

**Directorate of Town & Country Planning, Haryana**

Nagar Yojana Bhawan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

To

1000 Trees Housing Pvt. Ltd,  
Sector-105, Daulatabad Flyover,  
Dwarka, Expressway, Gurugram-122001.

Memo No. LC-2648 Vol-IV-PA(VA)-2024/ 4691

Dated: 08/02/24

**Subject:** Renewal of licence no. 127 of 2012 dated 27.12.2012 granted for setting up of Group Housing Colony over an area measuring 13.078 acres in Sector-105 Gurugram Manesar Urban Complex.

Please refer to your applications dated 02.02.2023 & 02.01.2024 on the matter as subject cited above.

2. Licence no. 127 of 2012 dated 27.12.2012 granted for setting up of Group Housing Colony over an area measuring 13.078 acres in Sector-105 Gurugram Manesar Urban Complex has been considered and hereby renewed upto 26.12.2027 after compounding the delay of 64 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 2,03,822/- in form of interest @18% per annum. This renewal is further subject to fulfilment of terms & conditions laid down in the licence and following conditions:-

1. That this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period. The licensee will get the licence renewed upto the period till the final completion of the colony is granted.
2. That you shall transfer the portion of sector/master plan road, forming part of the licenced land free of cost in favour of Department/Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from the issuance of this letter.
3. That you shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
4. That you shall extend the validity of bank guarantee on account of EDC/IDW and submit the same within 30 days of their expiry.

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

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh.  
Dated:

Endst. No. LC-2648 Vol-IV-PA(VA)-2024/

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Project Manager (IT Cell) O/o DTCP with request to update the status 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

Regd.

To

Sh. Kanwar Singh & others  
In collaboration with 1000 Trees Housing Pvt. Ltd.,  
Sector-105, Near Daulatabad Flyover,  
Dwarka Expressway, Gurgaon - 122001.

Memo No. LC-2648/JE(DS)/2022/ 2540 Dated: 31-01-2022

**Subject:** Renewal of License No. 127 of 2012 dated 27.12.2012 granted for setting up Group Housing Colony on the land measuring 13.078 acres in Sector 105, Gurugram - Sh. Kanwar Singh & others in collaboration with 1000 Trees Housing Pvt. Ltd.

**Reference:** Your application dated 27.04.2017 and 10.04.2019 on the subject cited above.

The request for renewal of License No. 127 of 2012 dated 27.12.2012 granted for setting up Group Housing Colony over an area measuring 13.078 acres in sector 105, Gurugram has been considered on account of reason submitted by you that you want to avail additional FAR under TOD. Hence, licence is hereby renewed up to 27.12.2022 on the same terms and conditions laid down therein.

1. This renewal will not tantamount to certification of your satisfactory performance entitling for further renewal of licence.
2. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
3. You shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall deposit the remaining amount of Differential license fee demanded vide this office memo dated 20.07.2021 within a period of 90 days of this renewal.
5. You shall get the license renewed till the final completion of the colony is granted.

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

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

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. Sehwat)

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, License No. 127 of 2012 dated 27.12.2012 was granted for setting up Group Housing Colony on the land measuring 13.078 acres in Sector 105, GMUC 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 license 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 non-compliance of the provisions of Rules 26(2) & 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. 2,36,000/- for the period upto 2019-2020 and ₹ 1,12,000/- for the period upto 2020-2021. Colonizer has deposited the composition fee vide transaction No TCP3126721002691504 dated 27.10.2021 and TCP312672210395632 dated 04.01.2022.

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 26(2), & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.


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

Endst. no. LC-2648/JE(DS)/2022/ 2547

Dated: 31-01-2022

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

1. Sh. Kanwar Singh & others, In collaboration with 1000 Trees Housing Pvt. Ltd., Sector-105, Near Daulatabad Flyover, Dwarka Expressway, Gurgaon - 122001.
2. Chief Accounts Officer of this Directorate.

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

FORM LC -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 127 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Kanwar Singh, Rohtash, Krishan Pal Ss/o Jabar Singh, Narinder Pal S/o Sajjan Singh, Smt. Sharda Wd/o Dharampal, Ved Parkash S/o Viriender Singh, Anantpal, Vijaypal, Shamsher Singh Ss/o Ranjeet, Naveen, Nitin Ss/o Umed Singh, Smt. Nirmala Wd/o Umed Singh, Nidhi D/o Umed Singh, Shiv Raj, Satish Ss/o Ram Chander, Pankaj, Neeraj Ss/o Ram Parkash, C/o 1000 Trees Housing Pvt. Ltd., 58-A/4, Sainik Farms, New Delhi-110062 for setting up of a Group Housing Colony in the revenue estate of village Gurgaon, Sector 105, Distt. Gurgaon.

