

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh

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

http://tcpharyana.gov.in

Regd.

To

Hasta Infrastructure Pvt. Ltd.,
296, Forest Lane, Sainik Farms, Neb Sarai,
New Delhi-110068.

Memo No. ZP-938/Asstt.(MS)/2021/ 26588 Dated: 18-10-2021

Subject: Request for grant of benefit under Transit Orient Development policy dated 09.02.2016 for Residential Group Housing colony measuring 11.5875 acres under licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, Gurugram being developed by Hasta Infrastructure Pvt. Ltd.

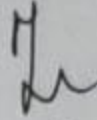
Please refer your application dated 20.11.2017 on the matter as subject cited above.

2. Permission to avail benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.5 for an area under Intense zone and 1.75 to 2.5 for an area under Transiting zone for the license granted for development of Group Housing Colony measuring 11.5875 acres under Licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, Gurugram Manesar Urban Complex is hereby granted after receipt of requisite fee & charges subject to following conditions:-

- i) That you shall pay the entire amount of EDC as calculated above in lump sum within 30 days from issuance of final permission or pay the same as per existing procedure in 10 equal half yearly installments with interest @ 12% per annum and 3% per annum additional on delayed period.
- ii) That you shall deposit an amount of Rs. 1,97,03,075/- (Rupees one Crores Ninety Seven Lacs Three Thousand Seventy Five only) on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of this permission and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- iii) That you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
- iv) That you shall get approved the building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- v) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- vi) That consent of all stake holders shall be obtained in accordance with the clause 10(3) of policy dated 09.02.2016 and procedure prescribed in the departmental policy issued by the department vide memo dated 25.01.2021, before approval of building plans.

vii) That you shall be sole responsible, in case, of any third party dispute arises in the said colony and any loss occurring on account of loss of FAR eventually.

DA/Zoning plan.



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

Endst. No ZP-938/Asstt. (MS)/2021/

Dated:

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

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



(S.K. Sehwat)
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. 37 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 Hasta Infrastructure Pvt. Ltd., 296 Forest Lane, Sainik Farms, Neb Sarai, New Delhi-110068 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 11.5875 acres in the revenue estate of village Gopalpur, Sector 99A, 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-Station 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 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 02/6/2017.

Dated: The 03/6/2013
Chandigarh

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

Endst. No. LC-2806-JE (VA)-2013/ 41562

Dated: 4/6/13.

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

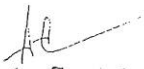
1. ~~1.~~ Hasta Infrastructure Pvt. Ltd., 296 Forest Lane, Sainik Farms, Neb Sarai, New Delhi-110068 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, 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.

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

To be read with Licence No. 37 of 2013/3⁶/₂₀₁₃

Detail of the land owned by Hasia Infrastructure Pvt. Ltd. Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Gopalpur	47	21/1	1-7
	46	25/3	5-8
	49	3	7-8
		4/1	4-0
		4/2	1-0
	48	10/1	4-0
		1/2	3-8
		10/2	1-1
		1/3	2-12
	47	21/2	0-10
	48	1/1	1-8
	49	5/3	2-0
	46	21	8-0
		22/1/1	5-10
		18/1	7-8
		23/2/1	7-0
		24/1	0-6
		24/2	7-5
		25/1	0-6
		23/2/2	0-8
		24/3	0-9
		25/4	0-7
		25/2	3-19
		19/1	2-12
		12/2	2-8
		13/1	0-6
		13/2	5-18
	11/2	0-13	
	12/1/2	0-9	
	19/2	5-8	
	Total	92-14 or 11.5875 Acres	


Director General
Town and Country Planning,
Haryana, Chandigarh
Chhotu Kaur

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: tcpharyana6@gmail.com

Regd.
To


Hasta Infrastructure Pvt. Ltd.
296, Forest Lane,
Sainik Farms, Neb Sarai,
New Delhi-68.

Memo No:- LC-2806/PA(SN)/2017/26181 Dated: 17-10-17

Subject: Request for renewal of Licence No. 37 of 2013 dated 03.06.2013 granted for setting up Residential Group Housing colony over an area measuring 11.5875 acres falling in the revenue estate of village Gopalpur, Sector 99A, Gurugram -Hasta Infrastructure Pvt. Ltd.

Reference: Your application dated 14.07.2017 on the subject cited above.

1. Licence No. 37 of 2013 dated 03.06.2013 granted for setting up Residential Group Housing colony over an area measuring 11.5875 acres falling in the revenue estate of village Gopalpur, Sector 99A, Gurugram Manesar Urban Complex is hereby renewed up to 02.06.2019 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 complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
4. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
5. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2806/PA(SN)/2017/

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.

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

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Hasta Infrastructure Pvt. Ltd.
296, Forest Lane, Sainik Farm,
Nabi Sarai, New Delhi- 68.

Memo No. LC-2806/Asstt.(AK)/2019/24132 Dated: 24-09-2019

Subject: Renewal of license no. 37 of 2013 dated 03.06.2013 granted for setting up of Group Housing Colony over an area measuring 11.5875 acres falling in the revenue estate of village Gopalpur, Sector - 99 A, Gurugram- Hasta Infrastructure Pvt. Ltd.

Reference: Your application dated 31.05.2019 on the subject cited above.

1. Licence No. 37 of 2013 dated 03.06.2013 granted for setting up of Group Housing Colony over an area measuring 11.5875 acres falling in the revenue estate of village Gopalpur, Sector - 99 A, Gurugram is hereby renewed up to 02.06.2024 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 license of further period.
3. You shall apply for time extension to complete the construction of community sites and ensure its completion within extended period.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) if Act no. 1975.
5. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
6. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 60 days.
7. You shall get the license 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.



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

Endst no: LC-2806/Asstt.(AK)/2019/

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.


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