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FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 69 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under S/sh. Dharambir, Tejpal, Behrampal, Rajpal, Bir Singh Ss/o Krishan Lal, Sunil Kumar S/o Ramesh Kumar, Ram Kishan, Harkishan, Ikram, Hans Raj Ss/o Ragbir Singh, Subhash S/o Mehar Chand, Todar Mal S/o Bihari, Balbir, Manoj, Pawan Ss/o Hukam Chand, Rakesh, Suman, Manju Ds/o Hukam Chand, Smt. Baleshwari Wd/o Hukam Chand, Rattani Wd/o Dharambir, Behramwati D/o Krishan Lal, Mukesh S/o Ratana, Bijan, Pawan Ds/o Ratana, Smt. Kalawati Wd/o Ratana, Rame, Ramesh, Ishwar, Narinder Ss/o Gopi Chand, Baleshwar, Rajinder, Mahipal, Mukesh, Satish, Naresh, Suresh Ss/o Harchand, Smt. Suresh, Sunita Ds/o Harchand alias harichand, Shayam Chand, Amir Chand, Dev Ram, Ramji Lal Ss/o Girdhari alias Lachwa, Ram Jeevan, Horam, Tejpal, Ved Ram, Layak Ram, Om Prakash Ss/o Birbal, Smt. Anguri Wd/o Harkesh, Sikander, Jeete Ss/o Harkesh, Amilal, Jhangira, Jai Parkash Ss/o Chuni, Balbir, Manoj, Pawan Ss/o Harchand, Poonam D/o Ratana, Smt. Dharamwati, Maya D/o Bihari C/o M/s D.S.S. Infrastructure Pvt. Ltd., 509, Guru Hari Shankar Nagar, Paschim Vihar, New Delhi for setting up of a Group Housing Colony under the policy for Low Cost/Affordable Housing Project on the land measuring 11.262 acres falling in revenue estate village Badshahpur, Sector-67, Tehsil and Distt. Gurgaon.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, 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 thereunder are duly complied with.
 - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) That the portion of sector/Master plan road which shall form part of the licenced 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.
 - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony
 - j) 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.
 - k) That the licensee 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.
 - l) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - m) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - n) That the applicant shall get the building plans approved within maximum period of six months. In case licensee fails to do so, his licence would be cancelled and licence fee forfeited.
 - o) That the applicant shall complete the project within maximum period of three years and offer possession of units to the eligible applicants. This period will be extendable by a maximum period of one year subject to the payment of penalty equivalent to 5% of the External Development Charges. In case, a licensee/colonizer complete the project before two years, a 5% concession in External Development Charges would be provided by the Government.
 - p) The licence is valid upto 10-9-2014.

Dated: 11-9-2010

Place: Chandigarh

(T.C. GUPTA, IAS)

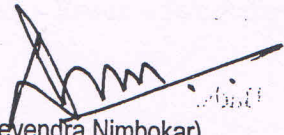
Director

Town and Country Planning,
Haryana, Chandigarh.

tcphry@gmail.com

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

1. S/sh. Dharambir, Tejpal, Behrampal, Rajpal, Bir Singh Ss/o Krishan Lal, Sunil Kumar S/o Ramesh Kumar, Ram Kishan, Harkishan, Ikram, Hans Raj Ss/o Raghbir Singh, Subhash S/o Mehar Chand, Todar Mal S/o Bihari, Balbir, Manoj, Pawan Ss/o Hukam Chand, Rakesh, Suman, Manju Ds/o Hukam Chand, Smt. Baleshwari Wd/o Hukam Chand, Rattani Wd/o Dharambir, Behramwati D/o Kishan Lal, Mukesh S/o Ratana, Bijan, Pawan Ds/o Ratana, Smt. Kalawati Wd/o Ratana, Rame, Ramesh, Ishwar, Narinder Ss/o Gopi Chand, Baleshwar, Rajinder, Mahipal, Mukesh, Satish, Naresh, Suresh Ss/o Harchand, Smt. Suresh, Sunita Ds/o Harchand alias harichand, Shayam Chand, Amir Chand, Dev Ram, Ramji Lal Ss/o Girdhari alias Lachwa, Ram Jeevan, Horam, Tejpal, Ved Ram, Layak Ram, Om Prakash Ss/o Birbal, Smt. Anguri Wd/o Harkesh, Sikander, Jeete Ss/o Harkesh, Amilal, Jhangira, Jai Parkash Ss/o Chuni, Balbir, Manoj, Pawan Ss/o Harchand, Poonam D/o Ratana, Smt. Dharamwati, Maya D/o Bihari C/o M/s D.S.S. Infrastructure Pvt. Ltd., 509, Guru Hari Shankar Nagar, Paschim Vihar, New Delhi along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, Sector-6, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (h) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Account Officer (Monitoring Cell), O/o Director, Town & Country Planning, Haryana, Chandigarh along with original bank guarantees of IDW & EDC and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Devendra Nimbokar)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

1. Detail of Land owned by Sh. Dharambir - Tejpal - Behrampal - Rajpal - Bir Singh Ss/o Sh. Kishan Lal (Equal Share)

Village	Rect. No.	Killa. No.	Area (K.M)
Badshahpur	103	25/3	2.10
		25/4	0.14
			<u>2.24</u>
Total			3.40 or 0.4 Acre

