

**Directorate of Town & Country Planning, Haryana**SCO-74-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh; Phone: 0172-2549349Web site: [tcharyana.gov.in](http://tcharyana.gov.in) - e-mail: [tcharyana3@gmail.com](mailto:tcharyana3@gmail.com)

Regd.

Form: CLU-III (See Rule 26-F)

To

Jyoti Strips Pvt. Ltd  
C/o 103-B, Singh Farm Road, Milhabpur Extension,  
Badarpur Road, New Delhi - 110044  
Email id - [md@jyotistrips.com](mailto:md@jyotistrips.com)

Memo. No. PL-1443-JE(S)-2017/ 3660 Dated: 27-02-2017

**Subject: -** Grant of change of land use permission for setting up of Industrial Unit in the revenue estate of village Prithla and Jatola, Sector-11, Prithla, Distt. Palwal - Jyoti Strips Pvt. Ltd.

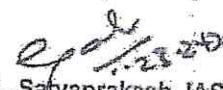
**Reference: -** Your application dated 02.12.2016 on the above cited subject.

Permission of change of land use for setting up of an Industrial Unit over an area measuring 53674.79 Sqm falling in Khasra no. 40//13, 14, 17/1, 18, 17/2, 23, 24 and 42//4 of village Jatola. 76//8, 9, 10/2, 11/1, 11/2, 11/3, 12/2, 12/1, 13, 18, 19/1, 19/2, 20, 23/2, 24, 77//15/1 min. 15/2 min, 98//4, 7 min and 8/1 min of village Prithla, Sector-11, Prithla, District Palwal is hereby granted after receipt an amount of Rs. 26,83,740/- on account of conversion charges and Rs. 1,38,33,307/- on account of external development charges.

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

1. That the conditions of agreement executed by you with the Director General, 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 shall be complied with by you.
2. That you shall pay the 40% of the total external development charges at the time of acquisition of land of this sector and balance 50% in four annual installments with 15% interest of the updated rates of EDC as existing on the date of announcement of award.
3. The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.
4. That you are fully aware that the development/construction cost of 24/18/15 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
5. 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.
6. 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.L.C, Palwal.
7. 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 change of land use permission.

8. That you shall obtain occupation certificate from the Department after completing the building within two years of issuance of this permission.
9. That you shall deposit labour cess before approval of building plans.
10. That you shall maintained the right of way along HT Line and take appropriate measures of safety as per guideline issued by the Electricity Department
11. That you shall construct the part of 24 m wide sector road, 12 m wide service road at your own cost in concurrence with the concerned authority and handover the same to Government Authority as and when directed by this Department.
12. 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.
13. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

  
(T.L. Satyaprakash, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PL-1443-JE(S)-2017/

Dated:-

A copy is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.
3. GM, DIC, Palwal.
4. Nodal office (website) to host the permission on website.

(Vijender Singh)  
District Town Planner (HQ)  
For-Director, Town & Country Planning,  
Haryana, Chandigarh



**Directorate of Town and Country Planning, Haryana**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [tcp.haryana.gov.in](http://tcp.haryana.gov.in)  
Phone: 0172-2549349; e-mail: [tcp.haryana7@gmail.com](mailto:tcp.haryana7@gmail.com)

Regd.

To


Jyoti Strips Pvt. Ltd  
C/o 103-B, Singh Farm Road, Mithabpur Extension,  
Badarpur Road, New Delhi - 110044  
Email id - [md@jyotistrips.com](mailto:md@jyotistrips.com)

Memo. No. PL-1443-JE(SK)-2019/ 6273 Dated: 06-03-19

Subject: - Grant of one year extension for change of land use permission for setting up of Industrial Unit in the revenue estate of village Prithla and Jatola, Sector-11, Prithla, Distt. Palwal - Jyoti Strips Pvt. Ltd.

Please refer to your application dated 13.02.2019 on the above cited subject.

Your request for grant of one year extension of CLU permission issued vide this office memo no 3660 dated 27.02.2017 has been considered by the Director, Town and Country Planning, Haryana and I have been directed to inform you that one year extension upto 26.02.2020 is hereby granted after receipt an amount of Rs. 2,70,000/- subject to the condition that you shall apply for Occupation Certificate within extended period of CLU permission.


  
(Vijender Singh)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PL-1443-JE(SK)-2019/

Dated:

A copy is forwarded to the following for information:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.

