

109 88A

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Aayojna Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail: tcphry@gmail.com
website: http://tcpharyana.gov.in

To

Regd. Post

✓ Vaibhav Warehousing Pvt. Ltd.
Sh. Ranbir Singh S/o Sh. Tekchand
Sh. Ajay, Sanjay Ss/o Ranbir Singh
C/o Vatika Ltd.,
7th Floor, Vatika Triangle,
Block-A, Sushant Lok-I,
Gurgaon-122002

Memo No. LC-2794-JE (VA)-2013/29153 Dated: 22/11/13

Subject: - **Letter of Intent for grant of license for setting up of GROUP HOUSING COLONY on the land measuring 10.10 acres falling in the revenue estate of village Harsaru, Sector 88A, Distt. Gurgaon.**

Ref: - Your application dated 16.11.2012 & 10.01.2013.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.10 acres falling in the revenue estate of village Harsaru, Sector 88A, Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. In accordance with your request dated 10.01.2013 the area for grant of license has been reduced from 11.118 acres to 10.10 acres. It is however clarified that increasing the group housing area by corresponding 1 acre in your license case (LC-2781) for plotted colony measuring 100.875 acres shall be taken at the time of processing the said case after taking into account the relative seniority list of group housing applications in Sector 88A, Gurgaon. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH	= ₹ 505 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ 22.35 Lacs
C)	Total cost of Internal Development Works	= ₹ 527.35 Lacs
D)	25% B.G. on account of IDW	= ₹ 131.8375 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 2593.7056 Lacs
	(@ ₹ 258.093 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 17.39066 Lacs
	(@ ₹ 344.3696 Lac/acre)	
C)	Total cost of Development	= ₹ 2611.09626 Lacs
D)	25% bank guarantee required	= ₹ 652.7741 Lacs

A. Bhatia
D.G. ECR (H)

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 66,83,423/- on account of conversion charges & an amount of ₹ 56,06,461/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 4,47,89,730/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road passing through your site at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plan road which shall form part of the license area, will 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take 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 upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.

11. To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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.
12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That you shall abide by the policy dated 03.02.2010 & 14.06.2012 related to an allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. 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.
17. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963.
18. That you will complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
19. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. To submit an affidavit duly attested by 1st Class Magistrate from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.

23. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Vatika Ltd. with land owners to the effect that:
- (i) The developer company, i.e., Vatika Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
 - (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
24. To submit an undertaking that at the time of booking of the plots / flats / commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
25. That in principle approval of the government for revision in the rates of license fees stand received. The difference in license fees as per new rate is ₹ 1,33,65,835/- You are accordingly required to either deposit the said amount or submit an undertaking to the effect that the difference in license fees as per revised rates shall be deposited as and when demanded by the Director.
26. That you shall submit a report from DFO, Gurgaon, certifying that the site is not affected by the Ministry of Environment and Forest, Government of India notification dated 07.05.1992.
27. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(Anurag Rastogi, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2794-JE (VA)-2013'

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

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

(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

TO BE READ WITH LOI MEMO NO 29153 DATE 22/1/13

1. Detail of land owned by Vaibhav Warehouse Pvt. Ltd., Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	72	20	7	12
		21	7	4
		Total	14	16

2. Sh. Ranbir Singh S/o Sh. Tekchand Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	72	14	8	0
		17	8	0
		18	8	0
		19	8	0
		22	8	0
		23	8	0
		24	8	0
		25	8	0
		Total	64	0

3. Sh. Ajay , Sh. Sanjay Singh Ss/o Sh. Ranbir Singh, Equal Share, Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	72	16/2	2	0

Grand Total 80 16 Or 10.10 Acres

Alantog
Director General
Town and Country Planning,
Haryana, Chandigarh
Chhota Singh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Aayojna Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail:tcphry@gmail.com
website:-http://tcpharyana.gov.in

Regd. Post

To

Gabino Developers Pvt. Ltd.
Mandisa Developers Pvt. Ltd.
Ranbir Singh S/o Tekchand
Ajay, Sanjay Ss/o Sh. Ranbir Singh
C/o Vatika Ltd.,
Vatika Triangle, Block -A, Sushant Lok - I,
Tower 6, Nehru Place, New Delhi
New Delhi

Memo No. LC-2802-JE (VA)-2012/27394 Dated: 31-12-12

Subject: - Grant of license for setting up of a GROUP HOUSING COLONY on the land measuring 14.025 acres in the revenue estate of village Harsaru, Sector 88A, Gurgaon.

