

Regd

Form LC-II
(See Rule 9)

To

S/Sh. Basant Lal, Sant Lal, Surender alias Sant Singh Ss/o Shri Ram
S/Sh. Nandan Singh, Sanjay Singh Ss/o Sh. Ram Kishan
S/Sh. Rajvir, Ranvir Singh Ss/o Sh. Duli Chand
S/Sh. Duli Chand, Zile Singh Ss/o Sh. Sohan
Smt. Partibha Manchanda W/o Sh. Puran Manchanda
Sh. O.P. Manchanda S/o Sh. K.R. Manchanda
Sh. Puran Manchanda S/o Sh. R.K. Manchanda
C/o Land Mark Apartments Pvt. Ltd.
A-11, CR Park, New Delhi-19.
Email - info@landmarkgoc.com

Memo No. LC-2122-JE (S)/2013/28744 Dated: 15.01.2013

Subject: **Rejection orders: Application for grant of license for setting up of Cyber Park over an area measuring 10 acres in the revenue estate of village Begampur Khatola, Sector 74 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.**

Reference: Your application dated 29.9.2008, which has been received in this office on 6.10.2008 on above cited subject.

2. S/Sh. Basant Lal, Sant Lal, Surender alias Sant Singh Ss/o Shri Ram, S/Sh. Nandan Singh, Sanjay Singh Ss/o Sh. Ram Kishan, S/Sh. Rajvir, Ranvir Singh Ss/o Sh. Duli Chand, S/Sh. Duli Chand, Zile Singh Ss/o Sh. Sohan, Smt. Partibha Manchanda W/o Sh. Puran Manchanda, Sh. O.P. Manchanda S/o Sh. K.R. Manchanda, Sh. Puran Manchanda S/o Sh. R.K. Manchanda had entered into collaboration agreement with Land Mark Apartments Pvt. Ltd. and applied for grant of license for development of a Cyber Park on the land measuring 10.00 acres (ownership verified for 10.831 acres) in the revenue estate of village Begampur Khatola, Sector 74, Gurgaon on 29.9.2008, which was received in this office on 6.10.2008.

3. And whereas, the request for grant of licence has been examined and noticed that the license/scrutiny fee was deficit by Rs. 91,39,750/- and were accordingly asked to deposit the deficit fee vide memo No. 8819 dated 8.10.2008. Further, the revenue documents submitted by applicants were also examined and it was noticed that land measuring 7.887 acres was leased out to Landmark Apartments Pvt. Ltd. for 30 years and the latest Jamabandi documents had also not been submitted. The applicant was accordingly requested to submit the necessary revenue documents vide memo no 1668 dated 24.2.2009. Since, proper documents were not submitted, applicant was once again requested to submit necessary fees/documents vide memo no 6430 dated 17.5.2010.

4. Finally, an opportunity of hearing was granted on 12.09.2011, Sh. Sandeep Chhillar and Sh. Yashwin Kadian appeared on behalf of the applicant before Sh. T.C. Gupta, IAS the then DG, TCP

Haryana. At that time, the applicants once again failed to submit either the copies of latest Jamabandi/revenue documents of applied land and the deficit licence fee. Above mentioned representatives of applicant promised to submit the requisite documents/fee within 15 days. The request made by them was accepted provided there is no affect on the seniority of any other applicant, because any license application without the mandatory license fee is not a valid application.

5. Whereas, the applicants submitted fees/documents on 27.09.2011, which were examined and found that the deficit fees stands deposited but documents were still incomplete. The ownership of applied land for grant of licence is on lease for 30 years, but as per provisions of Section 3 of Act No. 8 of 1975, it cannot be considered unless it has the clear title in its favour. It is also noticed that the applied land is approachable from 16.5 ft & 11 ft wide revenue rasta, whereas as per the policy/instructions dated 24.01.2011 the requirement for grant of licence is minimum 22 ft existing rasta.

6. After perusal of the record and in view of the facts mentioned above, I am of the view that the case is not fit for grant of license for setting up of Cyber Park at site in question and hence, the request of Applicant Company cannot be considered and is hereby rejected on the grounds indicated in the preceding paragraphs. However, before conveying rejection orders, a final opportunity was granted vide memo no 11197 dated 26.06.2012 to submit the necessary documents/submissions within 15 days. In reply the applicants have submitted some documents vide application dated 12.07.2012. After examining these documents, it was noticed that no additional facts/merits have come for consideration the request for grant of licence. Hence, application dated 06.10.2008 for grant of licence for setting up of Cyber Park at site in question is hereby rejected on the grounds indicated in preceding paragraphs.

Sd/-

(Anurag Rastogi, I.A.S.)

Director General, Town & Country Planning
Haryana, Chandigarh

Date: - 11.01.2013

Endst. No. LC-2122-JE(S)-2013/28745-46

Dated: 15.01.2013

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

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

Sd/-

(Devendra Nimbokar)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana, Chandigarh