

# ENKOTEL HOTELS

ENKAY HOUSE, 4/48, MALCHA MARG, S.C. CHANAKYAPURI, NEW DELHI-110021

Ref. No. PP/NH-248A/11.092(RHS)/001

Dated 21/06/17

The Highway Administration  
MORT&H-Regional Office  
Ministry of Road Transport & Highways  
Kendriya Sadan, 6th Floor  
Sector-9, Chandigarh

Subj: Proposal for grant of NOC for access permission to New Pvt. Property of M/s. Enkotel Hotels at Km. 11.092 (RHS) on NH-248A (Old SH-13), Village- Badshahpur, Tehsil & District- Curugram, Haryana.

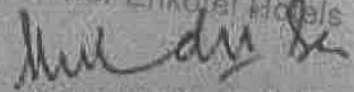
Dear Sir,

Please find enclosed herewith 3 sets of subject proposal (2 sets in original) prepared in line with the guidelines issued by MoRT&H vide dated 24.07.2013.

The proposal is accompanied with the application processing fee of Rs.10,000/- in the form of DD in the name of Pay & Accounts Officer, MoRT&H, Chandigarh, payable at Chandigarh, for granting access permission to Pvt. Property at Km. 11.092 (RHS), NH-248A (Old SH-13) at Village Badshahpur, Tehsil & Dist:- Curugram in the State of Haryana.

It is requested to kindly process the proposal for issuing NOC for access to Pvt. Property of M/s Enkotel Hotels at the said location.

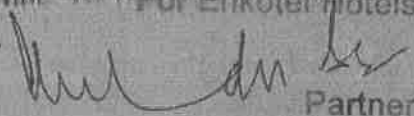
Yours faithfully  
For Enkotel Hotels



(Kulvinder Singh Bhatnagar)  
Partner & Authorized Signatory

Encl: 3 files (2 in Original) along with DD no 087066, Amt. Rs.10,000/- dated 19-04-2017  
H3FC

Recd 2 sets  
21/06/17

  
Partner

Mr. Sanjay Kumar

प्रेषक

उपायुक्त, गुडगांव।

सेवा में,

M/s Enkotel Hotel  
Enkay House 4/48 Malcha Marg  
S.C. Chanakyapuri  
New Delhi

क्रमांक 5 /एम.वी. दिनांक 14/1/13

विषय:- Clearance regarding whether the establishment land M/s Enkotel Hotels falls under Aravali notification or not.

उपरोक्त विषय पर आपके प्रार्थना पत्र दिनांक 11.10.12 के सन्दर्भ में।

विषयोक्त मामले में कार्यालय द्वारा उक्त प्रार्थना पत्र पर तहसीलदार, गुडगांव व उप-वन संरक्षक, गुडगांव से रिपोर्ट प्राप्त की गई है। जो निम्न प्रकार है:-

1. तहसीलदार, गुडगांव:- तहसीलदार, गुडगांव ने अपनी रिपोर्ट में लिखा है कि पटवारी की रिपोर्ट अनुसार अराजी भोजा बादशाहपुर तहसील व जिला गुडगांव गुशलील कीला नम्बरान 170//20-21-22-23 मिन, 171//15/3-16-25 व 178//2-3मिन जमाबंदी साल 2005-2006 की खाना कैफियत में 1992 नोटिफिकेशन अरावली क्षेत्र का कोई हवाला नहीं है ओर ना ही राडा-बिहड है रिपोर्ट उपरोक्त नम्बरान शागलात देह की भूमि नहीं है। राजस्व रिकार्ड के अनुसार खसरा गिरदावरी में 1992 से पहले मु. 170//20-21-22-23मिन व 171//15/3-16-25 किस्म जमीन वृक्ष सफेदा था व 178//2-3मिन नम्बरान किस्म जमीन चाही है ओर हाल की खसरा गिरदावरी में 170//20-21-22-23मिन व 171//15/3-16-25 किस्म जमीन बंजर कदीम है व 178//2-3मिन किस्म जमीन गैर मुमकिन है।

Deputy Conservator of Forest, Gurgaon की रिपोर्ट अनुसार उनके कार्यालय के पत्र क्रमांक 2268-जी दिनांक 11.03.11 के द्वारा प्रयोक्ता ऐजेंसी को स्पष्टता पत्र जारी किया जा चुका है। जो निम्न प्रकार है M/s Urvinder Singh Kohli, Sh. Parvinder Singh Kohli, Sh. Kulvinder Singh Kohli, 227, Jor Bagh New Delhi vide letter No. Nil Dated 12-01-11 made a request in connection with land measuring 5.018 Acres having Rect. NO. 170 Killa No. 20,21,22,23min Rect. No. 171 Killa No. 15/3,16,25 Rect. No. 178 Killa No. 2,3min land Located at village Badshahpur District Gurgaon Applicant made a proposal to use this land for Resort Purpose. In continuation of report submitted by RFO, Sohna vide letter No. 517-S