  
(Vijender Singh)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No.3, Sector-18-A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To


Jyoti Strips Pvt. Ltd  
C/o 103-B, Singh Farm Road, Mithabpur Extension,  
Badarpur Road, New Delhi - 110044  
Email id - [md@jyotistrips.com](mailto:md@jyotistrips.com)

Memo. No. PL-1443/JE(SK)-2020/ 3896 Dated: 10-02-2020

**Subject: -** Grant of further one year extension for change of land use permission for setting up of Industrial Unit in the revenue estate of village Prithla and Jatola, Sector-11, Prithla, Distt. Palwal - Jyoti Strips Pvt. Ltd.

Please refer to your application dated 23.01.2020 on the above cited subject.

Your request for further one year extension in change of land use permission issued for construction of proposed Industrial unit in the revenue estate of village Prithla and Jatola, Sector-11, District-Palwal issued vide memo no. 3660 dated 27.02.2017, is hereby extended up to 26.02.2021 subject to condition that you shall complete the building as per the approved plans and apply for Occupation Certificate after completing the building within the extended period of CLU permission.


  
(Vijender Singh)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PL-1443/JE(SK)-2020/

Dated:

A copy is forwarded to the following for information:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.

  
(Vijender Singh)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh



**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site [tcp.haryana.gov.in](http://tcp.haryana.gov.in) - e-mail: [tcp.haryana@gmail.com](mailto:tcp.haryana@gmail.com)

Regd.

Form CLU-III (See Rule-26-E)

To

Jyoti Strips Pvt. Ltd  
Regd. Off: 103-B, Sindhu Farm Road, Mithabpur Extension,  
Badarpur Road, New Delhi - 110044  
Email id - [md@jyotistrips.com](mailto:md@jyotistrips.com)

Memo. No. PL-1443-B-PA (SS)-2018/ 5405 Dated: 09-02-2018

**Subject: -** Grant for change of land use permission for setting up of Industrial Unit (Steel strips) over an additional area in the revenue estate of village Maidapur and Jatola, Sector- 11, Palwal - Jyoti Strips Pvt. Ltd.


Please refer to your application dated 01.01.2018 and 06.02.2018 on the above cited subject.

Permission for change of land use for setting up of an Industrial Unit (Steel strips) over an additional area measuring 18714.60 Sqm falling in Khasra no. 38//21, 23/1, 22, 40//2, 3/1, 8/2, 9 of village Maidapur and 40//7 of village Jatola, Sector- 11, Palwal is hereby granted after receipt an amount of Rs. 9,35,730/- against conversion charges and Rs. 48,23,570/- against 10% of total external development charges.

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

1. That the conditions of agreement executed by you with the Director General, 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 shall be complied with by you.
2. That you shall pay the 40% of the total external development charges at the time of acquisition of land of this sector and balance 50% in four annual installments with 15% interest of the updated rates of EDC as existing on the date of announcement of award.
3. The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.
4. That you are fully aware that the development/construction cost of 24/18/15 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
5. 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.
6. 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, Palwal.
7. 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 change of land use permission.
8. That you shall obtain occupation certificate from the Department after completing the building within two years of issuance of this permission.

9. That you shall deposit labour cess before approval of building plans.
10. 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.
11. That this permission will not provide any immunity from any other Act/Rules /Regulations applicable to the land in question.

  
(T.L. Satyaprakash, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PL-1443-B-PA (SS)-2018/

Dated:-

A copy is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Patwal.
3. Project Manager (IT) with a request to host the permission on website.

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



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No.3, Sector-18-A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Jyoti Strips Pvt. Ltd

C/o 103-B, Singh Farm Road, Mithabpur Extension,  
Badarpur Road, New Delhi - 110044

Email id - [md@jyotistrips.com](mailto:md@jyotistrips.com)

Memo. No. PL-1443-B/JE(SK)-2020/ 3893 Dated: 10-02-2020

**Subject: -** Grant of two year extension for change of land use permission for setting up of Industrial Unit for an additional area in the revenue estate of village Prithla and Jatola, Sector-11, Prithla, Distt. Palwal - Jyoti Strips Pvt. Ltd.

Please refer to your application dated 23.01.2020 on the above cited subject.

Your request for grant of two year extension of CLU permission issued vide this office memo no 5405 dated 09.02.2018 has been considered by the Director General, Town and Country Planning, Haryana and I have been directed to inform you that two year extension upto 09.02.2022 is hereby granted after receipt an amount of Rs. 93,730/- subject to the condition that you shall apply for Occupation Certificate within extended period of CLU permission.

(Vijender Singh)

District Town Planner (HQ)

For: Director General, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PL-1443-B/JE(SK)-2020/

Dated:

A copy is forwarded to the following for information:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.

