil-Palwal,  
Distt. Palwal.

Memo. no:- STP(F)Regularization/2014/

Dated:- 16/12/14

**Sub:- Regularization of existing Industrial Unit as per Govt. policy bearing PSTCP memo no. 7/16/2006-2TCP/302-333 dated 02.03.2010 – M/s Prompt Enterprises Pvt. Ltd. in Kh. No. 24//25/3, 25//10, 11, 12, 19, 20, 21, 22, 27//1, 2/1, 2/2, 28//5/3/1, 24//25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12//24/3/1, 24//4/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal.**

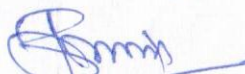
Ref:- Your application dated 15.12.2014.

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Your request for regularization of existing Industrial Unit existing over an area measuring 42443 sqmt. fallilng in Kh. No. 24//25/3, 25//10, 11, 12, 19, 20, 21, 22, 27//1, 2/1, 2/2, 28//5/3/1, 24//25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12//24/3/1, 24//4/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal, is considered by the committee constituted under policy issued vide Government memo no. 7/16/2006-2TCP/302-333 dated 02.03.2010 and has regularized/compounded the unauthorized construction of 290.34 sqmt. constructed after the material date and after demolition of non-compoundable unauthorized construction falling within setback area by you and on receipt of Composition Fee of Rs. 1,25,306/-, Conversion Fee Rs. 21,22,150/- in favour of Senior Town Planner, Faridabad, labour cess charges for Rs. 3,82,799/- in favour of Secretary, Haryana Building and Other Construction Workers Welfare Board, Chandigarh & 1% labour cess of Rs. 3867/- in favour of Director General, Town & Country Planning, Haryana, Chandigarh, & deficit scrutiny fee of Rs. 1,17,063/- and other affidavits and undertakings.

**This regularization is further subject to following terms and condition:-**

1. That the conditions of agreement executed by you with Senior Town Planner, Faridabad, for Director General, Town & country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 & Rules framed there under are duly complied with by you.
2. That you shall pay the additional amount of conversion charges, scrutiny fee and composition for nay variation at site in lump sum within 30 days as and when detected and demanded by this department.





3. That EDC charges shall be paid as and when the site comes in urbanization limit at the rate applicable at that time.
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 those who belongs to Haryana shall be furnished to the GM, DIC, Faridabad.
5. That you shall not raise any further construction without the approval of Building Plans from this office.
6. That no other application for grant of CLU permission for the Khasra no's covered under this present regularization of existing Industrial Unit is under consideration.
7. Demolished non-compoundable unauthorized construction or any construction shall not be raised in the setback area.
8. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.




Senior Town Planner,  
Faridabad Circle,  
Faridabad.

Endst. no:- STP(F)Regularization/2014/-

Dated:-

A copy of above is forwarded to the following for information and necessary action please.

1. Director General, Town & Country Planning, Haryana, Chandigarh.
2. District Town Planner, Palwal, with the direction to confirm the undertaking submitted by the applicant firm that unauthorized construction falling within setback area has been demolished and compliance report be submitted in this office within a week and to ensure that all the conditions mentioned in this letter are strictly complied by the applicant firm.
3. General Manager, DIC, Faridabad.



Senior Town Planner,  
Faridabad Circle,  
Faridabad.



To

M/s Prompt Enterprises Pvt. Ltd.  
Vill-Dhatir, Distt. Palwal.

Memo No. 6298

Dated: 11/12/2014

Sub:- LOI for regularization of existing Industrial Unit as per Govt. policy bearing PSTCP memo no. 7/16/2006-2TCP/302-333 dated 02.03.2010 – M/s Prompt Enterprises Pvt. Ltd. in Kh. No. 24//25/3, 25//10, 11, 12, 19, 20, 21, 22, 27//1, 2/1, 2/2, 28//5/3/1, 24//25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12//24/3/1, 24//4/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal.

Ref:- District Town Planner, Palwal, office memo. no. 1575 dated 05.08.2014, 681 dated 07.05.2014 and Directorate memo no. STP(E&V)/MISC-11 Vol-II/JE(MS)/2014/2253 dated 09.12.2014.

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Your request for regularization of existing industrial unit under policy issued vide Government memo. no. 7/16/2006-2TCP/302-333 dated 2.03.2010 over an area measuring 85K-09M (43220.61 sqmt. but at site it is 42443 sqmt.) falling in Kh. No. 24//25/3, 25//10, 11, 12, 19, 20, 21, 22, 27//1, 2/1, 2/2, 28//5/3/1, 24//25/1/4, 14/3/2, 15/2/1, 14/3/4, 15/2/2, 12//24/3/1, 24//4/3/1, 5, 6, 15/1, 15/2/3, 16/1/1, 16/2/1/1, 16/2/1/2, 16/2/1/3, 25/1/3, 17/1/1/2, 16/2/1/4, 16/2/1/3, 25/1/1, 7/3/1, 22/1 at Vill-Dhatir, Tehsil-Palwal, Palwal, has been considered by Existing Industrial Units Regularization Committee constituted for the purpose as per Govt. Policy bearing FCTCP memo. no. 7/16/2006-2TCP/302 to 333 dated 02.03.2010 and it has been decided in principle to regularize the unauthorized construction measuring 290.34 sqmt. raised unauthorizedly (total construction at site is 4923.29 sqmt. out of this 4606.91 sqmt. constructed before material date, 290.34 sqmt. raised unauthorizedly after material date and 26.04 sqmt. constructed unauthorizedly within setback which is to be demolished) on above mentioned land measuring 85K-09M as shown on the site plan received from District Town Planner, Palwal, of existing industrial unit. Therefore, as per the provisions of the policy you are hereby required to submit the following and documents as prerequisite:-