*For Enkotel Hotels*  
*Partner*

dated 01-02-11 and approved from C.F. South Circle, Gurgaon vide letter no. 6815 dated 22-02-11, it is made clear that:

- A Above said land is not part of notified/closed area under IFA 1927/FCA/1980/specific section 4 & 5 of PLPA 1900/WLPA 1972/or any other forest land.
- B It is clarified that by the Notification No. S.O.121/PA.2/1900/S.4/97 dated 28-11-1997, all revenue estate of Gurgaon District is notified u/s 4 of PLPA 1900 and s.o. 113/PA.2/1900/S.3/97 dated 17-11-1997 u/s 3 of PLPA. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurgaon.
- C If approach is required from Protected Forests by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited..
- D As per record with the Forest Department, Gurgaon, the area does not fall under Aravali Project Plantation done by the Forest Department.
- E All other statutory clearance mandated under the Environment Protection Act, 1986 or any other Act/order shall be obtained as applicable by the project proponents from the concerned authorities.
- F The project proponent shall ensure that Judicial orders/Pronouncements issued by the Hon'ble Supreme Court/High Courts.

अतः तहसीलदार, गुडगांव तथा उप-वन संरक्षक, गुडगांव की रिपोर्ट अनुसार वर्णित खसरा व किला न0 अरावली क्षेत्र में नहीं है। रिपोर्ट आपकी सेवा में आगामी आवश्यक कार्यवाही हेतु प्रेषित है।

सूचित  
कृते: उपायुक्त, गुडगांव।  
13/11/2013  
For Enrolment  
Partner

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector-18, Chandigarh

Phone: 0172-2549349; e-mail: tcphry@gmail.com.

(Regd.)

To

Sh. Parvinder Singh, Sh. Urvinder Singh,  
Sh. Kulvinder Singh Ss/o Sh. M.S. Kohali  
227, Jor Bagh, New Delhi-110052

Memo. No. G-2183-JE (SS)-2010/ 924

Dated: 17-2-10

**Sub: - Grant of change of land use permission for setting up a Resort at village Badshahpur, Distt. Gurgaon -Sh. Parvinder Singh, Sh. Urvinder Singh and Kulvinder Singh.**

**Ref:-** Your application dated 19.06.2008 & 22.09.09 on the above cited subject.

Permission for change of land use for setting up a Resort for an area measuring 20309.75 Sqm comprising Khasra Nos. 170//20, 21, 22, 23 min, 171//15/3, 16, 25, 178//2, 3 min in the revenue estate of village Badshahpur, Distt. Gurgaon in the controlled area declared around Govt. High School at Badshahpur (after excluding 3768.85 Sqm area falling within 45 m wide green belt along Gurgaon-Alwar Scheduled Road) is hereby granted, after receipt of Rs. 2,13,25,240/- on account of conversions charges, Rs. 83,925/- on account of composition fee and Rs. 1,76,09,488/- on account of additional conversion charges (25% of total licence fee & 25% of total infrastructure development charges).

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

1. That the conditions of agreement executed by you with the Director, 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 in case of extension of urbanizable limit in agriculture zone and HUDA provides the services in area.
3. 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, Town & Country Planning, Haryana, Chandigarh.
4. That 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 furnish to the G.M.D.I.C., Gurgaon.
5. That you shall get the Zoning plan/Building plans for the site approved from the Deptt before commencing the construction at site and will start construction within six months from the date of issuance of this permission.
6. That you shall obtain Occupation Certificate from the Deptt after completing the building within two years of issuance of this permission.
7. That you shall not raise any construction even gate and gate post within proposed 45 m wide green belt along scheduled road.
8. That you shall not raise any construction in the influence area of 440 KV & 66 KV HT lines.

For Enkotel Hotels  
*[Signature]*  
Partner

For Enkotel Hotels  
*[Signature]*  
Partner

9. That you shall submit clearance from Ministry of Environment and Forest, Govt. of India Under the provision of notification dated 14.09.2006 before execution of development works at site.
10. That you shall not construct studio apartments and family apartments including service apartments at site.
11. That this permission shall be valid for 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.
12. That you shall comply with the condition imposed by Executive Engineer PWD (B&R) Gurgaon vide his memo no. 526 dated 08.02.2008.
13. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

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

Endst. No: - G-2183-JE (SS)-2010/

Dated

A copy with a copy of site plan is forwarded to the followings:-

1. Deputy Commissioner, Gurgaon.
2. Senior Town Planner, Gurgaon.
3. District Town Planner, (Enf.) Gurgaon.
4. District Town Planner (P), Gurgaon.
5. GM, DIC, Gurgaon.