1. The particulars of the land wherein the aforesaid 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 granted is subject to the following conditions:
  - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and development works are executed according to the design 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.
3. That you will construct 24 mtrs wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not give any advertisement for sale of flats/plots/office/floor area in colony before the approval of layout plan/building plan.
6. That you 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 integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
8. That the developer will use only CPL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.

12. 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.
13. That you shall abide with the policy dated 04.05.2010 related to allotment of EWS Plots/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
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. The license is valid up to 26/12/2016.

Dated: The 27/12/2012.  
Chandigarh

*A. Rastogi*  
(Anurag Rastogi, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh ✓  
email: tophry@gmail.com

Endst. No. LC-2648-JB (VA)-2012/ 27057

Dated: 29-12-12

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

- ✓ 1. Kanwar Singh, Rohtash, Krishan Pal Ss/o Jabar Singh, Narinder Pal S/o Sajjan Singh, Smt. Sharda Wd/o Dharampal, Ved Parkash S/o Virinder Singh, Anantpal, Vijaypal, Shamsher Singh Ss/o Ranjeet, Naveen, Nitin Ss/o Umed Singh, Smt. Nirmala Wd/o Umed Singh, Nidhi D/o Umed Singh, Shiv Raj, Satish Ss/o Ram Chander, Parkaj, Neeraj Ss/o Ram Parkash, C/o 1000 Trees Housing Pvt. Ltd., 58-4/4, Sainik Farms, New Delhi 110052 alongwith a copy of agreement, LC-IV b and Bilateral agreement. & *Zoning Plan*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Prayatan Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula. *Gurgaon*.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, *Gurgaon* along with a copy of agreement.
11. Land Acquisition Officer, Panchkula. *Gurgaon*
12. Senior Town Planner, Panchkula. *Gurgaon alongwith Zoning Plan.*
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
15. District Town Planner, *Gurgaon* along with a copy of agreement. & *Zoning Plan*
16. Chief Accounts Officer (Monitoring) alongwith original Bank Guarantees (EDC & IDC) and copy of agreements.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

*(P.P. SINGH)*  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with Licence No. 127 of 2012/27 <sup>12</sup>/<sub>12</sub>

1. Detail of land owned by Kanwar Singh, Rohtash, Krishan Pal Ss/o Jabar Singh 2379/4321 share, Narinder Pal S/o Sajjan Singh 794/4321 share, Smt. Sherda Wd/o Dharampai 574/4321 share, Ved Parkash S/o Viriender Singh 574/4321 share, village Gurgaon, Distt. Gurgaon.

Village	Khasra No.	Area B-B-B
Gurgaon	$\frac{168 \text{ to } 172}{2}$	3-13-7
	$\frac{168 \text{ to } 172}{4}$	7-2-14
<b>Total</b>		<b>10-15-1</b>

2. Detail of the land owned by Anantpal, Vijaypal, Sham Sher Singh Ss/o Ranjeet 5/9 share, Navcen, Nitin Ss/o Umed Singh 4/9 share.

Gurgaon	181/1/2	0-3-6
	3343/184/2/2/2	0-6-6
<b>Total</b>		<b>0-9-12</b>

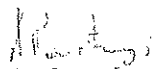
3. Detail of the land owned by Vijay Pal, Sham Sher Singh, Anantpal Singh Ss/o Ranjeet Singh 1/2 share, Smt. Nirmala Wd/o Umed Singh, Navcen, Nitin Ss/o Umed Singh, Nidhi D/o Umed Singh 1/2 share.

Gurgaon	174	3-16-0
	180/2	2-6-10
	181/2	0-9-0
	3343/184/1/2	0-12-8
<b>Total</b>		<b>7-3-18</b>

4. Detail of the land owned by Shiv Raj, Satish Ss/o Ram Chander 1/2 share, Fankaj, Neeraj Ss/o Ram Parkash 1/2 share.

Gurgaon	156/2	2-8-19
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**G. Total** 20-18-10 or 13.078 acres

  
**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
