

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in  
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### FORM LC-V

(See Rule 12)

LICENCE NO. 111 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to S/Sh. Om Parkash, Jitender Kumar Ss/o Sh. Nain Singh, Sh. Ravinder Kumar Tyagi S/o Sh. Om Parkash Tyagi, S/Sh. Tarun Tyagi, Keshav Tyagi Ss/o Sh. Jitender Tyagi, Sang Promoters Pvt. Ltd., C/o Marconi Infrotech Pvt. Ltd., 2599/4, Beodanpura, Karol Bagh, New Delhi-19 for development of Commercial Colony over an area measuring two acres falling in the revenue estate of village Maidawas, Sector 65, Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

1. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
  - a) That the residential Commercial 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.
  - b) 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.
  - c) 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.
  - d) 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.
  - e) That you shall take permanent access from service road proposed along the development plan road.
  - f) That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per Sqm for commercial component in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - g) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - h) That licensee will 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.
  - i) That you 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/HSIIDC.
  - j) That development/construction cost of 24 m/18 m wide major internal roads 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 the same as and when finalized and demanded by DGTCP, Haryana.
  - k) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - l) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - m) That you shall pay the labour cess charges as per policy dated 4.5.2010.

- n) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- o) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- p) That the developer will use only CFL fittings for internal as well as for campus lighting.
- q) The new rates of licence fee and Infrastructure Development Charges stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- r) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- s) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

3. The license is valid up to 26/10/2016.

(T.C. GUPTA, IAS)

Director General, Town & Country Planning  
Haryana, Chandigarh

Place: Chandigarh

Dated: 2-11-12

Dated: 27/10/2012

21/12

Endst. No. LC-2235-JE (S)-2012/

A copy along schedule of land is forwarded to the followings for information and necessary

action:-

1. Regd. 1
2. S/Sh. Om Parkash, Jitender Kumar Ss/o Sh. Nain Singh, Sh. Ravinder Kumar Tyagi S/o Sh. Om Parkash Tyagi, S/Sh. Tarun Tyagi, Keshav Tyagi Ss/o Sh. Jitender Tyagi, Sang Promotors Pvt. Ltd., C/o Marconi Infrotech Pvt. Ltd., 2599/4, Beodanpura, Karol Bagh, New Delhi-19alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
  3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
  4. Chief Administrator, Haryana Housing Board, Sector-6, Panchkula.
  5. MD, HVPN, Planning Director, Shakti Bhawan, Panchkula.
  6. MD, Haryana State Pollution Control Board, Panchkula.
  7. Addl. Director, Urban Estates, Haryana, Panchkula.
  8. Administrator, HUDA, Gurgaon
  9. Engineer-in-Chief, HUDA, Panchkula
  10. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
  11. Land Acquisition Officer, Gurgaon.
  12. Senior Town Planner (E & V) Haryana, Chandigarh.
  13. Senior Town Planner, Gurgaon.
  14. District Town Planner, Gurgaon along with a copy of agreement.
  15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
  16. Chief Account Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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


To be read with Licence No. 111 of 2012 / 27 / 10 / 12

1. Details of land owned by Om Parkash- Jitender Kumar Ss/o Nain Singh 2/3 share, Ravinder Kumar Tyagi S/o Om Parkash Tyagi 1/6 share, Tarun Tyagi- Keshav Tyagi Ss/o Jitender Tyagi 1/6 share, District Gurgaon.

Village	Rect No.	Kila No	Total Area K-M	Area Applied K-M
Maidawas	33	2	8-0	1-15
		3	8-0	8-0
		8/1	0-8	0-8
		8/2	7-12	5-13
				<hr/>
				15-16 or 1.975 acres

2. Details of land owned by Sang Promoters Pvt. Ltd, District Gurgaon.

Village	Rect No.	Kila No	Total Area K-M	Area Applied K-M
Maidawas	33	13	8-0	0-4
				<hr/>
				0-4 or 0.025 acre
			<b>Grant Total</b>	16K- 0M or 2.0 acres

  
Director General  
Town and Country Planning,  
Haryana, Chandigarh  
C.H.S.A. 1/1/85