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

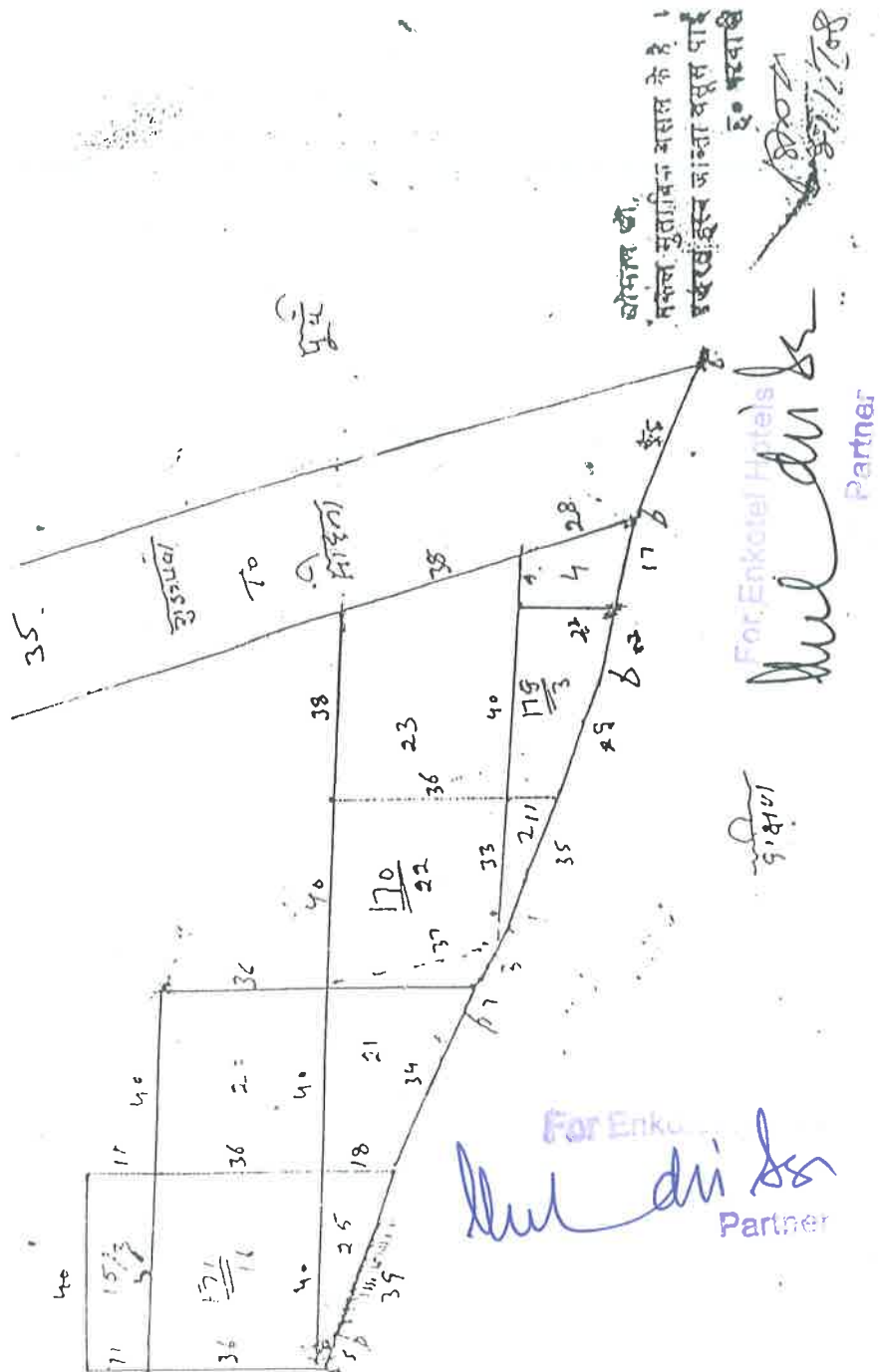
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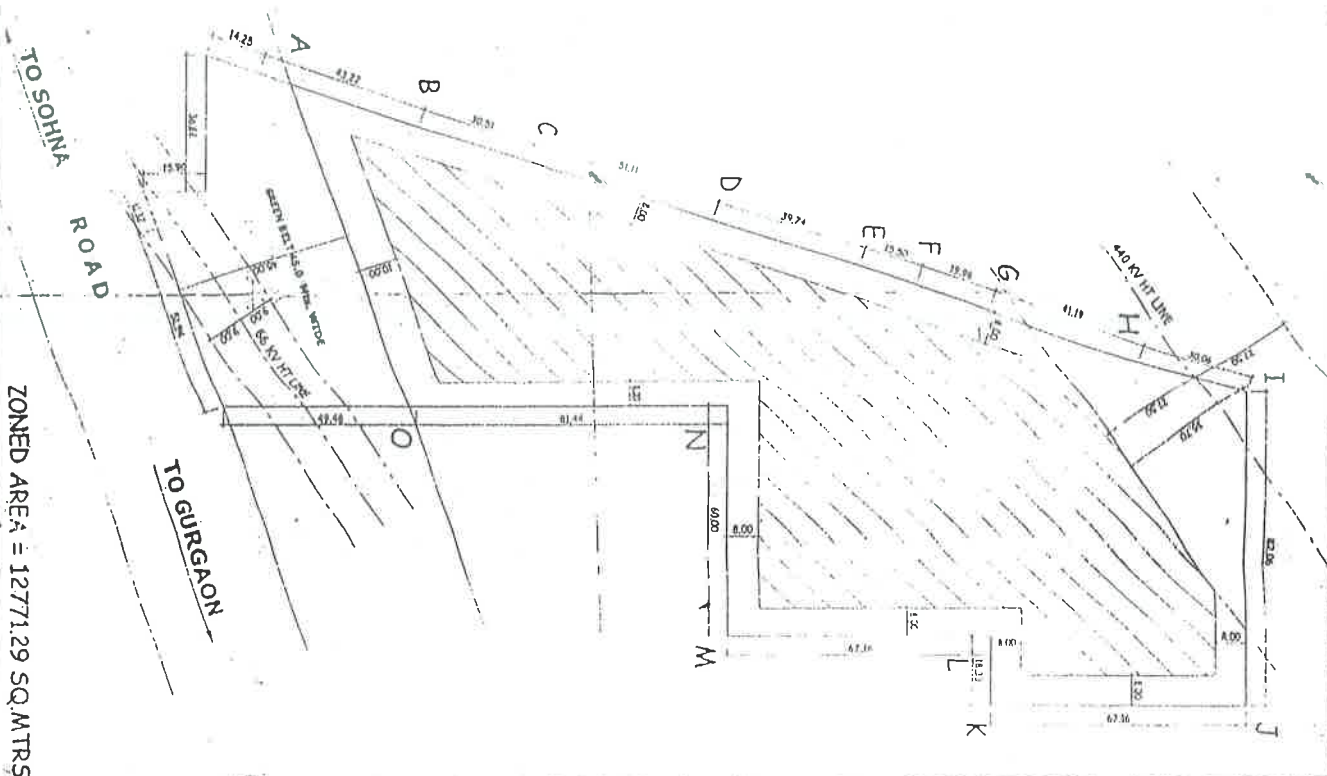
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**ZONING PLAN OF RESORT ON THE LAND FALLING IN KHASRA NO. 170/20, 21, 22, 23 MIN, 171/45/3, 16, 25, 17/6/2 & 3 MIN IN THE REVENUE ESTATE OF VILLAGE BADOSHAPUR MEASURING 20309.75 SQ. MTRS. DISTRICT GURGAON-SH. PARVINDER SINGH, SH. URVINDER SINGH AND SH. KULVINDER SINGH.**

**FOR THE PURPOSE OF RULE 15(5) AND 45 (2) OF THE DELHI SUBURBAN DEVELOPMENT ACT, 1975 AND CONSISTENT WITH THE DELHI SUBURBAN DEVELOPMENT REGULATIONS, 1975.**

- 1. NAME OF THE SITE**  
The name of the site is Badoshapur Measuring 20309.75 Sq. Mtrs. and is situated in the Revenue Estate of Village Badoshapur, District Gurgaon, Haryana.
- 2. TYPE OF BUILDING PROPOSED**  
The type of building proposed is a Resort.
- 3. LOCATION OF THE SITE**  
The site is located in the Revenue Estate of Village Badoshapur, District Gurgaon, Haryana.
- 4. THE PROPOSED BUILDING**  
The proposed building is a Resort.
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For Enkote! *Partner*



## Partner



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For Enkotei Hotel  
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