

ORDER

In pursuance of this office memo No. 5DP-V-2010/16945-61 dated 04.12.2010, licence No. 104 of 2010 dated 03.12.2013 granted to S/Sh. Shiv Rattan S/o Sh. Ram Sawrup, Ajayab Singh S/o Sh. Ram Sawrup, Naresh Kumar, Raj Singh Ss/o Sh. Malkhan Singh, Sumitra D/o Sh. Malkhan Singh, Virender Singh S/o Sh. Ganpat, Ramesh Chand S/o Sh. Shri Chand, Rajbai D/o Sh. Shri Chand, Smt. Shakuntla Devi Wd/o Sh. Shri. Chand, Uddal Ram S/o Sh. Umrao, Ramsumer Singh, Ishwar Singh, Shri Bhagwan Ss/o Ramkishan, Smt. Shakuntla Devi D/o Sh. Ram Kishan, Kailash S/o Sh. Bhola Ram, Smt. Aasha Devi D/o Sh. Daya Ram, Rambir S/o Sh. Daya Ram, Krishan Kumar, Kamal Kumar Ss/o Sh. Davinder, Smt. Savitri Wd/o Sh. Davinder, Deepak S/o Sh. Chandresh, Smt. Kamlesh, Santosh, Poonam, Kusham, Priyanka, Praya Kumari Ds/o Sh. Chandresh, Smt. Bimla Devi Wd/o Sh. Chandresh, Mohinder Singh, Chand Singh, Bhagwan Singh, Varinder Singh Ss/o Sh. Jaswant Singh, Smt. Santosh, Chanderkala, Suresh Ds/o Sh. Jaswant Singh in collaboration with M/s Deepanshu Projects Pvt Ltd to develop a residential colony on the land measuring 14.643 acres falling in the revenue estate of Village Nakhnoula, District Gurgaon as per schedule of land annexed herewith and the licence mentioned above, is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of M/s Deepanshu Projects Pvt Ltd. The terms and conditions as stipulated in the above said licences will remain the same and will be complied with by M/s Deepanshu Projects Pvt Ltd. The transferee companies will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Haryana, Chandigarh.

The approval of all the plans accorded in favour of original licencees shall now be deemed approved in favour of M/s Deepanshu Projects Pvt Ltd, R/O D-7 Udyog Nagar, Rohtak Road, New Delhi-110041.

(T.C.Gupta, IAS)
Director General
Town & Country Planning,
Haryana, Chandigarh.
Email:- tcphry @ gmail.com

Endst. No. 5DP-V-LC-2399/2011/ 3463

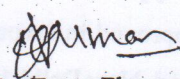
Dated: 21-8-11

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

- ✓ 1. S/Sh. Shiv Rattan S/o Sh. Ram Sawrup, Ajayab Singh S/o Sh. Ram Sawrup, Naresh Kumar, Raj Singh Ss/o Sh. Malkhan Singh, Sumitra D/o Sh. Malkhan Singh, Virender Singh S/o Sh. Ganpat, Ramesh Chand S/o Sh. Shri Chand, Rajbai D/o Sh. Shri Chand, Smt. Shakuntla Devi Wd/o Sh. Shri Chand, Uddal Ram S/o Sh. Umrao, Ramsumer Singh, Ishwar Singh, Shri Bhagwan Ss/o Ramkishan, Smt.

Shakuntla Devi D/o Sh. Ram Kishan, Kailash S/o Sh. Bholu Ram, Smt. Aasha Devi D/o Sh. Daya Ram, Rambir S/o Sh. Daya Ram, Krishan Kumar, Kamal Kumar Ss/o Sh. Davinder, Smt. Savitri Wd/o Sh. Davinder, Deepak S/o Sh. Chandresh, Smt. Kamlesh, Santosh, Poonam, Kusham, Priyanka, Praya Kumari Ds/o Sh. Chandresh, Smt. Bimla Devi Wd/o Sh. Chandresh, Mohinder Singh, Chand Singh, Bhagwan Singh, Varinder Singh Ss/o Sh. Jaswant Singh, Smt. Santosh, Chanderkala, Suresh Ds/o Sh. Jaswant Singh in collaboration with M/s Deepanshu Projects Pvt Ltd, R/O D-7 Udyog Nagar, Rohtak Road, New Delhi-110041.

2. M/s Deepanshu Projects Pvt Ltd R/O D-7 Udyog Nagar, Rohtak Road, New Delhi-110041 for information and necessary action. They requested to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HUDA Panchkula.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon.
11. Chief Accounts officer of this Directorate.
12. Accounts officer of this Directorate.


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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

To

Sh. Shiv Rattan S/o Sh. Ram Sawrup & others
C/o M/s Deepanshu Projects Pvt Ltd,
R/o D-7, Udyog Nagar, Main Rohtak Road,
New Delhi.

Memo No.5DP-V-2010/LC-2399/ 17498

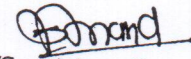
Dated: 16-12-10

Subject:- Permission to transfer of licence No. 104 of 2010 dated 03.12.2010 granted to develop a group housing colony in village Nakhnoula in Sector-86, District Gurgaon.

