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Directorate of Town and Country Planning, Haryana
Ayojna Bhawan, Sector-18, Chandigarh, web site: tpharyana.gov.in
Phone: 0172-2549349; e-mail: tphry@gmail.com

Regd.

FORM I.C-V
(See Rule-12)

Licence No. 24 of 2011

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Jitender S/o Sh. Meer Singh, Sudhesh Kumar S/o Sh. Chandgi Ram, Hemant Kumar S/o Amir Singh, Sunil Kumar S/o Sh. Ram Karam, Ajay Singh S/o Sh. Lala Ram, Satnarayan S/o Ramji Lal & M/s Anjum and Associates Pvt. Ltd., C/o Jitender Janghu S/o Meer Singh R/o V.P.O. Daultabad, Tehsil & Distt. Gurgaon for setting up of Commercial Colony on the land measuring 3.7187 acres falling in the revenue estate of village Pawal Khusurpur, District Gurgaon.

2. The particulars of 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 and Country Planning, Haryana. 10/10/11
3. The licence is granted subject to the following conditions:-
 - a) That the Commercial Colony is laid out to conform to the approved building 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 demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct service road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
5. That you shall derive permanent approach from 24 M wide service road along 150 M wide NDR.
6. That you will not give any advertisement for sale of Commercial area before the approval of layout plan/building plans of the same.
7. That the portion of sector/Master plan road which shall form part of the licenced area if any shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (ii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. 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.
9. 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.
10. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
11. 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.
12. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

13. That the licensees 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.
14. That the cost of 24/18 m wide road/major internal road is not included in the BDC rates and you will 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 Town & Country Planning, Haryana.
15. That you will intimate your official "Email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. 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.
17. The licence is valid upto 23/3/2015.

Dated: Chandigarh


To 24/3/2011

(T.C. Gupta, I.C.S.)
Director-General, Town & Country Planning,
Haryana, Chandigarh

Encl No. LC-1813-JE(BR) - 2011/ 3653

Dated: 25-3-11

- ✓ A copy is forwarded to the following for information and necessary actions:-
1. Jtender S/o Sh. Meer Singh, Sudhesh Kumar S/o Sh. Chandgi Kum, Hemant Kumar S/o Amlr Singh, Sunil Kumar S/o Sh. Ram Karan, Ajay Singh S/o Sh. Lala Raju, Satnarayan S/o Ramji Lal & M/s Anjum and Associates Pvt. Ltd., C/o Jtender Janghu S/o Meer Singh R/o V.P.O. Dewitabad, Tehsil & Distt. Gurgaon, along with copy of agreement LC-IV and bilateral agreement.
 2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 3. Chief Administrator, HUDA, Panchkula.
 4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
 5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
 6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
 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, Sector-8, Chandigarh.
 12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
 13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
 14. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh along with a copy of agreement.
 15. Land Acquisition Officer, Gurgaon.
 16. District Town Planner, Gurgaon along with a copy of agreement.
 17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Vijay Kumar)
District Town Planner (HQ)
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with License No. ²⁴..... of 2011

1. Detail of the land owned by Sh. Jitendra S/o Sh. Meer Singh, Village Pawala Khusrupur, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Pawala Khusrupur	11	24/1	7-16
		Total	7-16 or 0.975 acres

2. Detail of the land owned by Sh. Sudesh Kumar S/o Sh. Chandgi Ram Village Pawala Khusrupur, Distt. Gurgaon.

Pawala Khusrupur	11	24/3	0-2
		25/2	3-16
		Total	3-18 or 0.4875 acres

3. Detail of the land owned by Sh. Hemant Kumar S/o Sh. Amir Singh, Sh. Sunil Kumar S/o Sh. Ram Karan 1/3 share, Sh. Ajay Singh S/o Sh. Lala Ram 2/3 share, Village Pawala Khusrupur, Distt. Gurgaon.