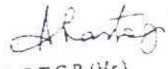
Ref: - Your application dated 16.11.2012.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL GROUP HOUSING COLONY on the land measuring 14.025 acres falling in the revenue estate of village Harsaru, Sector 88 A, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

- | | | |
|----|--|---------------------|
| 1. | INTERNAL DEVELOPMENT WORKS (IDW) | |
| A) | Tentative rates for GH | = ₹ 701.25 Lacs |
| | @ ₹ 50.00 Lac per acre | |
| B) | Cost of Community Facilities | = ₹ 22.35 Lacs |
| C) | Total cost of Internal Development Works | = ₹ 723.6 Lacs |
| D) | 25% B.G. on account of IDW | = ₹ 180.9 Lacs |
| 2. | EXTERNAL DEVELOPMENT CHARGES (EDC) | |
| A) | Charges for GH Development | = ₹ 3274.26165 Lacs |
| | (@ ₹ 234.63 Lac/acre) | |
| B) | Charges for Commercial Component | = ₹ 21.91443 Lac |
| | (@ ₹ 313.0633 Lac/acre) | |
| C) | Total cost of Development | = ₹ 3296.17608 Lacs |
| D) | 25% bank guarantee required | = ₹ 824.04402 Lacs |

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.


D.G.T.C.P. (Hr.)

12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That you shall abide by the policy dated 03.02.2010 & 14.06.2012 related to an allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. 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.
17. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963.
18. That you will complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
19. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. To submit an affidavit duly attested by 1st Class Magistrate from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
23. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Vatika Ltd. with land owners to the effect that:

- (i) The developer company, i.e., Vatika Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony & relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
24. To submit an undertaking that at the time of booking of the plots / flats /commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
25. The in principle approval of the government for revision in the rates of license fees stand received. The difference in license fees as per new rate is ₹ 1,85,60,150/-. You are accordingly required to either deposit the said amount or submit an undertaking to the effect that the difference in license fees as per revised rates shall be deposited as and when demanded by the Director.
26. That you shall submit a report from DFO, Gurgaon, certifying that the site is not affected by the Ministry of Environment and Forest, Government of India notification dated 07.05.1992.
27. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(Anurag Rastogi, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2802-JE (VA)-2012/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

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

(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

TO BE READ WITH LOI MEMO NO. 27394 DATE 31-12-12

1. Detail of Land owned by Gabino Developers Pvt. Ltd., Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	86	5	7	12
		6	7	12
		7	8	0
	87	1	8	0
		10	8	0
	86	14/1	1	7
		15/1	1	5
	Total		41	16

2. Mandisa Developers Pvt. Ltd., Distt. Gurgaon

Village	Rect No.	Killa No.	Area	
			Kanal	Marla
Harsaru	86	13/3	6	0

3. Sh. Ranbir Singh S/o Sh. Tekchand, Distt. Gurgaon

Village	Rect No.	Killa No.	Area	
			Kanal	Marla
Harsaru	87	2	8	0
		3/2	4	0
		4	8	0
		6	8	0
		7	8	0
		8	8	0
		9	8	0
		5	8	0
	87			
	88	1/2/2	0	8
Total			60	8

4. Sh. Ajay, Sh. Sanjay SS/o Sh. Ranbir Singh, Distt. Gurgaon

Village	Rect No.	Killa No.	Area	
			Kanal	Marla
Harsaru	87	3/1	4	0

Grand Total	112	4	Or	14.025	Acres
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A. K. Singh
 Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandigarh

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 92,80,135/- on account of conversion charges and an amount of ₹ 80,49,906/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 6,21,95,434/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road passing through your site at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plan road which shall form part of the license area, will 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take 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 upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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.