Reference your applications dated 03.12.2010 on the subject noted above.

On the subject noted above, it is intimated that it has been decided to grant you permission under Rule 17 of the Haryana Development and Regulation of urban Areas Rules, 1976 framed under Act No.8 of 1975 to transfer the licence Nos. 104 of 2010 dated 03.12.2010 in favour of M/s Deepanshu Projects Pvt Ltd. You are therefore directed to transfer the ownership of the licenced land in favour of M/s Deepanshu Projects Pvt Ltd in whose favour the licences are being transferred and submit the following:-

- i) Revenue documents showing the ownership of land in favour of M/s Deepanshu Projects Pvt Ltd.
- ii) Original licences No. 104 of 2010 dated 03.12.2010.



(Swati Anand)

District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh.

Dated:

Endst.No.5DP-V-2010/LC-2399/

A copy is forwarded to M/s Deepanshu Projects Pvt Ltd, R/o D-7, Udyog Nagar, Main Rohtak Road, New Delhi for information and necessary action. He is requested to submit / furnish the following:-

- i) An undertaking that you shall abide by all the terms and conditions of above said licences.
- ii) An undertaking that you shall fulfill all the terms and conditions of the agreement LC-IV and Bilateral Agreement / undertakings executed at the time of grant of licences.
- iii) An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the DTCP in connection with the above said licences.
- iv) An undertaking that you shall settle all the pending/ outstanding issues, if any in respect of all the prospective allottees.
- v) An undertaking that you shall be liable to pay all outstanding dues on account of EDC and interest thereon, if any, as on date and in future directed by Director/ HUDA.
- vi) An undertaking that you shall execute all the documents as may be required in connection with the transfer of licences.
- vii) Furnish the fresh bank guarantee on a/c of IDW, EDC and submit the fresh agreement LC-IV and Bilateral agreement for execution.

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(Swati Anand)

District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 104. OF 2010

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Sh. Shiv Rattan S/o Sh. Ram Sawrup, Sh. Ajayab Singh S/o Sh. Ram Sawrup, Sh. Naresh Kumar, Sh. Raj Singh S/o Sh. Malkhan Singh, Sumitra D/o Sh. Malkhan Singh, Sh. Virender Singh S/o Sh. Gaupat, Sh. Ramesh Chand S/o Sh. Shri Chand, Rajbai D/o Sh. Shri Chand, Smt. Shakuntla Devi Wd/o Sh. Shri Chand, Sh. Uddal Ram S/o Sh. Umrao, Sh. Ramsumer Singh, Ishwar Singh, Shri Bhagwan S/o Ram Kishan, Smt. Shakuntla Devi D/o Sh. Ram Kishan, Sh. Kailash S/o Sh. Bhola Ram, Smt. Aasha Devi D/o Sh. Daya Ram, Sh. Rambir S/o Sh. Daya Ram, Sh. Krishan Kurrar, Kamal Kumar S/o Sh. Davinder, Smt. Savitri Wd/o Sh. Davinder, Sh. Deepak S/o Sh. Chandresh, Smt. Kamlesh. Santosh, Poonam, Kusham, Priyanka, Praya Kumari Ds/o Sh. Chandresh, Smt. Bimla Devi Wd/o Sh. Chandresh, Sh. Mohinder Singh, Chand Singh, Bhagwan Singh, Varinder Singh S/o Sh. Jaswant Singh, Smt. Santosh, Chanderkala, Suresh Ds/o Sh. Jaswant Singh, C/o M/s Deepanshu Projects (P) Ltd R/O D-7, Udyog Nagar, Main Rohtak Road, New Delhi to develop a group housing colony on the land measuring 14.643 acre falling on the revenue estates of village Nakhnola, Sector-86, Tehsil and District Gurgaon.
2. The particular of the 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 Group Housing Colony 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.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green belt.
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 2(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/flat/floor in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential colony.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. The licence is valid up to 2.12.2014.

(T.C. GUPTA, IAS)

Director

Town & Country Planning

Haryana, Chandigarh.

Email: - tcphry@gmail.com

Chandigarh the Dated: 3.12.2010.

Dated:

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

Sh. Shiv Rattan S/o Sh. Ram Sawrup, Sh. Ajayab Singh S/o Sh. Ram Sawrup, Sh. Naresh Kumar, Sh. Raj Singh Ss/o Sh. Malkhan Singh, Sumitra D/o Sh. Malkhan Singh, Sh. Virender Singh S/o Sh. Ganpat, Sh. Ramesh Chand S/o Sh. Shri Chand, Rajbai D/o Sh. Shri Chand, Smt. Shakuntla Devi Wd/o Sh. Shri Chand, Sh. Uddal Ram S/o Sh. Umrao, Sh. Ramsumer Singh, Ishwar Singh, Shri Bhagwan Ss/o Ram Kishan, Smt. Shakuntla Devi D/o Sh. Ram Kishan, Sh. Kailash S/o Sh. Bhola Ram, Smt. Aasha Devi D/o Sh. Daya Ram, Sh. Rambir S/o Sh. Daya Ram, Sh. Krishan Kumar, Kamal Kumar Ss/o Sh. Davinder, Smt. Savitri Wd/o Sh. Davinder, Sh. Deepak S/o Sh. Chandresh, Smt. Kamlesh, Santosh, Poonam, Kusham, Priyanka, Praya Kumari Ds/o Sh. Chandresh, Smt. Bimla Devi Wd/o Sh. Chandresh, Sh. Mohinder Singh, Chand Singh, Bhagwan Singh, Varinder Singh Ss/o Sh. Jaswant Singh, Smt. Santosh, Chanderkala, Suresh Ds/o Sh. Jaswant Singh, C/o M/s Deepanshu Projects (P) Ltd R/O D-7, Udyog Nagar, Main Rohtak Road, New Delhi, along with a copy of agreement LC-IV and Bilateral agreement.