(Vijender Singh)

District Town Planner (HQ)

For: Director General, Town & Country Planning  
Haryana, Chandigarh



**Directorate of Town & Country Planning, Haryana**  
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:  
www.tcpharyana.gov.in,  
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



**To**

Jyoti Strips Pvt. Ltd.,  
Director Sh. Naresh Kumar,  
Corp. Off. Plot no. 100 to 106, HUDA,  
Sector-59, Phase-II, Tehsil Ballabgarh  
& District Faridabad-121004

Memo No.CLU/PL-1681A/CTP/8566/2022 Dated:29/03/2022

**Subject:**

**Grant of additional change of land use permission for setting up of Industrial Unit in the revenue estate of Village Maindapur/Jatola, Tehsil & District Palwal- Jyoti Strips Pvt. Ltd.**

Reference: Your application dated 06.08.2021 on the above cited subject

Your request for grant of additional change of land use permission for setting up of Industrial Unit over an area measuring 35406.827 Sqm comprising Khasra no. 38//16/2 min, 17 min, 18/1 min, 18/2 min, 19 min, 20 min, 23/2, 24/1, 25/1, 25/2/2, 40//3/2, 4/1, 4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/Jatola Tehsil Hodal District Palwal is hereby granted after receipt of an amount of Rs. 17,70,341/- against conversion charges and Rs. 91,25,841/- against 10% of total EDC charges.

This permission is further subject to 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 by you.
2. You 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 and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
3. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
4. You shall pay the total external development charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
5. You shall give atleast 75% employment to the domiciles of Haryana where the posts are non technical in nature and a quarterly statement indicating the category wise total employment to those who belong to Haryana shall be furnished to the G.M.D.I.C. of concerned District.
6. You shall deposit the labour cess at the time of approval of building plan.
7. You shall have no objection to land acquisition for laying/augmentation of services at any point of time in future as required by Govt./HSVP.
8. That no other application for grant of licence/CLU permission for the Khasra nos. covered under the present CLU application stand submitted by you which is pending for consideration/orders.



9. You shall get the building plans approved from the Department before commencing the construction at site within six months of the issuance of final permission.
10. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.
11. You shall not raise any construction in the area reserved for road widening.
12. That this permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

K. Makrand Pandurang  
Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Dated. 29/03/2022

Endst No. CTP/8567-8568/2022

1.Senior Town Planner, Faridabad.

2.District Town Planner, Palwal

Director, Town & Country Planning  
Directorate of Town & Country Planning, Haryana

Validity unknown

Digitally signed by  
MAKRAND  
PANDURANG  
KHETMALI  
Date: 2022.03.29  
13:45:45 +05:30  
Reason: Digital Signature  
Location: Haryana



**Directorate of Town & Country Planning, Haryana**  
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site: www.tcpharyana  
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



To

Jyoti Strips Pvt. Ltd.,  
Director Sh. Naresh Kumar,  
Corp. Off. Plot no. 100 to 106, HUDA,  
Sector-59, Phase-II, Tehsil Ballabgarh  
& District Faridabad-121004

Memo No. ECLU/PL-1681A1/CTP/11277/2024

Dated: 02/04/2024

**Subject: Request for grant of extension of change of land use permission granted for setting up of Industrial Unit in the revenue estate of Village Maindapur/Jatola Tehsil Hodal District Palwal**

Your request dated 20.03.2024 for grant of extension of CLU permission granted vide this office memo dated 29.03.2022 for setting up of Industrial Unit over an area measuring 35406.827 Sqm comprising Khasra no. 38//16/2 min, 17 min, 18/1 min, 18/2 min, 19 min, 20 min, 23/2, 24/1, 25/1, 25/2/2, 40//3/2, 4/1, 4/2/1, 4/2/2, 5/1, 5/2, 6, 8/1, 15/1 of Village Maindapur/Jatola Tehsil Hodal District Palwal has been considered and validity of the CLU permission is hereby extended upto **28.03.2027** after receipt of payment of Rs. 1,80,000/- on account of extension fee subject to the condition that you shall complete the construction within this extended period and obtain occupation certificate in accordance with the provisions of the law.

(Savita Jindal)

District Town Planner

For Director Town & Country Planning, Haryana

**Endorse To: CTP/11278-11279/2024**

1. Senior Town Planner, Faridabad
2. District Town Planner, Palwal

(Savita Jindal)

District Town Planner

Directorate of Town & Country Planning, Haryana