2. Detail of Land owned by Sh. Sunil Kumar S/o Ramesh Kumar

Village	Rect. No.	Killa. No.	Area (K.M)
Badshahpur	103	16/2	2.8
		16/1	1.12
		16/3	2.8
		16/4	1.12
Total			8.0 or 1.0 Acre

3. Detail of Land owned by Sh. Ram Kishan - Harkishan - Ikram - Hans Raj - Ss/o Sh. Raghbir Singh (Equal Share)

Village	Rect. No.	Killa. No.	Area (K.M)
Badshahpur	102	20/1	2.9
		20/2	1.2
Total			4.1 or 0.443 Acre

4. Detail of Land owned by Sh. Subash S/o Sh. Mehar Chand

Village	Rect. No.	Killa. No.	Area (K.M)
Badshahpur	125	4	8.0
		5	8.0
Total			16.0 or 2.0 Acre

5. Detail of Land owned by Sh. Todar Mal S/o Bihari (1/2 Share) Babbar - Manoj - Pawan - Ss/o Rakesh - Suman - Manoj D/o Smt. Baleshwari W/o Hukam Chand (1/2 Share)

Village	Rect. No.	Killa. No.	Area (K.M)
Badshahpur	102	22/2	2.16
		22/1	5.4
Total			8.0 or 1.0 Acre

Dr. C. D. S.

6- Detail of Land owned by Smt Ratana W/o Dharanbir - Tejpal - Beharampal - Rajpal - Bir Singh S/o Kishan Lal - Smt Behramwati D/o Sh Kishan Lal (1/2 Equal Share) Mukesh S/o Ratana, Bijan - Pawan D/o Ratana, Smt Kalawan W/o Ratana (1/2 Share).

Village	Recd No.	Killa No.	Area (K.M)
Badshahpur	102	24/2	6-13
		24/1	1-7
Total			8-0 or 1-0 Acre

7- Detail of Land owned by Sh Ramo - Ramesh - Ishwar - Narinder - S/o Gopi Chand (1/6 Share) Baleshwar - Rajinder - Mahipal - Mukesh - Satish - Naresh - Suresh - S/o Harchand, Smt Suresh Sunita D/o Harchand alias Harchand (1/6 Share) Shayam Chand - Amir Chand - Dev Ram - Ranjit Lal S/o Gurdhari alias Lachwa (2/3 Share).

Village	Recd No.	Killa No.	Area (K.M)
Badshahpur	102	11/3	2-11
		15	8-0
		18	8-0
		11/4	1-9
		23/1	7-7
Total			27-7 or 3-419 Acre

8- Detail of Land owned by Sh Ram Jeevan - Horan - Tejpal - Ved Ram - Layak Ram - Om Parkash S/o Bihal (5/7 Share) Smt Anguri W/o Harkesh (5/168 Share) - Sikander - Jeete S/o Harkesh (5/120 Share) Armital - Jhangra - In Parkash S/o Chuni (1/2 Share).

Village	Recd No.	Killa No.	Area (K.M)
Badshahpur	101 102	19/1	5-2
		19/2	2-8
Total			8-0 or 1-0 Acre

9- Detail of Land owned by Sh Todar S/o Bihari (9/40 Share) - Balbir - Mandi - Pawan S/o Harchand (43/280 Share) - Rakesh - Suman - Manu D/o Hukam Chand, Smt Baleshwar W/o Hukam Chand (1/4 Share) - Dharanbir - Tejpal - Baharin Pal - Rajpal - Bir Singh - S/o Sh Kishan Lal (17/84 Share) - Mukesh S/o Ratana (1/8 Share) - Smt Ratana W/o Kishan Lal - Beharwati D/o Kishan Lal (1/2 Share) - Bijan - Poonam D/o Ratana - Smt Kalawan W/o Ratana (1/8 Share) - Smt Dharanwati - Maya D/o Bihari (1/20 Share).

Village	Recd No.	Killa No.	Area (K.M)
Badshahpur	102	12/1	2-13
		12/2	5-7
Total			8-0 or 1-0 Acre

G. Total 90 Kanat 2 Marla Or 11.262 Acre

Director
Town and Country Planning,
Haryana, Chandigarh
26/11/2010

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd. To

D.S.S. Infrastructure Pvt. Ltd.,
Regd. Office: 314, 3rd Floor, Indraprakash Building, 21,
Barakhamba Road,
New Delhi-110001.

Memo No. LC-2295-JE (VA)-2021/ 10776

Dated: 29-04-2021


Subject: Renewal of licence no. 69 of 2010 dated 11.09.2010 granted for setting up of Low Cost Affordable Group Housing Colony on the land measuring 11.262 acres in the revenue estate of village Badshahpur, Sector-67, Gurugram Manesar Urban Complex-DSS Infrastructure Pvt. Ltd.

Ref: Please refer to your application dated 05.02.2021 on the matter as subject cited above.

Licence no. 69 of 2010 dated 11.09.2010 granted for setting up of Low Cost Affordable Group Housing Colony on the land measuring 11.262 acres in the revenue estate of village Badshahpur, Sector-67, Gurugram -Manesar Urban Complex is hereby renewed upto **30.04.2022** and the renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process and on the terms & conditions laid down therein and further subject to 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 transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. To complete the construction work of community sites after getting the time period extended as per the provision of Haryana Act no. 7 of 2019 dated 31.01.2019 & amendment dated 05.02.2020 in Rules 1976.
4. That you shall get the bank guarantee of IDW revalidated at least 15 days before issuance of this renewal.
5. 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.
6. That 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-2295-JE (VA)-2021/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, 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.

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