Pawala Khusrupur	11	24/2	0-2
		25/1	3-16
		Total	3-18 or 0.4875 acres

4. Detail of the land owned by Sh. Hemant Kumar S/o Sh. Amir Singh, Sh. Sunil Kumar S/o Ram Karan 1/2 share, Sh. Satyarayan S/o Sh. Ramji Lal 1/4 share, M/s Anjuman and Associates Pvt. Ltd. Village Pawala Khusrupur, Distt. Gurgaon.

Pawala Khusrupur	17	5	7-12
		6/1	6-11
		Total	14-3 or 1.7687 acres
		G. Total	29-15 or 3.7187 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Gwal 25

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

Jitender S/o Meer Singh, Sudesh Kumar S/o Sh. Chandgi Ram,
Hemant Kumar S/o Sh. Amir Singh, Sunil Kumar S/o Ram Karan,
Ajay Singh S/o Sh. Lala Ram, Satnarayan S/o Ramji Lal
and M/s Anjum and Associates Pvt. Ltd.
C/o Jitender Janghu S/o Meer Singh,
R/o VPO Daultabad, Tehsil and District Gurugram.


Memo no. LC-1813/Asstt(MS)/2021/ 17894 Dated: 26-07-2021

Subject: Renewal of licence No. 24 of 2011 dated 24.03.2011 granted for setting up Commercial colony over an area measuring 3.7187 acres in Sector 109, Gurugram Manesar Urban Complex.

Please refer to your application dated 25.03.2021 & 14.07.2021 on the subject cited above.

Your request for Renewal of Licence No. 24 of 2011 dated 24.03.2011 granted for setting up Commercial colony over an area measuring 3.7187 acres in Sector 109, Gurugram Manesar Urban Complex is considered on account of reasons submitted by you that development works could not be started as they are in process of revising the approved building plans. Hence the Licence is hereby renewed up to **23.03.2024** on the same terms and conditions laid down therein:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall get approved the Service Plan/Estimates & electrical Service Plan/Estimates within the current validity period of license.
3. You shall convey the Ultimate Power Load requirement within the current validity period of licence.
4. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
5. You shall start the development works and make substantial progress within the current validity period of license.
6. You shall get the licence renewed till final completion of the colony is granted.



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

Endst no: LC-1813/Asstt(MS)/2021

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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

ORDER

Whereas, Licence No. 24 of 2011 dated 24.03.2011 granted for setting up Commercial colony over an area measuring 3.7187 acres in Sector 109, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 28,60,000/-. Colonizer has deposited the composition fee vide transaction ID TCP3147052150780263 Dated 07.05.2021.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2020.



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

Endst. no. LC-1813/Asstt.(MS)/2021/ 17901-902

dated: 26-07-2021

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

1. Jitender S/o Meer Singh, Sudesh Kumar S/o Sh. Chandgi Ram, Hemant Kumar S/o Sh. Amir Singh, Sunil Kumar S/o Ram Karan, Ajay Singh S/o Sh. Lala Ram, Satnarayan S/o Ramji Lal and M/s Anjum and Associates Pvt. Ltd. C/o Jitender Janghu S/o Meer Singh, R/o VPO Daultabad, Tehsil and District Gurugram
2. Chief Accounts Officer of this Directorate.


(S.K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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Directorate of Town and Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site: topharyana.gov.in

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FORM TC-V
(See Rule-12)

Licence No. 24 of 2011

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15. That you will intimate your official "Small ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
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17. The licence is valid upto 23/3/2015.

Dated: Chandigarh

24/3/2011

(T.C. Gupta, I.C.S.)
Director General, Town & Country Planning,
Haryana, Chandigarh

Endst No. LC-1813-JE(BR) - 2011/ 3653

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 6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
 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, Sector-8, Chandigarh.
 12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
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(Vijay Kumar)
District Town Planner (HQ)
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Director General
Town & Country Planning
Haryana, Chandigarh
Chw. 11-23