

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

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FORM LC-V  
(See Rule 12)

LICENCE NO. 19 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Satbir Singh S/o Sh. Lal Chand, Zubair Ahmad S/o Faimudin, Sh. Surjeet Kumar, Sh. Ajit Kumar Ss/o Sh. Bishambar Dayal, Sh. Manmohan Krishan Dang S/o Sh. Kishan Lal Dang, NA Buildwell Pvt. Ltd., Standard Farms Pvt. Ltd., Bigway Estate Pvt. Ltd., C/o Raheja Developers Pvt. Ltd., 215-216, Rect. 1, D-4, District Centre Saket, New Delhi-17 for development of Plotted Colony over an additional area measuring 57.68125 acres (in contiguous to the licence no 25 of 2012 granted for setting up of a Plotted Colony over an area measuring 107.85 acres) falling in Village Raisaika, Raipur, Rampur and Sohna (Sector 11 and 14 of Sohna), Distt. Mewat/Gurgaon.

2. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:-
  - i) That the Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - iii) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - v) That licensee shall take permanent access from service road proposed along the development plan road.
  - vi) That licensee shall deposit an amount of Rs. 9,10,74,573/- on account of Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 175 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - vii) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - viii) That licensee shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard
  - ix) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/any other Govt. agency.

A copy along with schedule of land is forwarded to the following for information and necessary action:-

- Regd. 1. Sh. Satbir Singh S/o Sh. Lal Chand, Zubair Ahmad S/o Faimudin, Sh. Surjeet Kumar Sh. Ajit Kumar Ss/o Sh. Bishambar Dayal, Sh. Manmohan Krishan Dang S/o Sh. Kishan Lal Dang, NA Buildwell Pvt. Ltd., Standard Farms Pvt. Ltd., Bigway Estate Pvt. Ltd., C/o Raheja Developers Pvt. Ltd., 215-216, Rect. 1, D-4, District Centre Saket, New Delhi-17, Email id- [vipan@rahejabuilders.com](mailto:vipan@rahejabuilders.com) alongwith copies of agreement/bilateral agreement, schedule of land and layout plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
  3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
  4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
  5. MD, Haryana State Pollution Control Board, Panchkula.
  6. Addl. Director, Urban Estates, Haryana, Panchkula.
  7. Administrator, HUDA, Gurgaon
  8. Chief Engineer, HUDA, Panchkula
  9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
  10. Land Acquisition Officer, Gurgaon.
  11. Senior Town Planner (E & V) Haryana, Chandigarh.
  12. Senior Town Planner, Gurgaon.
  13. District Town Planner, Gurgaon along with a copy of agreement. *cc L.P.P*
  14. Chief Accounts Officer of this Directorate.

  
(Kamveer Singh)

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

To be read with Lic. No. 19 Dated 11.06.2019

3. Detail of land owned by Zuber Ahmad s/o Sh Faimudin Ahmad r/o 24/5 DLF Phase No 1 Gurgaon Distt. Gurgaon.

Village	Distt.	Rect No	Killa No	Area
Raipur	Gurgaon	24	7/2	K - M 4 - 0
<b>Total</b>				<b>4 - 0</b>

4. Detail of land owned by Standard Farms Pvt. Ltd. Distt. Centre Saket New Delhi. 1/2 Share & Sh. Zuber Ahmad s/o Sh Faimudin Ahmad r/o 24/5 DLF Phase 1, Gurgaon Distt. Gurgaon. 1/2 share

Village	Distt.	Rect. No	Killa No	Area
Raipur	Gurgaon	14	25/2	K M 1 - 14
		24	4	8 - 0
			5	6 - 4
<b>Total</b>				<b>15 - 18</b>

5. Detail of land owned by Satbir Singh s/o Lal Chand r/o Raipur Distt. Gurgaon

Village	Distt	Rect No	Killa No	Area
Raipur	Gurgaon	24	22	K - M 8 - 0
		25	8	2 - 4
			9	8 - 0
<b>Total</b>				<b>18 - 4</b>

6. Detail of land owned by Sh Surjeet Kumar s/o Sh Bishamber Dayal r/o Raipur Distt. Gurgaon

Village	Distt.	Rect No	Killa No	Area
Raipur	Gurgaon	12	23/2	K - M 7 - 0
		13	24/1	5 - 0
		14	20/2	5 - 0
			19/2	3 - 0
<b>Total</b>				<b>20 - 0</b>

7. Detail of land owned by Sh Ajit Kumar s/o Sh Bishamber Dayal r/o Raipur Distt. Gurgaon

Village	Distt	Rect No	Killa No	Area
Raipur	Gurgaon	15	14/1	K - M 4 - 0
<b>Total</b>				<b>4 - 0</b>

8. Detail of land owned by Standard Farms Pvt. Ltd. 1/4 share & N. A. Buildwell Pvt. Ltd Distt. Centre Saket New Delhi, 3/4 share

Village	Distt	Rect	Killa No.	Area
Rampur	Mewat	20	12/2	K M 1 - 10
			12/3	4 - 0
<b>Total</b>				<b>5 - 10</b>

  
D.G.T.C.P(Hr)  
Jai Ram

To be read with Lic. No 19 of 2014 Dated 11.06.2014


12. Detail of land owned by N.A. Buildwell Pvt. Ltd.

Village	Distt.	Rect.No	Killa No	Area K - M
Rampur	Mewat	19	12/1	1-7
			12/2	6-13
			13/1	7-0
			19/1	4-0
<b>Total</b>				<b>19-0</b>

13. Detail of land owned by Sh Man Mohan Krishan Dang s/o Sh Klshan Lal Dang r/o K 137 South City Gurgaon.

Village	Distt	Rect	Killa No.	Area K M
Ralsika	Mewat	6	10	8-0
			11/1	4-0
<b>Total</b>				<b>12-0</b>

Grand Total 461-9 OR 57.68125 Acres

  
Director General  
Town and Country Planning  
Haryana, Chandigarh

*For Sign*  
*Director*