

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site [tpharyana.gov.in](http://tpharyana.gov.in)

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Regd.

**FORM LC-V**  
(See Rule-12)

Licence No. 33. of 2011

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Roshan Lal S/o Bhim Singh, Ajabir, Sombir Ss/o Roshan Lal, Ishwar Singh, Ramesh kumar, Hawa Singh, Gaj Raj, Krishan Kumar, Ved Parkash Ss/o Partap Singh, Pardeep Singh, S/o Surjeet Singh, Rakesh Kumar, Virender Singh Ss/o Maman Singh, Vinod Singh, Anil Kumar Ss/o Hoshiyar Singh, Jai Parkash, Rajesh Ss/o Suraj Bhan, Dinesh Kumar, Naresh Kumar Ss/o Chander Bhan, M/s Basic Developers Pvt. Ltd., C/o M/s Land Mark Apartment Pvt. Ltd, 4, Vipul Square, Sushant Lok-I, Gurgaon-122001.

Memo No. LC-2414-JE (BR)-2011/


Dated:

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 General, 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 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 The 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 30 m wide internal circulation 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 the 30 m wide internal circulation road.
6. That you will not give any advertisement for sale of Commercial area and flat in group housing 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) (iii) 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 licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP 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 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.
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 General, 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 15-4-2015.

Dated: Chandigarh

The 16-4-2011

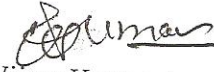
  
(T.C. Gupta, I.A.S)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh

Endst No. LC-2414-JE(BR) - 2011/ 5102

Dated:- 19-4-11

- A copy is forwarded to the following for information and necessary action:-
1. M/s Land Mark Apartment Pvt. Ltd, 4, Vipul Square, Sushant Lok-I, Gurgaon-122001.
  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. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
16. Land Acquisition Officer, Gurgaon.
17. District Town Planner, Gurgaon along with a copy of agreement.



(Vijay Kumar)

District Town Planner (HQ)

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

1. Detail of the land owned by Basic Developers Pvt. Ltd. at village Tikampur, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Tikampur	10	12	8-0
		13	8-0
<b>Total</b>			<b>16-0 or 2.0 acres</b>

2. Detail of the land owned by Roshan Lal S/o Bhim Singh 1/10 share, Ajaybir, Sombir Ss/o Roshan Lal 1/10 share, Ishwar Singh, Ramesh Kumar, Hawa Singh, Gaj Raj, Krishan Kumar, Ved Parkash Ss/o Partap Singh 1/5 share, Pardeep Singh S/o Surjeet Singh 1/15 share, Rakesh Kumar, Viriender Singh Ss/o Maman Singh 2/15 share, Vinod Singh, Anil Kumar Ss/o Hoshiyar Singh 2/15 share, Jai Parkash, Rajesh Ss/o Suraj Bhan 2/15 share, Dinesh Kumar, Naresh Kumar Ss/o Chander Bhan 2/15 share at village Tikampur, Distt. Gurgaon.

Tikampur	10	26	0-10
		3	7-11
		4/1	3-16
		7	7-6
		15	8-0
		2/2	4-14
		6	7-11
		14	8-0
		17	8-0
		16	8-0
		25/1	3-11
<b>Total</b>			<b>66-19 or 8.368 acres</b>

3. Detail of the land owned by Ishwar Singh, Ramesh Kumar, Hawa Singh, Gej Raj, Krishan Kumar, Ved Parkash Ss/o Partap Singh 1/5 share, Roshan Lal S/o Bhim Singh 1/5 share, Vinod Singh, Anil Kumar S/o Hoshiyar Singh 2/15 share, Jai Parkash, Rajesh Ss/o Suraj Bhan 2/15 share, Dinesh, Naresh Ss/o Chander Bhan 2/15 share, Pardeep Singh S/o Surjeet Singh 1/15 share, Rakesh Kumar, Viriender Singh Ss/o Maman Singh 2/15 share at village Tikampur, Distt. Gurgaon.

Tikampur	10	8/1	4-0
<b>Total</b>			<b>4-0 or 0.5 acres</b>

**G. Total 86-19 or 10.868 acres**

Regd.

To

Roshan Lal S/o Bhim Singh and others  
In collaboration with Landmark Apartment Pvt. Ltd.  
4, Vipul Square, Sushant Lok-I,  
Gurugram-122001.

Memo No. LC-2414/Asstt(AK)/2019/ 13830 dated: 11-06-2019

**Subject:** Renewal of licence no. 33 of 2011 dated 14.04.2011 granted for setting up of a group housing colony over an area measuring 10.868 acres in the revenue estate of village Tikampur, Sector 103, Gurugram- Roshan Lal S/o Bhim Singh and others in collaboration with Landmark Apartment Pvt. Ltd.

Please refer to your application dated 24.11.2015 & 06.05.2019 on the subject cited above.

1. Licence No. 33 of 2011 dated 14.04.2011 granted for setting up of a group housing colony over an area measuring 10.868 acres in the revenue estate of village Tikampur, Sector 103, Gurugram Manesar Urban Complex is hereby renewed up to 15.04.2021 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 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 compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
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.


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

Endst no: LC-2414/Asstt.(AK)/2019/

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.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

## 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

Roshan Lal S/o Bhim Singh and others,  
In collaboration with Landmark Apartments Pvt. Ltd,  
Landmark House-85, Sector-44, Gurugram.

Memo No. LC-2414-PA(VA)-2023/ 40063

Dated: 20-11-23

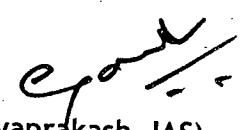
**Subject:** Renewal of licence no. 33 of 2011 dated 16.04.2011 granted for setting up of Group Housing Colony over an area measuring 10.868 acres in the revenue estate of village Tikampur, Sector-103, Gurugram Manesar Urban Complex.

Please refer to your applications dated 03.05.2021 & 20.10.2023 on the matter as subject cited above.

2. Licence no. 33 of 2011 dated 16.04.2011 granted for setting up of Group Housing Colony over an area measuring 10.868 acres in the revenue estate of village Tikampur, Sector-103, Gurugram Manesar Urban Complex has been considered and hereby renewed upto 15.04.2026 after compounding the delay of 904 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 19,58,439/- 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. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer the portion of sector/master plan road which 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 30 days from the date of renewal.
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 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.
5. That you shall convey the details of EWS flats immediately not later than 60 day from grant of Occupation Certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. That you shall get the licence renewal till the 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, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh.

Endst. No. LC-2414-PA(VA)-2023/40064-67

Dated: 20/11/2023

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram for compliance of condition no. 2 within 30 days under intimation to this office.
3. District Town Planner, Gurugram.
4. Project Manager (IT Cell) O/o DGTCP with request to update the status on website.

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