Chairman, Haryana State Pollution Control Board, Sector-6, Panchkula.

Chief Administrator, HUDA, Panchkula.

Chief Administrator, Housing Board Haryana, Sector 6, Panchkula along with copy of Agreements.

Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.

Addl. Director, Urban Estates, Haryana, Panchkula.

Administrator, HUDA, Gurgaon.

Chief Engineer, HUDA, Panchkula

Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

Senior Town Planner, M. Cell, Sector-8C, Chandigarh along with a copy of agreements.

Senior Town Planner (Enforcement) Haryana, Chandigarh.

Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ VOC as per condition No.8 above before starting the Development works.

Land Acquisition Officer, Gurgaon.

District Town Planner, Gurgaon along with a copy of agreement.

Chief Accounts Officer, Monitoring Cell, along with original Bank Guarantees (IDW & EDC) & along with a copy of agreement.

Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Swati Anand)
District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana Chandigarh.

- Details of Land owned by Sh. Shiv Rattan S/o Ram Sawrup 5/42 Share, Ajayab Singh S/o Ram Sawrup 1/21 Share, Naresh Kumar - Raj Singh Ss/o Malkhan Singh, Sumitra D/o Malkhan Singh 1/12 Share, Virender Singh S/o Ganpat 1/12 Share, Ramesh Chand, S/o Shri Chand, Raj Bai D/o Shri Chand, Skuntla Devi Wd/o Shri Chand 1/12 Share, Uddal Ram S/o Umrao 1/12 Share, Ramsumer Singh- Ishwar Singh- Shri Bhagwan Ss/o Ram Kishan. Smt. Skuntla Devi D/o Ramkishan 1/6 share, Kailash S/o Bhola Ram, 1/18, Share Smt. Aasha Devi D/o Daya Ram, Rambir S/o Daya Ram 1/6 share, Krishan Kumar- Kamal Kumar Ss/o Davinder, Smt. Savitri Wd/o Davinder 1/18 share Deepak S/o Chandresh, Kamlesh - Santosh- Poonam- Kusham- Priyanka - Praya Kumari Ds/o Chandres, smt. Bimla Devi Wd/o Chandresh 1/18 share, Distt Gurgaon

Village	Rect No.	Killa No.	Area K-M
Nakhnoula	1	22	4-2
		23/1	5-12
	5	2	5-12
		3	8-0
		9	6-12
		12	7-0
		13/1	4-0
		19/1	6-12
		Total	47-19 Or 5.937 Acres

- Mohinder Singh- Chand Singh- Bhagwan Singh- Varinder Singh Ss/o Jaswant Singh 67/70 Share, Smt. Santosh- Chanderkala- Suresh Ds/o Jaswant Singh 3/70 Share.

Village	Rect No.	Killa No.	Area K-M
Nakhnoula	5	15/2	4-16
		16	8-0
		14	8-0
		15/1	3-4
		8	8-0
		13/2	4-0
		17/1	6-8
		17/2	0-3
		17/3	0-5
		18/1	5-18
		18/2	1-16
		23/1	6-0
		23/2	1-2
		24/1 min	6-10
		24/2	0-2
		26	1-7
	6	3/1 min	3-15
		4 min	0-7
		Total	69-13 or 8.706 Acres
		G. Total	117-3 Or 14.643 Acres

Director
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

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: tcpharyana7@gmail.com

Regd.

To

✓ Deepanshu Projects Pvt. Ltd.,
H-41, Udyog Nagar, Main Rohtak Road,
New Delhi-110041.

Memo No. LC-2399/Asstt.(AK)/2018/35011 dated: 26-12-2018

Subject: Renewal of licence No. 104 of 2010 dated 03.12.2010 granted for setting up Group Housing Colony over an area measuring 14.643 acres in sector 86 Gurugram being developed by Deepanshu Projects Pvt. Ltd.

Reference: Your application dated 02.11.2018 on the subject cited above.

1. Licence No. 104 of 2010 dated 03.12.2010 granted for setting up Group Housing Colony over an area measuring 14.643 acres in sector 86 Gurugram is hereby renewed up to 02.12.2020 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 be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. That you shall construct the portion of service road forming part of the licenced area and transfer the same free of cost to the Government.
7. The applicant company 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.

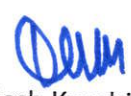

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2399/Asstt.(AK)/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 (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh