

From

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

To

- i) M/s Raj Kiran Pvt Ltd,
- ii) M/s Vidu Properties Pvt Ltd,
- iii) Shri Ashok S/o Shri E.H.Soloman,
- iv) M/s Madhyanchal Leasing Ltd,
- v) Smt.Sukendra W/do Shri Ramesh,
- vi) Shri Tara Chand s/o Sh.Raja Ram, Smt.Sushama W/o Shri Tara Chand.  
C/o M/s Chintel India Ltd,  
A-11, Kailash Colony, New Delhi.

Memo No. SDP-2007/ 23396  
Dated 13-9-07

Subject: Grant of licence to develop a residential group housing colony on the land measuring 19.768 acre falling in revenue estate of village Babupur, District Gurgaon.

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Reference your application dated 7.9.2006 on the subject noted above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of residential group housing colony on the land measuring 19.768 acres falling in the revenue estate of village Babupur, District Gurgaon has been examined/considered by the department and it is proposed to grant licence to you with a population density norm of 250 person per acre. 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 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

3. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

**INTERNAL DEVELOPMENT WORKS:**

i)	Total Area under group housing	=19.768 acres
ii)	Interim rate for development	=Rs.25.00 lacs per acre
iii)	Total cost of development	=Rs.494.2 lacs
iv)	Cost of community facilities	=Rs.111.75 lacs
v)	Grand Total	=Rs.605.95 lacs
vi)	25% bank guarantee required	=Rs.151.49 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Total Area under group housing	=19.768 acres
ii)	Interim rate for EDC	=Rs.104.44 lacs per acre
iii)	Total cost of development	=Rs.2064.57 lacs
iv)	25% bank guarantee required	=Rs.516.14 lacs.

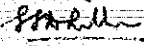

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan. With an increase in the cost 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.

*[Signature]*

Director  
Town and Country Planning  
Haryana, Chandigarh

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licenced 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 Areas Act, 1975.
6. To deposit an amount of Rs.1,30,81,693/- (Rs. One crore thirty lacs eighty one thousand six hundred ninety three only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.625/- per sq meter for group housing area and Rs.1000/- per sq meter for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence. Failing which 18% PA interest will be liable for the delayed period.
8. To submit an undertaking that you shall construct 24 mtrs wide internal circulation road falling through their site at their own cost and the entire area under road shall be transfer free of cost to the Govt.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
10. To submit an undertaking that you shall have 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 any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the coloniser.
11. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site.
12. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
13. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
14. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
Director  
Town and Country Planning,  
Haryana, Chandigarh.  


FORM LC-V

(See Rule 12)

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 250 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to (i) M/s. Raj Kiran Pvt Ltd, M/s. Vidu Properties Pvt Ltd, M/s. Ashok S/o Shri E.H. Soloman, M/s. Madhyanchal Leasing Ltd (ii) Smt. Sukendra W/do Sh. Ramesh (iii) Tara Chand S/o Sh. Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o M/s. Chintel India Ltd A-11, Kailash Colony, New Delhi for setting up of a Group Housing Colony at village Babupur, District Gurgaon.
2. The particulars 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 Rules 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and 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 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and 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 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 & Forests, Govt of India before starting the development works in the colony.
8. That the developer will use only CFL fittings for internal lighting as well as for common lights in the group housing complex.
9. The licence is valid upto 1-11-2009.

Dated: Chandigarh

The 2-11-2007

Endst. No. 5DP-2007/ 28323

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

1. M/s. Raj Kiran Pvt Ltd, M/s. Vidu Properties Pvt Ltd, M/s. Ashok S/o Shri E.H. Soloman, M/s. Madhyanchal Leasing Ltd (ii) Smt. Sukendra W/do Sh. Ramesh (iii) Tara Chand S/o Sh. Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o M/s. Chintel India Ltd A-11, Kailash Colony, New Delhi along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

*d*  
District Town Planner (Hq) *DS*  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

To be read with Licence No. 250 of 2007

1. Detail of land owned by M/s. Raj Kiran Pvt Ltd 748/2689 share, M/s. Vidi Properties Pvt Ltd 588/2684 share, M/s. Ashok S/o-Shri E.H. Soloman 668/2684 share, M/s. Madhyanchal Leasing Ltd 686/2684 share village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M	
Babupur	3	11	5-7	
		18	4-13	
		19	9-4	
		20	8-0	
		21	8-0	
		22	8-0	
		23	8-0	
		10	15	7-4
		11	16	6-12
	11	1	8-0	
		2	8-0	
		3	8-0	
		9/2	2-12	
		10	6-14	
		11	8-0	
		12/1	2-12	
		20	8-0	
26	1-6			
Total:			118-4 Or 14.775 Acres	

2. Detail of land owned by Smt. Sukendra W/do Sh. Ramesh village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M
Babupur	11	8/2	5-4
		9/1	5-8
		12/2	5-8
Total:			16-0 Or 2.00 Acres

3. Detail of land owned by Tara Chand S/o Sh. Raja Ram  $\frac{1}{4}$  share, Smt. Sushama W/o Sh. Tara Chand  $\frac{1}{4}$  share village Babupur, District Gurgaon.

Village	Rect.No.	Killa No.	Area K-M
Babupur	11	13	8-0
		18	7-19
		19	8-0
Total:			23-19 Or 2.993 Acres

G.Total: 158-3 Or 19.768 Acres

*S. K. K.*  
Director

Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349 e-mail:tcphry@gmail.com

To

- i. M/s Raj Kiran Pvt. Ltd.
- ii. M/ Vidu Properties Pvt. Ltd.
- iii. Sh. Ashok s/o Sh. E.H. Soloman
- iv. M/s Madhyanchal Leasing Ltd.
- v. Smt. Sukendra Wd/o late Ramesh
- ✓ vi. Sh. Tara Chand s/o Sh. Raja Ram, Smt. Sushma W/o Sh. Tara Chand  
C/o M/s Chintels India Ltd.  
A-11, Kailash Colony,  
New Delhi - 48.

Memo No. LC-1108-JE (VA)-2011 12890

Dated 29/9/11

Subject:- **Renewal of license no. 250 of 2007 dated 02.11.2007.**

Ref. Your letter dated 30.09.2009 on the subject noted above.

1. License no. 250 of 2007 dated 02.11.2007 granted to you vide this office Endst No. 5DP-2007/28323-334 dated 05.11.2007 for setting up of Residential Group Housing Colony at village Babupur, Distt Gurgaon is hereby renewed upto 01.11.2011 on the terms & 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 license for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
3. License no. 250 of 2007 dated 02.11.2007 is also returned herewith in original.

(T.C. Gupta, IAS)  
Director General  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-1108-JE (VA)-2011

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurgaon.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

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



**Directorate of Town & Country Planning, Haryana**

Ayojna Bhawan, Sector 18, Chandigarh  
Phone:0172-2549349 e-mail:tcphry@gmail.com

To

- i. Raj Kiran Pvt. Ltd.
- ii. Vidu Properties Pvt. Ltd.
- iii. Sh. Ashok s/o Sh. E.H. Soloman
- iv. Madhyanchal Leasing Ltd.
- v. Smt. Sukendra W/o Ramesh
- vi. ✓ Sh. Tara Chand s/o Sh. Raja Ram, Smt. Sushma W/o Sh. Tara Chand  
C/o Chintels India Ltd.  
A-11, Kailash Colony,  
New Delhi - 48.

Memo No. LC-1108-JE (VA)-2012 4829

Dated 3/4/12

**Subject:- Renewal of license no. 250 of 2007 dated 02.11.2007.**

**Ref.** Your letter dated 30.09.2011 on the subject noted above.

1. License no. 250 of 2007 dated 02.11.2007 granted to you vide this office Endst No. 5DP-2007/28323-334 dated 05.11.2007 for setting up of Residential Group Housing Colony at village Babupur, Distt Gurgaon is hereby renewed upto 01.11.2013 on the terms & 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 license for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
3. In term of your undertaking, you shall pay the enhanced EDC alongwith interest within six months from the date of renewal of license.
4. The Bank Guarantee of IDW & EDC are valid upto 10.10.2012. You shall revalidate above bank guarantees for a further period upto 01.11.2013, one month before their expiry.
5. License no. 250 of 2007 dated 02.11.2007 is also returned herewith in original.

(T.C. Gupta, IAS)  
Director General  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-1108-JE (VA)-2012

Dated

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

6. Chief Administrator, HUDA, Panchkula.
7. Chief Engineer, HUDA, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. District Town Planner, Gurgaon.
10. Chief Account Officer of this Directorate.

(S.K. Sehrawat)

Assistant Town Planner (M) HQ  
O/o Director General, Town and Country Planning  
Haryana, Chandigarh





**ORDER**

In pursuance of this office Endst. No. 5DP-2007/28323-334 dated 05.11.2007 vide which licence no. 250 of 2007 dated 02.11.2007 was granted for an area measuring 19.768 acres. As per your request dated 28.02.2011 received in this office on 01.03.2011 through Chintel India Ltd. The site measuring 7.893 acres (63 Kanal 03 Marla of village Babupur) which is part of the license no. 250 of 2007 dated 02.11.2007 granted to you in collaboration with Raj Kiran Pvt. Ltd., Vidu Properties Pvt. Ltd., Ashok S/o Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o Chintel India Ltd. is hereby de-licensed. The revised schedule of land for the above said license no. 250 of 2007 for an area measuring 11.875 acres after excluding the de-licensed area of 7.893 acres is enclosed. The terms & conditions as stipulated in the above said license and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh shall remain unaltered, except the licensed area mentioned as 19.768 acres in the said agreements be read as 11.875 acres. The fee and charges paid against the said 7.893 acres site stand forfeited in accordance with the policy dated 17.06.2010.

The approval of Zoning Plan/Building Plan if any accorded in favour of original license, shall stand cancelled and same is required to be got approved/ revised from the competent authority for the 11.875 acres site.

The de-licensing is further subject to the condition that you shall apply for license for this land falling in the alignment of 24 m wide road within 60 days of de-license or will transfer this land free of cost to Government.

Dated: The 18-1-2012.  
Chandigarh

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

Endst. No. LC-1108-JE(VA)-2012/1587-1602 Dated: 23/1/12

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

1. Chintel India Ltd. A-11, Kailash Colony, New Delhi-48 alongwith copy of revised land schedule.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
4. Chief Administrator, Housing Board, Panchkula.
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.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon alongwith copy of revised land schedule.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of revised land schedule.

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

**Revised Schedule of land**

1. Detail of land owned by Raj Kiran Pvt. Ltd. 748/2684 Share, Vidu Properties Pvt. Ltd. 588/2684 Share, Ashok S/o Sh. E.H. Soloman 668/2684 Share, Madhyanchal Leasing Ltd. 686/2684 share, Village-Babupur Distt. Gurgaon.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence	
			K—M	K—M	K—M	
Babupur	3	11	5—7	0—0	5—7	
		18	4—13	0—0	4—13	
		19	9—4	0—0	9—4	
			20	8—0	0—0	8—0
			21	8—0	0—0	8—0
			22	8—0	0—0	8—0
			23	8—0	0—0	8—0
		10	15	7—4	7—4	0—0
	16		6—12	6—12	0—0	
		11	1	8—0	0—8	7—12
			2	8—0	0—0	8—0
			3	8—0	0—0	8—0
			9/2	2—12	0—19	1—13
			10	6—14	5—19	0—15
			11	8—0	8—0	0—0
			12/1	2—12	2—12	0—0
			20	8—0	8—0	0—0
		26	1—6	1—6	0—0	
	<b>Total</b>			<b>118—4</b>	<b>41—0</b>	<b>77—4</b>

2. Detail of land owned by Smt. Sukendra w/o Sh. Ramesh.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K—M	K—M	K—M
Babupur	11	8/2	5—4	0—0	5—4
		9/1	5—8	0—0	5—8
		12/2	5—8	4—13	0—15
<b>Total</b>			<b>16—0</b>	<b>4—13</b>	<b>11—7</b>

3. Detail of land owned by Tara Chand S/o Sh. Raja Ram ¾ Share, Smt. Sushama w/o Sh. Tara Chand ¼ share.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K—M	K—M	K—M
Babupur	11	13	8—0	1—11	6—9
		18	7—19	7—19	0—0
		19	8—0	8—0	0—0
<b>Total</b>			<b>23—19</b>	<b>17—10</b>	<b>6—9</b>

**Grand Total=**      158—3      63—3      95—0  
 Or 19.768      7.893      11.875  
 Acres      Acres      Acres