

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcepharyana.gov.in
Phone: 0172-2549349; e-mail: tcephry@gmail.com

FORM LC-V (See Rule-12)

Licence No. **92** of 2012

Regd:

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Basic Developers Pvt. Ltd. Sh. Gyani Ram S/o Sh. Uday Ram, Sh. Ajeet Singh S/o Sh. Dharam Pal C/o Basic Developers Pvt. Ltd., 367/18, Civil Lines, Gurgaon for setting up of Cyber Park Colony on the land measuring **9.66875** acres falling in the revenue estate of village Behrampur, Sector 58, Gurgaon - Manesar Urban Complex.

1. The schedule of land duly signed by the Director General, Town and Country Planning, Haryana, wherein the aforesaid Cyber Park Colony is to be set up is hereby enclosed.
2. The licence is granted subject to the following conditions:-
 - a) That the Cyber Park 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 the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
 - c) That you will construct all internal circulation road and service road forming part of your site at your own cost and the same shall be transferred free of cost to the Government.
 - d) That you will pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - e) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
 - f) 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.
 - g) That the portion of sector/master plan road which shall forms 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)iii of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - 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 provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - j) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - k) That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.

- l) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA.
- m) That the development/construction cost of 24/18 m 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 alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That the collaborator company / developer company namely Basic Developers Pvt. Ltd. will be responsible for payment of all dues, fees and charges and also will be responsible for following all the Rules and Regulations for development of Residential Plotted Colony.

- o) That you will maintain the RoW along BPC Gas pipe line passing through the site.
- p) The licence is valid upto 05/9/2016.

Dated: Chandigarh

The 06/9/2012.

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

Endst No. LC-1694-JE (S)-2012/ 17617

Dated:- 7/9/12


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

1. Basic Developers Pvt. Ltd. Sh. Gyani Ram S/o Sh. Uday Ram, Sh. Ajeet Singh S/o Sh. Dharam Pal C/o Basic Developers Pvt. Ltd., 367/18, Civil Lines, Gurgaon. *alongwith L-12, L-13*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula. *& Zoning Plan*
3. Chief Administrator, HUDA, Sector-6, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
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. *alongwith Zoning Plan*
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 2(f) above before starting the Development Works.
12. Senior Town Planner (E&V), Haryana, Chandigarh. *& Zoning Plan*
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with licence no. 92 of 2012 / 6⁹/₂₀₁₂.

Detail of land owned by Basic Developer Pvt. Ltd., Distt. Gurgaon			
Village	Rect. No.	Killa No.	Area in K-M
Behrampur	13	11	8-0
		20	8-0
		21	8-0
		14	6-16
		15/2	6-16
		25/2	2-8
	18	5/2/1	4-18
	Total		44-18
Detail of land owned by Sh. Gyani Ram s/o Sh. Udey Ram, Distt. Gurgaon			
Behrampur	13	9/1	4-18
		10	8-0
	Total		12-18
Detail of land owned by Sh. Gyani Ram s/o Sh. Udey Ram, ½ share, Ajeet Singh s/o Sh. Dharmpal, ½ share, Distt. Gurgaon			
Behrampur	13	2	7-11
		3	7-11
		8/1	4-9
	Total		19-11
			Grant Total 77-7 or 9.66875 acres.


 Director General
 Town & Country Planning,
 Haryana, Chandigarh
 20047-190