

Regd.

To

Dr. Fresh Real Estate Ventures Pvt. Ltd.
(Now known as Burman Estate Pvt. Ltd.)
249, Udyog Vihar, Phase-IV,
Gurugram

Memo No. LC-1923/JE(MK)/2018/26374 dated: 12-09-2018

Subject: Renewal of Licence no. 135 of 2008 dated 28.06.2008 granted for setting up Commercial colony over an area measuring 4.4375 acres in Sector 82A GMUC -Dr. Fresh Real Estate Ventures Pvt. Ltd. (now known as Burman Estate Pvt. Ltd.)

Reference: Your application dated 25.05.2018 and 26.06.2018 on the subject cited above.

1. Licence No. 135 of 2008 dated 28.06.2008 granted for setting up Commercial Colony over an area measuring 4.4375 acres in Sector-82-A Gurugram Manesar Urban Complex is hereby renewed up to 27.06.2020 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 get approved the Service Plan/ Estimates (Power and Public Health Services) within the current validity period of licence.
4. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
5. 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-1923/JE(MK)/2018/

dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, 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 (H.O.)

ORDER

Whereas, Licence No. 135 of 2008 dated 28.06.2008 granted for setting up Commercial Colony over an area measuring 4.4375 acres in Sector-82-A Gurugram Manesar Urban Complex 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 licence 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 Rules 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 2,36,000/-. Colonizer has deposited the composition fee online vide transaction No TCP342081870612146 dated 06.07.2018.

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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.



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

Endst. no. LC-1923/JE(MK)/2018/ 26381

dated: 12-09-18

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

1. ✓ Dr. Fresh Real Estate Ventures Pvt. Ltd. (now known as Burman Estates Pvt. Ltd.) 249, Udyog Vihar, Phase-IV, Gurugram.
2. Chief Accounts Officer of this Directorate.


(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh


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

Licence No. 135 of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Dr. Fresh Real Estate Ventures Pvt. Ltd. B-I/E-24, Mohan Co-operative Industrial Estate, Mathura Road, New Delhi -110044 for setting up of a Commercial Colony in the Revenue Estate of Village Shikohpur in Sector-82-A of Gurgaon Manesar Urban Complex.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Commercial Colony is laid out to conform to the approved lay out plan and development works are executed according to the designs and specifications shown in the approved plans.
 - b) That the conditions of the agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder are duly complied with.
 - c) That the demarcation plan of the Commercial Colony area shall be submitted before starting the development works in the Commercial Colony and for approval of the zoning plan.
4. That the Licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Govt. alongwith area falling in greenbelt.
5. That the portion of Sector/Master Plan road which shall form part of the licenced 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 & Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land on the basis of give equal take equal 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 in this regard.
7. That the licensee will not give any advertisement for sale of commercial space before the approval of Layout Plan/ Building Plan.
8. That you shall obtain approval / NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forest, Govt. Of India before starting the development works in the colony.
9. That the developer/owner shall use only CFL fitting for internal lighting as well as for common lights in the Commercial Colony.
10. This licence is valid up to 22-6-2010

Dated : 28-6-2008

Place : Chandigarh


(S.S. Dhillon)

Director, Town & Country Planning,
Haryana, Chandigarh.



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

1. M/s. Dr. Fresh Real Estate Ventures Pvt. Ltd. B-I/E-24 Mohan Co- operative Industrial Estate, Mathura Road, New Delhi -110044 for setting up of a Commercial Colony in the Revenue Estate of Village Shikohpur in Sector-82-A of Gurgaon Manesar Urban Complex alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon, with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works at site.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon, alongwith a copy of agreement.
12. Accounts Officer, O/O DTCP, Haryana, Chandigarh alongwith a copy of agreement.
13. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.


H. Chaur

District Town Planner (Hq) HS
For Director, Town & Country Planning
Haryana, Chandigarh.

To be read with Licence No. 135 of 2008

Details of land owned by Dr. Fresh Real Estate Ventures Pvt. Ltd., Village Shikohpur, District Gurgaon.

Village	Khasra No.	Area
		B-B
Shikohpur	614	0-18
	615	0-14
	616	0-15
	617	3-15
	641	0-4
	642	0-16
	Total	7-2 or 4.4375 Acres


Director
Town and Country Planning,
Haryana, Chandigarh
Chhotu N