Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd.

To
Encanterra Land Pvt. Ltd.
22, 1st Floor, Community Centre,
East of Kallah, New Delhi-110055

Memo No. GN-2880-PA (SN)-2016/ Dated:

Subject: - Grant of change of land use permission for setting up of Institution (Senior Secondary School) in the revenue estate of village Janaula, Tehsil Faruknagar, Distt. Gurgaon-Encanterra Land Pvt. Ltd.

Ref: Your application dated 11.03.2016 & 06.06.2016 on the subject cited above.

Grant of change of land use permission for setting up of Senior Secondary School over an area measuring 10766.33 Sqm (after excluding an area measuring 2432.30 Sqm falling under proposed road widening and 4202.70 Sqm falling under 30 m green belt) falling in Khasra Nos. 10//4 min, 5/1/2, 6/2/2, 7/1, 7/2 min, 8/1 min of village Janaula, Distt. Gurgaon situated in the controlled area around MC Limit Pataudi-Halley Mandi is hereby granted after receipt an amount of Rs. 1,61,495/- on account of conversion charges.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director General, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.

2. That you shall pay the External Development Charges as and when the site comes within urbanizable limit.

3. That you shall pay the Internal Development Work (IDW) charges as and when demanded by the Department/Chief Administrator, HUDA.

4. That you shall pay the additional amount of Conversion Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director General, Town & Country Planning, Haryana, Chandigarh.

5. You shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Gurgaon.

6. That you shall get the Building plans for the site approved from the Department before commencing the construction at site and shall start construction within a period of six months.

7. That you shall obtain Occupation Certificate from the Department after completing the building within two years of issuance of this permission.

8. That you shall provide education free of cost at least 25% to the BPL families of Haryana as per RTE Act, 2009.

9. That you shall be working on the basis of no profit-no loss and no part of building will be given on lease for residential/commercial purposes.
10. That you shall deposit the labour cess before approval of building plan.

11. That you shall maintain the RoW along 66 KV HT line and will not raise any construction within ROW of 66 KV HT Line.

12. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

13. That you shall abide by the parking norms in respect of orders of Hon'ble High Court in case of CWP no 17296 of 2011 titled as Krishan Lal Gera Vs. State of Haryana and others.

13. That you shall have no objection to acquire the land, if required for road widening.

14. That this permission shall be valid for a period of two years from the date of issue of this letter, subject to fulfillment of the terms and conditions of the permission granted and agreement executed.

15. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

16. Zoning plan of this site Drawing No. DGTC/P dated _____ 5077 5 attached herewith.

DA/Zoning Plan.

(Arun Kumar Gupta)
Director General, Town & Country Planning
Haryana, Chandigarh


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

1. Deputy Commissioner, Gurgaon.
2. Senior Town Planner, Gurgaon.
3. District Town Planner, (E) Gurgaon.
4. Nodal officer for website updation.

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