

FORM LC-V
(See Rule-12)

Haryana Government
Town and Country Planning Department
Licence No. 22 -----of 2012

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Jagdish Khattar, Sh. Rajiv Khattar Ss/o Sh. D.B. Shyam Lal Khattar, Smt. Ratan Prabha D/o Sh. D.B. Shyam Lal Khattar, 11/3, East Patel Nagar, New Delhi C/o Bestech India Pvt. Ltd., 124, Industrial Area, Sector-44, Gurgaon for setting up of a Group Housing Colony on the land measuring 10.10 acres falling in the revenue estate village Naurangpur, Sector-79, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - g) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - h) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - i) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - j) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - m) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

To be read with Licence No. 22 of 2012/27 ³/₂₀₁₂

1. Detail of land owned by Sh. Jagdish Khatta S/o Sh. D.B Shyam Lal Khattar, Village-Naurangpur, District-Gurgaon.

Village	Rect No.	Killa No.	Area
			K-M
Naurangpur	57	✓ 9	9-2
		✓ 162	2-17
	✓ 152	8-0	
	58	✓ 152	4-9
		✓ 4.2 min north	0-16
Total			25-4

2. Detail of land owned by Sh. Rajiv Khattar S/o Sh. D.B Shyam Lal Khattar.

Village	Rect No.	Killa No.	Area
			K-M
Naurangpur	58	✓ 6	8-0
		✓ 7/1	5-18
		✓ 25/1 min north	0-10
	57	✓ 17/2	1-4
		✓ 1	8-0
Total			23-12

3. Detail of land owned by Smt. Ratan Prabha W/o Sh. D.B Shyam Lal Khattar Gurgaon.

Village	Rect No.	Killa No.	Area
			K-M
Naurangpur	57	✓ 19	8-0
		✓ 20	8-0
		✓ 21	8-0
		✓ 22	8-0
		Total	32-0

Grand Total 80-16 or 10.10 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
21.6.12

solely responsible for all consequences as per decision.

Directorate of Town and Country Planning, Haryana

SCO No. 71/75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcepharyana.gov.in
Phone: 0172-2549349, e-mail: tcepharyana3@gmail.com

Regd

To

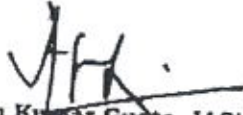
Jagdish Khattar and others,
C/o Bestech India Pvt. Ltd.,
Bestech House, Plot No. 124, Sector-44,
Gurgaon

Memo No. LC-1988/JE(BR)/2016/1142 Dated 25-01-2017

Subject: Renewal of Licence No. 22 of 2012 dated 27.03.2012.

Please refer your letter dated 13.07.2016 on the matter cited as subject above.


1. Licence No. 22 of 2012 dated 27.03.2012 granted vide this office Endst no. LC-1988-DS(R)-2012/4418-33 dated 28.03.2012 for setting up of a Group Housing Colony on the land measuring 10.10 acres in the revenue estate of village Naurangpur, Sector-79, Gurgaon Manesar Urban Complex is hereby renewed upto 26.03.2018 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. That you shall get the Service Plan Estimates approved within two months of issuance of this letter.
4. That you shall complete the developments works within validity period of the licence.
5. That you shall float the EWS component and make allotment within the current validity period of the licence.
6. That you shall get Electrical Service Plan Estimates approved from the competent authority within current validity period of the licence.


(Arun Kumar Gupta, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Dated

Endst No. LC-1988/JE(BR)/2016/

- A copy is forwarded to the following for information and necessary action:-
- i. Chief Administrator, HUDA, Panchkula.
 - ii. Engineer-in-Chief, HUDA, Panchkula.
 - iii. Senior Town Planner, Gurgaon.
 - iv. District Town Planner, Gurgaon.
 - v. Chief Account Officer O/o DGTCP, Chandigarh.
 - vi. Nodal Officer, Website updation with the request to host the same on the website of the Department.


(S. K. Sehrawat)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

Sh. Jagdish Khattar & Sh. Rajiv Khattar Ss/o Sh. D.B. Shyam Lal Khattar,
Smt. Ratan Prabha D/o Sh. D.B. Shyam Lal Khattar
C/o Bestech India Pvt. Ltd.
Bestech House, 51, Sector 44,
Gurugram-122002.

Memo No. LC-1988-JE (VA)-2019/ 8346

Dated: 26-03-2019


Subject: Renewal of licence no. 22 of 2012 dated 27.03.2012 granted for setting up of a Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Naurangpur, Sector-79, Gurugram Manesar Urban Complex.

Ref: Your application dated 27.08.2018 & 15.02.2019 on the subject mentioned above.

Licence no. 22 of 2012 dated 27.03.2012 granted to you vide this office Endst No. LC-1988-DS (R)-2012/4418-33 dated 28.03.2012 for setting up of a Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Naurangpur in Sector-79, Gurugram Manesar Urban Complex is hereby renewed upto 26.03.2020 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
3. That you shall complete the process for allotment of EWS flats within 90 days from issuance of renewal order.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1988-JE (VA)-2019/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

Regd. To

Sh. Jagdish Khattar & Sh. Rajiv Khattar Ss/o Sh. D.B. Shyam Lal Khattar,
Smt. Ratan Prabha D/o Sh. D.B. Shyam Lal Khattar
C/o Bestech India Pvt. Ltd.
Bestech House, 51, Sector 44,
Gurugram-122002.

Memo No. LC-1988-JE (VA)-2021/ 7335


Dated: 18-03-2021

Subject: Renewal of licence no. 22 of 2012 dated 27.03.2012 granted for setting up of a Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Naurangpur, Sector-79, Gurugram Manesar Urban Complex.

Ref: Please refer to your application dated 14.10.2020 on the subject mentioned above.

Licence no. 22 of 2012 dated 27.03.2012 granted for setting up of a Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Naurangpur in Sector-79, Gurugram Manesar Urban Complex is hereby renewed upto **26.03.2025** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal.
3. You shall complete the construction of Community sites as per Section 3(3)(a)(iv) of Act No. 8 of 1975 & Rule 15A of Rules, 1976.
4. That you shall complete the process for allotment of EWS flats within 90 days from issuance of renewal order.
5. You shall get the licence renewed till the final completion of the colony is granted. The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1988-JE (VA)-2021/

Dated:

1. A copy is forwarded to the following for information and necessary action:-
2. Chief Administrator, HSVP, Panchkula.
3. Chief Engineer, HSVP, Panchkula.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Accounts Officer of this Directorate.
7. Project Manager (IT Cell) O/o DTCP with request to update the status on website.