

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Regd.

To

CMD Pardesi Developers Pvt. Ltd.,  
Smt. Sunita Narula w/o Sh. Chander Mohan,  
In collaboration with CMD Pardesi Developers Pvt. Ltd.,  
801, Jackson Crown Heights, 3B1 Twin District Centre,  
Sector 10, Rohini, Delhi.


Memo No:- LC-966(II)/PA(SN)/2018/9371

Dated: 16-03-18

**Subject:** Renewal of Licence No. 126-128 of 2007 dated 27.02.2007 granted for setting up Residential Group Housing Colony over an area measuring 14.15 acres in the revenue estate of village Rasoi, Sector 61, Sonipat - CMD Pardesi Developers Pvt. Ltd.

**Reference:** Your application dated 15.02.2018 on the subject cited above.

1. License no. 126-128 of 2007 dated 27.02.2007 granted for setting up Residential Group Housing Colony over an area measuring 14.15 acres in the revenue estate of village Rasoi, Sector 61, Sonipat is hereby renewed up to 26.02.2020 on the same 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 of further period.
3. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall get compound the offence for delay in allotment of EWS flats in accordance with policy parameters dated 16.08.2013, if any.
5. You shall complete the construction the community building as per provisions of section 3 (3) (a) (iv) of Act 8 of 1975.
6. You shall get the licence renewed till final completion of the colony is granted.  
The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

  
(T.L. SATYAPRAKASH, I.A.S)  
DIRECTOR GENERAL, Town & Country Planning  
Haryana, Chandigarh

Endst no: LC-966(II)/PA(SN)/2018/

Dated:

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

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

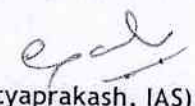
(Lalit Kumar)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh

ORDER

Whereas, License No. 126-128 of 2007 dated 27.02.2007 granted to you for setting up Residential Group Housing Colony over an area measuring 14.15 acres in the revenue estate of village Rasoi, Sector 61, Sonipat under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 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. 1,12,000/-. Colonizer has deposited the composition fee online vide transaction no. TCP32926183054607 dated 05.03.2018.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules for the Financial Year 2016-17.

  
(T.L. Satyaprakash, IAS)  
Director General, Town and Country Planning,  
Haryana, Chandigarh


Endst. No. LC-966(II)-PA(SN)/2018/

9379

Dated: 16-03-18

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

1. Chief Accounts Officer, O/o Director Town and Country Planning Haryana Chandigarh.
2. CMD Pardesi Developers Pvt. Ltd, Smt. Sunita Narula w/o Sh. Chander Mohan, In collaboration with CMD Pardesi Developers Pvt. Ltd, 801, Jackson Crown Heights, 3B1 Twin District Centre, Sector 10, Rohini, Delhi.

  
(Lalit Kumar)  
District Town Planner (HQ)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh

In pursuance of this office Memo No.LC-966-JE (BR)-2013/31219 dated 20.02.2013 and Memo No.LC-966-JE (BR)-2013/44884 dated 04.07.2013 against ¾ share of licence No. 126 of 2007 dated 27.02.2007 granted to Smt Sunita W/o Chander Mohan vide Endst. no DS (I)/ 2007/ 5861 dated 27.02.2007, license no. 127 of 2007 dated 27.02.2007 granted to Himachal Tin Printers (P) Ltd vide endst. no. DS (I)/ 2007/5873 dated 28.02.2007 and license no 128 of 2007 dated 27.02.2007 granted to Pankaj S/o Sh. Chander Mohan vide Endst. No. DS (I) 2007/5885 dated 27.02.2007 in the revenue estate of village Rasoi Sector-61, Sonapat Kundli Urban Complex, is hereby transferred under Rule 17 of the Haryana Development and Regulation of Urban Areas Rules, 1976 in the name of CMD Pardesi Developers Pvt Ltd, 901, 909, ITL Twin Tower, B-9, Netaji Subhash Place, Pitampura, Delhi-110034. The revised schedule of licence no. 126 of 2007, license no. 127 of 2007 and license no. 128 of 2007 dated 27.02.2007 is enclosed. The terms and conditions as stipulated in the above said license will remain unaltered and shall also be complied with by CMD Pardesi Developer Pvt Ltd. The transferee company shall also abide by the terms and conditions of the agreement LC-IV and Bilateral agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh.

The approval of all the plans if any accorded in favour of original licencees shall now deemed to be approved in favour of CMD Pardesi Developers Pvt Ltd, 901, 909, ITL Twin Tower, B-9, Netaji Subhash Place, Pitampura, Delhi-110034.

