

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: tcphry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 109. OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sterling Infrastructure Pvt. Ltd., Rizon Developers Pvt. Ltd. (now known as KJS Colonizers Pvt. Ltd.) C/o 20-A, Rajpur Road, Civil Line, Delhi-54 for development of Group Housing Colony over an additional area measuring **2.8375 acres** (in contiguous with licence no 47 of 2013) in the revenue estate of village Naurangpur, District Gurgaon, Sector 79, 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 is granted subject to the following conditions:
 - a) That Group Housing Colony will be laid out in confirmation to the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That licensee shall comply with the conditions of agreements already executed and duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under.
 - c) That licensee shall submit the additional Bank Guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional Bank Guarantee within 30 days on demand. It is made clear that Bank Guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - d) That licensee shall constructed and transfer the portion of internal sector road, which shall form part of the licensed area, free of cost to the Government.
 - e) That licensee understands that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
 - f) That licensee shall deposit an amount of Rs. **90,74,247/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for 175% FAR of group housing component and @ Rs. 1000/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.


Director General
Town & Country Planning,
Haryana, Chandigarh

- i) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- j) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- k) That licensee shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- l) That licensee shall construct at his own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- m) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- n) That licensee shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- o) That licensee shall deposit thirty percentum of the amount realized, from time to time, by you, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized for meeting the cost of internal development works in the colony.
- p) That licensee shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- q) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- r) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.
- s) That licensee shall keep pace of the construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- t) That licensee shall not create 3rd Party right/ pre launch against the licenced land, before approval of building plans.
- u) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- v) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That developer company, i.e. Sterling Infrastructure Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.

- x) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- y) That licensee shall arrange electric connection from HVPN/DHBNL for electrification of colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL and complete the same before obtaining completion certificate for the colony.
- z) That licensee shall abide with the policy dated 08.07.2013/ instructions/policy issued by the Department from time to time related to construction/allotment of EWS Flats.
- aa) That licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- bb) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
3. The license is valid up to 13/8/2019.

Place: Chandigarh

Dated: 14/8/2014

Endst.No.LC-2435-JE (S)-2014/ 18723.

Anurag Rastogi

(Anurag Rastogi)

Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 19/8/2014 ✓

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

- Regd. 1. Sterling Infrastructure Pvt. Ltd., Rizon Developers Pvt. Ltd. C/o 20-A, Rajpur Road, Civil Line, Delhi-54 - Email – gouravch@gmail.com *alongwith LC-IV, IVD & Z/Plan.*
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Senior Town Planner, Gurgaon. *alongwith Zoning Plan*
12. Land Acquisition Officer, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement. *& Zoning plan.*
14. Chief Accounts Officer of this Directorate.

Karmveer Singh

(Karmveer Singh)

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

+To be read with Licence No. 109 of 2014/14 ⁸/₂₀₁₄


1. Detail of land owned by Sterling Infrastructure Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Naurangpur	48	21/1	4-0
	47	24 min	6-2
		25	8-0
	48	7/2	2-0
		23/5	<u>0-12</u>
		Total	20-14

2. Detail of land owned by Sterling Infrastructure Pvt. Ltd. 7/8 share and Rizon Developers Pvt. Ltd. 1/8 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Naurangpur	48	12/2/2	2-0

Grand Total 22-14 or 2.8375 Acres


Director General
Town and Country Planning
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site topharyana.gov.in

Phone: 0172-2549349, e-mail: tcphty@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO 47 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sterling Infrastructure Pvt. Ltd., Rizon Developers (P) Ltd., C/o 20-A, Rajpur Road, Civil Line, Delhi-54 for development of Group Housing Colony over an area measuring **14.59375** acres falling in the revenue estate of village Naurangpur, Sector 79, Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

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 is granted subject to the following conditions:
 - a) That the residential Group Housing Colony will be laid out in confirmation 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 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.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That you shall take permanent access from service road proposed along the development plan road.
 - f) That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per Sqm for commercial component, @ Rs. 625/- per Sqm for Group Housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - g) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.
 - j) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of

land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.

- k) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- l) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- n) That you shall abide by the policy dated 03.02.2010 and subsequent policies duly hosted on the web site of Department namely www.tcpharyana.gov.in regarding allotment of EWS flats.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q) That the developer will use only CFL fittings for internal as well as for campus lighting.
- r) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme will be launched.
- s) That the licensee will not give any advertisement for sale of shops/flats/floor area in Group Housing Colony before approval of building plans.
- t) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop buyers on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- u) 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the flat/shop owners for meeting the cost of internal development works in the colony.
- v) That the ground water shall not be used for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That at the time of booking of the flats/shops in the licenced colony, if the specified rates of flats/shops do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the buyers, you shall also provide details of calculations per Sqm/per Sq ft to the buyers while raising such demand of EDC.
- x) That the developer company shall be bound to pay the entire fee and charges to grant of licence and shall comply with the terms and conditions of the Act/Rules.

3. The license is valid up to 05/6/2017.

Place: Chandigarh


(Anurag Rastogi, I.A.S.)

Director General, Town & Country Planning
Haryana, Chandigarh


Dated: 06/6/2013.

Endst.No.LC-2435-JE (S)-2013/ 42416

Dated: 10/6/13.

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

- Regd. 1. Sterling Infrastructure Pvt. Ltd. and others, c/o 20-A, Rajpur Road, Civil Line, Delhi-54 (Email-gouravch@gmail.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
 4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. MD, Haryana State Pollution Control Board, Panchkula.
 6. Addl. Director, Urban Estates, Haryana, Panchkula.
 7. Administrator, HUDA, Gurgaon
 8. Chief Engineer, HUDA, Panchkula
 9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
 10. Land Acquisition Officer, Gurgaon.
 11. Senior Town Planner (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon.
 13. District Town Planner, Gurgaon along with a copy of agreement.
 14. Chief Accounts Officer of this Directorate alongwith a copy of agreement.


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

To be read with License No. 47 of 2013/62

1. Detail of the land owned by Sterling Infrastructure (P) Ltd. Dist. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Naurangpur	48	23/2	1-2
		23/4	1-16
		23/3	2-13
		3/1 min west	1-6
		15/3	2-17
		16/1	3-16
		19/1	3-12
		22/2	3-12
		2/2	3-8
		19/2	2-0
22/1	4-8		
58	2/1	3-4	
Total			33-14


2. Detail of the land owned by Sterling Infrastructure (P) Ltd. 29/32 share, Rizon Developers (P) Ltd. 3/32 share.

Village	Rect No.	Killa No.	Area K-M
Naurangpur	48	24min north	6-0
		19/3	2-8
		16/1	4-10
		20	8-0
		21/2	4-0
		12/3	5-2
		19	8-0
		18/1	0-9
		21/2	1-6
		49	48
Total			39-15

3. Detail of the land owned by Sterling Infrastructure (P) Ltd.-7/8 share, Rizon Developers (P) Ltd. 1/8share village Naurangpur, Dist. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Naurangpur	48	14	8-0
		16/3	2-4
		17	8-0
		16/2	1-6
		25/1/1	1-9
		25/2/1	1-0
		20	8-0
		21/1	0-8
		18/2	3-11
		22	8-0
49	23/1	1-8	
Total			43-6

G.Total 116-15 or 14.59375 Acs


 Director General
 Town & Country Planning,
 Haryana, Chandigarh
 Anand K.

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

Sterling Infrastructure LLP, Rizon Developers Pvt. Ltd.,
C/o Sterling Infrastructure LLP.
20A, Rajpur Road, Civil Lines,
New Delhi-54.

Memo No. LC-2435-II-JE (VA)-2019/ 24653 Dated 30-9-19

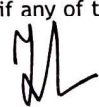
Subject: Renewal of license no. 109 of 2014 dated 14.08.2014 granted for development of a Group Housing Colony on the additional land measuring 2.8375 acres in the revenue estate of village Naurangpur, Sector 79, Gurugram-Manesar Urban Complex.

Ref: Your application dated 12.07.2019 on the subject mentioned above.

Licence no. 109 of 2014 dated 14.08.2014 granted to you vide this office Endst No. LC-2435-JE (S)-2014/18723 dated 19.08.2014 for setting up of a Group Housing Colony over an additional area measuring 2.8375 acres falling in the revenue estate of village Naurangpur, Sector-79, Gurugram-Manesar Urban Complex is hereby renewed upto 13.08.2024 on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence
2. To complete the EWS component and shall transfer all the EWS flats to Housing Board Haryana within current validity period of the license.
3. To get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within the prescribed time frame.
4. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.
5. That 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 by you in accordance with the final notification or as decided by the Department.
6. You shall get the licence renewed till the final completion of the colony is granted.

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


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

Endst. No. LC-2435-II-JE (VA)-2019/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2435-2017/ 14909

Dated: 29/06/17


To

Sterling Infrastructure Pvt. Ltd.
C/o 20-A, Rajpur Road, Civil Line
Delhi-54

Subject: Renewal of licence no. 47 of 2013 dated 06.06.2013 granted for setting up of residential group housing colony over an area measuring 14.59375 acres in Sector-79, Gurugram.

Please refer your letter dated 04.05.2017 on the matter cited as subject above.

1. Licence No. 47 of 2013 dated 06.06.2013 granted for setting up of residential group housing colony over an area measuring 14.59375 acres in Sector-79, Gurugram is hereby renewed upto **05.06.2019** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. You shall complete the EWS component and shall transfer all the EWS flats to Housing Board Haryana within current validity period of the licence.
4. You shall get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within the prescribed time frame.
5. The construction of community buildings will be completed as per the provisions of Section-3(3)(a)(iv) of The Haryana Development and Regulation of Urban Areas Act, 1975.


(T.L. Satyaprakash),
Director

**Town and Country Planning,
Haryana, Chandigarh.**

Endst. No. LC-2435-2017/

Dated :

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer O/o DTCP Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas Licence No 47 of 2013 dated 06.06.2013 granted for setting up of residential group housing colony over an area measuring 14.59375 acres in Sector-79, Guruqram gram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.

2. Accounts Division of the Directorate has conducted an audit and it has been noticed that you had not submitted the compliance of Rule 24, 26(2), 27, 28 of Rules, 1976 within stipulated time period for the financial period of 2016-2017. Therefore, you have submitted a request to compound the offence for delay in compliance with the provisions of Rule-24, 26(2), 27, 28 of Rules, 1976 vide letter dated 28.09.2016.

3. The Government has prescribed the composition rates for compounding the delay in submission of the compliance of Rule-24, 26(2), 27 & 28, and accordingly composition fee has been worked out to be Rs. 6,90,000/-. You have deposited the same which is in order.

4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of delay in complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 for the financial year from 2016-2017.

(T.L Satyaprakash),
Director
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2435-2017/ 14917

Dated: 29-06-2017

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

1. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
2. Sterling Infrastructure Pvt. Ltd. C/o 20 A, Rajpur Road, Civil Line, Delhi-54

(S.K. Sehwat)
District Town Planner (HQ)
O/o Director Town & Country Planning
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Sterling Infrastructure Pvt. LLP,
Rizon Developers Pvt. Ltd.
C/o Sterling Infrastructure LLP ✓
(earlier known as Sterling Infrastructure Pvt. Ltd.)
20A, Rajpur Road, Civil Lines,
New Delhi-54.

Memo No. LC-2435-II-JE (VA)-2019/ 13999 Dated 12-06-2019

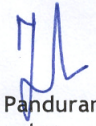
Subject: Renewal of license no. 47 of 2013 dated 06.06.2013 granted for development of a Group Housing Colony on the land measuring 14.59375 acres in the revenue estate of village Naurangpur, Sector 79, Gurugram-Manesar Urban Complex.

Ref: Your application dated 01.05.2019 on the subject mentioned above.

Licence no. 47 of 2013 dated 06.06.2013 granted to you vide this office Endst No. LC-2435-JE (S)-2013/42416 dated 10.06.2013 for setting up of a Group Housing Colony over an area measuring 14.59375 acres falling in the revenue estate of village Naurangpur, Sector-79, Gurugram Manesar Urban Complex is hereby renewed upto 05.06.2021 on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence
2. That you shall submit the complete documents as demanded vide this office memo dated 03.05.2019 regarding change of beneficiary interest under policy dated 18.02.2015 within 15 days from issuance of this memo.
3. To complete the EWS component and shall transfer all the EWS flats to Housing Board Haryana within current validity period of the license.
4. To get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within the prescribed time frame.
5. You shall get the licence renewed till the final completion of the colony is granted.


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


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

Endst. No. LC-2435-II-JE (VA)-2019/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



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

ORDER

Whereas, licence no 47 of 2013 dated 06.06.2013 granted to Sterling Infrastructure LLP, Rizon Developers Pvt. Ltd. C/o Sterling Infrastructure LLP (earlier known as Sterling Infrastructure Pvt. Ltd.) vide this office Endst No. LC-2435-JE (S)-2013/42416 dated 10.06.2013 for setting up of a Group Housing Colony over an area measuring 14.59375 acres falling in the revenue estate of village Naurangpur, Sector-79, 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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 04.06.2019 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 4,000/- and the same has been deposited by the licensee.


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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2017-2019.


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

Endst. No. LC-2435-II-JE (VA)-2019/ 14006 Dated: 12-06-2019

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

1. Sterling Infrastructure LLP, Rizon Developers Pvt. Ltd. C/o Sterling Infrastructure LLP, 20A, Rajpur Road, Civil Lines, New Delhi-54.
2. Chief Accounts Officer of this Directorate.


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