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

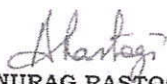
License No. 42 of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Vaibhav Warehousing Pvt. Ltd., Sh. Ranbir Singh S/o Sh. Tekchand, Sh. Ajay, Sanjay Singh Ss/o Ranbir Singh, C/o Vatika Ltd., 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, Gurgaon-122002 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.10 acres in the revenue estate of village Harsaru, Sector 88A, Gurgaon - Manesar Urban Complex.

1. The particulars of the 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 & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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 the licensee will not issue any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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 building plan of the project.

10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. The license is valid up to 05/6/2017.

Dated: The 06/6/2013.
Chandigarh


(ANURAG RASTOGI, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2794-JE (VA)-2013/ 42133

Dated: 8/6/13

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

1. Vaibhav Warehousing Pvt. Ltd., Sh. Ranbir Singh S/o Sh. Tekchand, Sh. Ajay, Sanjay Singh Ss/o Ranbir Singh, C/o Vatika Ltd., 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, Gurgaon-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

TO BE READ WITH LICENSE NO. 42 OF 2013 DATED 06.06.2013 (LC-2794)									
SR. NO	NAME OF OWNER	VILLAGE	RECTANGLE NO.	KILLA NO.	AREA		SHARE	APPLIED AREA	
					K	M		K	M
1	Vaibhav Warehousing Pvt. Ltd.	Harsaru	72	20	7	12			
				21	7	4			
				TOTAL	14	16			
2	Sh. Ranbir Singh S/o Sh. Tekchand	Harsaru	72	14	8	0			
				17	8	0			
				18	8	0			
				19	8	0			
				22	8	0			
				23	8	0			
				24	8	0			
				25	8	0			
				TOTAL	64	8			
3	Sh. Ajay, Sh. Sanjay Singh Ss/o Sh. Ranbir Singh	Harsaru	72	16/2	2	2			
GRAND TOTAL 80K-16M OR 10.10 ACRES									

Directorate of Town & Country Planning, Haryana

Nagar YojanaBhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.
To

Perfect Megastructure Pvt. Ltd.,
F-58, 2nd Floor, JagatPuri,
Near GyanSarovar School,
New Delhi-110051.

Memo No. LC-2794-Vol-II/JE(AK)/2024/ 27838 Dated: 05/09/24

Subject: Renewal of licence no. 42 of 2013 dated 06.06.2013 granted for Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex.

Reference: Your application dated 08.05.2024 on the subject cited above.

Your request for renewal of licence no. 42 of 2013 dated 06.06.2013 granted for Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex has been examined is hereby renewed up 05.06.2029 on the terms and conditions laid down therein.

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall submit Environment Clearance from MoEF before raising any construction over the area forming part of said licensed area.
3. You shall transfer the licenced area falling under sector plan/service road/internal circulation road to the Govt. within a period of 30 days from issuance of this letter.
4. You shall get the BG on account of IDW revalidated one month before its expiry.
5. You shall get compounded the delay of allotment of EWS plots/flats in accordance with policy dated 16.08.2023.
6. You shall conveyed ultimate power load requirement of the project to the power utility within two months from date of approval of enhancement of FAR.
7. You shall be bound to adhere to the provisions of section 3 (3) (a) (iv) of Act 8 of 1975 as amended from time to time regarding construction/transfer of community site.
8. You shall get the licence renewed till final completion of the colony is granted.

The renewal of license will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2794-Vol-II/JE(AK)/2024/

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.


(Ashish Sharma)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana
Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg, Chandigarh,
web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

ORDER

Whereas, license no. 42 of 2013 dated 06.06.2013 granted for Group Housing Colony over an area measuring 10.10 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the license 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 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of Rules 1976 of the Haryana Development and Regulation of Urban Areas Rules, 1976 timely. The Accounts Branch has calculated the composition fee of Rs. 24,000/- for upto the year 2024 and the colonizer has deposited the same vide transaction No. TCP3155524607161787 dated 08.06.2024.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.


(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. no. LC-2794 Vol. II/JE(AK)/2024/ 27845

Dated: 05/09/24

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

1. Perfect Megastructure Pvt. Ltd., F-58, 2nd Floor, Jagat Puri, Near Gyan Sarovar School, New Delhi-110051.
2. Chief Accounts Officer of this Directorate.


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

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

License No. 46. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh S/o Tekchand, Ajay, Sanjay Ss/o Sh. Ranbir Singh, C/o Vatika Ltd., 7th Floor Vatika Triangle, Block -A, Sushant Lok - I, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 14.025 acres in the revenue estate of village Harsaru, Sector 88A, Gurgaon - Manesar Urban Complex.

1. The particulars of the 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 & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed 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 the licensee will not issue any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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 building plan of the project.

10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. The license is valid up to 07/6/2017.

Dated: The 08/6/2013
Chandigarh


(ANURAG RASTOGI, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2802-JE (VA)-2013/ 42433

Dated: 10/6/13

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

- ✓ 1. Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh S/o Tekchand, Ajay, Sanjay Ss/o Sh. Ranbir Singh, C/o Vatika Ltd., 7th Floor Vatika Triangle, Block -A, Sushant Lok - I, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

1. Detail of the land owned by Gabino Developers Pvt. Ltd., Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	86	5	7	12
		6	7	12
		7	8	0
	87	1	8	0
		10	8	0
	86	14/1	1	7
		15/1	1	5
	Total		41	16

2. Mandisa Developers Pvt. Ltd., Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	86	13/3	6	0

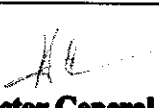
3. Sh. Ranbir Singh S/o Sh. Tekchand , Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	87	2	8	0
		3/2	4	0
		4	8	0
		6	8	0
		7	8	0
		8	8	0
		9	8	0
		5	8	0
		1/2/2	0	8
	88			
	Total		60	8

4. Sh. Ajay , Sh. Sanjay SS/o Sh. Ranbir Singh , Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>	
			<u>Kanal</u>	<u>Marla</u>
Harsaru	87	3/1	4	0

Grand Total	112	4	Or 14.025 Acres
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Director General
 Town and Country Planning,
 Haryana, Chandigarh
 Chhotu Singh

Directorate of Town and Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Ashiana Landcraft Realty Pvt. Ltd.,
Regd. Office: 5F, Everest 46/C,
Chowringhee Road, Kolkata-700071.

Memo. No. LC-2802-Vol-II/JE(AK)/2024/ 22695

Dated: 23/07/24

Subject: Renewal of Licence No. 46 of 2013 dated 08.06.2013 granted for Group Housing Colony over an area measuring 14.025 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex.

Reference: Your application dated 08.05.2024 on the subject cited above.

Your request for renewal of licence no. 46 of 2013 dated 08.06.2013 granted for Group Housing Colony over an area measuring 14.025 acres in the revenue estate of village Harsaru, Sector-88A, Gurugram Manesar Urban Complex has been examined and it has been decided to renew the licence upto 07.06.2029 subject to fulfillment of terms and conditions laid down in the licence and the following conditions:

1. That this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period.
2. That you shall transfer the portion of sector road/ master plan road/service road/green belt forming part of the licensed area free of cost to the Govt. within 30 days from issuance of this renewal.
3. That you shall get revalidated the Bank Guarantees on account of IDW well before its expiry.
4. That you will get the licence renewed upto the period till the final completion of the colony is granted.

This renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2802-Vol-II/JE(AK)/2024/ 22696-99

Dated: 23/07/24

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Account Officer of this Directorate
4. PM (IT) of this office for updation on website.

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