  
(Anurag Rastogi, IAS)  
Director General  
Town & Country Planning,  
Haryana, Chandigarh.  
E-mail:tcphry@gmail.com

Dated  
The Chandigarh

Endst. No. LC-966-JE(BR)-2013/ 45079-94 Dated: 8/7/13

- A copy is forwarded to the following for information and further necessary action :-
1. Smt. Sunita W/o Sh. Chander Mohan, Himachal Tin Printers Pvt. Ltd. and Sh. Pankaj S/o Sh Chander Mohan C/o CMD Buildtech Pvt. Ltd. 901, ITL, Twin Tower Netaji Subhash Place, Pitampura, Delhi-110034 with reference to their application for transfer of license in favour of CMD Pardesi Pvt Ltd.
  2. Smt Sunita W/o Chander Mohan Co-licensee of license no. 126 of 2007 date 26.02.2007 alongwith copy of Agreement LC-IV and Bilateral Agreement Executed between between the Director General, Town & Country Planning, Haryana Chandigarh and CMD Pardesi Developer Pvt Ltd alongwith copy of the revised scheduled of land of license no. 126 of 2007 dated 26.02.2007. She is directed to comply the terms and conditions of said agreements.
  3. CMD Pardesi Developers Pvt. Ltd. 901, 909, ITL, Twin Tower, B-9, Netaji Subhash Place, Pitampura, New Delhi-88 alongwith copy of Agreement LC-IV and Bilateral Agreement and copy of the revised scheduled of land of license no. 126 of 2007 dated, license no. 127 of 2007 & license no. 128 of 2007 dated 26.02.2007.
  4. Chief Administrator, HUDA, Panchkula alongwith Agreement LC-IV and Bilateral Agreement and copy of the scheduled of land.
  5. Chief Administrator. Housing Board. Panchkula along with Agreement LC-IV and

6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector - 17D Chandigarh.
8. Additional, Director Urban Estates, Haryana, Panchkula.
9. Administrator, HUDA, Rohtak.
10. Chief Engineer, HUDA, Panchkula.
11. Superintending Engineer, HUDA, Rohtak alongwith Agreement LC-IV and Bilateral Agreement and copy of the scheduled of land.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Rohtak alongwith Agreement LC-IV and Bilateral Agreement and copy of the scheduled of land.
14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh alongwith Agreement LC-IV and Bilateral Agreement and copy of the scheduled of land.
15. Land Acquisition Officer, Rohtak.
16. District Town Planner, Sonapat alongwith Agreement LC-IV and Bilateral Agreement and copy of the scheduled of land.



(Sunita Sethi)

District Town Planner (HQ),


For Director General, Town and Country Planning,  
Haryana, Chandigarh.

Transfer of license no. 126 of 2007 dated 27.02.2007.

1. Detail of the land owned by Sunita W/o Chander Mohan 1/4 share CMD  
Pardesi Developers (P) Ltd. 3/4 share.

Village	Rect No.	Killa No.	Area K-M
Rasoi	21	2/2	2-19
		9/1	4-0
	13	16/2/2	4-2
		17/1	2-16
		24/1	0-6
		25	7-12
	20	5	8-0
		6	8-0
	21	10	8-0
		11	7-18
		12/2	4-7
		13/1/2	0-7
		20/1	1-0
		20/2	0-6
		19/3	2-1

61-14 or 7.71 Acrs

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Sohan Lal P. Khosla*

Transfer of license no. 127 of 2007 dated 27.02.2007.

1. Detail of the land owned by CMD Pardesi Developers (P) Ltd.

Village	Rect No.	Killa No.	Area K-M
Rasoi	20	4	8-0
	13	23/2	7-13
		24/2	7-14

23-7 or 2.92 Acrs


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

Transfer of license no. 128 of 2007 dated 27.02.2007.

1. Detail of the land owned by CMD Pardesi Developers (P) Ltd.

Village	Rect No.	Killa No.	Area K-M
Rasoi	13	22/2	7-8
	20	1/1	0-16
		1/2	1-6
		9	6-18
		2	8-0
		12	3-14

28-2 or 3.51 Acrs

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

*Sambit Patra*

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

Licence No. 126 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Smt. Sunita W/o Chander Mohan C/o C.M.D. Buit-Tech Pvt Ltd 901, ITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 for setting up of a Group Housing Colony at village Rasoi, District Sonapat.
2. 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, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
  - a) That the residential Group Housing Colony is laid out to conform to the approved layout plan and 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 colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
6. 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.
7. The licence is valid upto 26-2-2009

Dated: Chandigarh

The 27-2-2007



(S.S. Dhillon)