1. A sum of Rs. 1,25,306/- on account of composition fee be sent through Bank Draft in favour of Senior Town Planner, Faridabad payable at Faridabad.
2. A sum of Rs. 21,22,150/- on account of conversion charges @ Rs 50/- per sq. mt through Bank Draft in favour of Senior Town Planner, Faridabad payable at Faridabad.
3. A sum of Rs. 3,82,799/- in favour of "Secretary, Haryana Building and Other Construction Workers Welfare Board and Rs. 3867/- in favour of Director General, Town & Country Planning, Haryana Chandigarh both payable at Chandigarh", towards labour cess @ mentioned in policy.
4. A sum of Rs. 4,73,663/- on account of scrutiny fee through Bank Draft in favor of Senior Town Planner, Faridabad payable at Faridabad.





**OFFICE OF THE SENIOR TOWN PLANNER, FARIDABAD**

HUDA OFFICE COMPLEX, SECTOR-12, FARIDABAD

Email- [stp.faridabad.tcp@gmail.com](mailto:stp.faridabad.tcp@gmail.com) ☎ 0129-2220692(O)

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5. An agreement deed on prescribed CLU-II Performa (Specimen enclosed) on Non Judicial Stamp Papers of Rs 15/- as required under the provisions of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and Rules 1965 framed there under.
6. An undertaking on Non-Judicial Stamp Paper of Rs 3/- duly attested by 1<sup>st</sup> Class Magistrate that Firm shall pay the additional amount of conversion charges, scrutiny fee and EDC for any variation at site in lump sum within 30 days as and when detected and demanded by the department.
7. An affidavit on Non Judicial Stamp Paper of Rs 3/- duly attested by 1<sup>st</sup> Class Magistrate that Firm shall pay EDC charges at the rate applicable at that time as and when the site comes in urbanisable limit.
8. An undertaking on Non- Judicial Stamp Paper of Rs 3/- duly attested by 1<sup>st</sup> Class Magistrate that 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 the category wise total employment and those who belongs to Haryana shall be furnished to the GM, DIC, Faridabad.
9. An undertaking on Non-Judicial Stamp Paper of Rs 3/- duly attested by 1<sup>st</sup> Class Magistrate that Firm shall not raise any further construction without the approval of Building Plans from Town and Country Planning Deptt, Haryana and Firm shall pay additional amount of labour cess fee for additional construction.
10. An undertaking on Non-Judicial Stamp Paper of Rs 10/- duly attested by 1<sup>st</sup> Class Magistrate that no other application for grant of CLU permission for the khasra no's covered under the present regularization of existing industrial unit stands submitted by Firm which is pending for consideration/orders.
11. An undertaking on Non-Judicial Stamp Paper of Rs 10/- duly attested by 1<sup>st</sup> Class Magistrate to the following effect:-
  - i) That I understand that the development/construction cost of sector road and major internal roads is not included in the EDC rates.
  - ii) That I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of sector road major internal roads as and when finalized and demanded by the Department.
12. An undertaking on non-judicial stamp paper of Rs. 100/- duly attested by 1<sup>st</sup> class Magistrate that you will not object the proposals/acquisition/construction of Green Field Expressway if at later stage passes over or through the proposed site at the implementation of this alignment of expressway and shall also demolished the construction effecting the execution of this alignment.





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13. The applicant firm shall submit NOC from Fire Department, Haryana State Pollution control Board.
14. That unauthorized construction of 26.04 sqmt. falling within setback area shall be demolished.
15. The applicant firm shall provide Solar Water Heating System and CFL lighting.

Therefore, you are hereby called upon to fulfill the above terms and conditions and submit the requisite documents alongwith agreement on CLU-II form in addition to removal/demolition of the non-compoundable unauthorized construction within a period of 30 days from the date of issuance of this letter (L.O.I). On your failure, this letter shall stands withdrawn and permission shall be deemed refused as per provisions of the Policy.



Senior Town Planner,  
Faridabad Circle,  
Faridabad.

Endst. no:- STP(FBD)F-15/2014/-

Dated:-

A copy is forwarded to the following for information and necessary action please.

1. Director General, Town & Country Planning Haryana, Chandigarh.
2. District Town Planner, Palwal.
3. GM, DIC, Palwal.

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Senior Town Planner,  
Faridabad Circle,  
Faridabad.