Director,

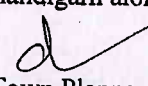
Town & Country Planning,  
Haryana, Chandigarh. Azhalle

Endst. No. DS(I)-2007/ 5861

Dated:- 28-2-07

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

- ✓ 1. Smt. Sunita W/o Chander Mohan C/o C.M.D. Buit-Tech Pvt Ltd 901; ITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Rohtak.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Faridabad
9. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Sonapat along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


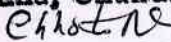
  
District Town Planner (Hq) DN  
For Director, Town and Country Planning,  
Haryana, Chandigarh. Azhalle



To be read with licence No. 126. of 2007

Details of land owned by Smt. Sunita W/o Chander Mohan village Rasoi, District Sonapat.

Village	Rect No.	Killa No	Area K-M
Rasoi	21	2/2	2-19
		9/1	4-0
	13	16/2/2	4-2
		17/1	2-16
		24/1	0-6
		25	7-12
	20	5	8-0
		6	8-0
	21	10	8-0
		11	7-18
		12/2	4-7
		13/1/2	0-7
		20/1	1-0
		20/2	0-6
		19/3	2-1
<b>Total:</b>			<b>61-14 Or 7.71 Acres</b>

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  


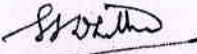
**FORM LC-V**  
**(See Rule 12)**  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 127 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Himachal Tin Printers (P) Ltd C/o C.M.D. Buit-Tech Pvt Ltd 901, IITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 for setting up of a Group Housing Colony at village Rasoi, District Sonapat.
2. 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, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
  - a) That the residential Group Housing Colony is laid out to conform to the approved layout plan and 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 colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
6. 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.
7. The licence is valid upto 26-2-2009.

Dated: Chandigarh

The 27-2-2007.


  
(S.S. Dhillon)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh *A. Shalla*

Endst. No. DS(I)-2007/ 5873

Dated:- 28-2-07

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

1. M/s. Himachal Tin Printers (P) Ltd C/o C.M.D. Buit-Tech Pvt Ltd 901, IITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Rohtak.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Faridabad.
9. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Sonapat along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

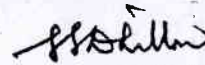
  
District Town Planner (Hq) DN  
For Director, Town and Country Planning,  
Haryana, Chandigarh. *A. Shalla*

To be read with licence No. 127 of 2007

Details of land owned by M/s. Himachal Tiri Printers (P) Ltd village Rasoi, District Sonapat.

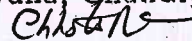
Village	Rect No.	Killa No	Area K-M
Rasoi	20	4	8-0
	13	23/2	7-13
		24/2	7-14

Total: 23-7 Or 2.92 Acres



Director

Town and Country Planning,  
Haryana, Chandigarh

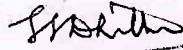


**FORM LC-V**  
**(See Rule 12)**  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 128. of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Pankaj S/o Chander Mohan C/o C.M.D. Buit-Tech Pvt Ltd 901, ITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 for setting up of a Group Housing Colony at village Rasoi, District Sonapat.
2. 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, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:
  - a) That the residential Group Housing Colony is laid out to conform to the approved layout plan and 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 colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
6. 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.

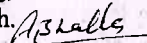
7. The licence is valid upto 26-2-2009.



(S.S. Dhillon)

Director,

Town & Country Planning,

Haryana, Chandigarh. 

Dated: Chandigarh

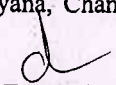
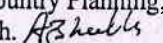
The 27-2-2007.

Endst. No. DS(I)-2007/ 5885

Dated:- 28-2-07

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

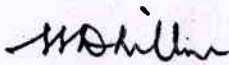
- ✓ 1. Pankaj S/o Chander Mohan C/o C.M.D. Buit-Tech Pvt Ltd 901, ITL Twin Towers Netaji Subhash Place, Pitampura, Delhi-110034 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Rohtak.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Faridabad.
9. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Sonapat along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
District Town Planner (Hq) DN  
For Director, Town and Country Planning,  
Haryana, Chandigarh. 

To be read with licence No. 128. of 2007

**Details of land owned by Pankaj S/o Chander Mohan village Rasoi, District Sonapat.**

<b>Village</b>	<b>Rect No.</b>	<b>Killa No</b>	<b>Area K-M</b>
<b>Rasoi</b>	13	22/2	7-8
	20	1/1	0-16
		1/2	1-6
		9	6-18
		2	8-0
		10/1	0-1
		12	3-14
		<b>Total:</b>	<b>28-3 Or 3.52 Acres</b>

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