

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Regd.

To

Planet Earth Estates Pvt. Ltd.  
(now known as Vatika Sovereign Park Pvt. Ltd.)  
7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I,  
Block-A, MG Road, Gurugram

Memo No:- LC-2684/PA(SN)/2017/23962 Dated: 22-9-17

**Subject:** Renewal of Licence No. 119 of 2012 dated 06.12.2012 granted for setting up group housing colony on the land measuring 10.03125 acres in Sector-99, Gurugram-Manesar Urban Complex- Planet Earth Estates Pvt. Ltd. (now known as Vatika Sovereign Park Pvt. Ltd.).

**Reference:** Your application dated 03.11.2016 on the subject cited above.

1. Licence No. 119 of 2012 dated 06.12.2012 granted to the applicant company for setting up of group housing colony over an area measuring 10.03125 acres in Sector 99, GMUC, District Gurugram is hereby renewed up to 05.12.2018 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 revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
5. You shall deposit the composition fee as sought vide this office memo dated 12.01.2016 followed by reminder dated 29.08.2016 within a period of one month from the issuance of renewal.
6. You shall get approved the service plan estimates for public health services and electrical within the current validity period of licence.
7. You shall compound the offence of delay of allotment of EWS flats as per policy dated 16.08.2013
8. 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-2684/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

# VATIKA SOVEREIGN PARK PVT. LTD.

4<sup>th</sup> Floor, Vatika Triangle, Sushant Lok - I, Block-A, MG Road, Gurgaon - 122002  
Tel: 0124-4177777 Fax: 0124-41777000

## REQUEST-1

February 27, 2017

To,

The Director General  
Town & Country Planning, Haryana  
Chandigarh.

**Subject:** Request for renewal of Group Housing Colony area measuring 10.043125 acres (License no. 119 of 2012 dated 06.12.2012) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.

Dear Sir,

This has reference to our letter dated 03.11.2016 the subject cited above.

It is requested to you to renew the aforesaid license for the Group Housing Colony area measuring 10.043125 acres (License no. 119 of 2013 dated 06.12.2012) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.

This is for your kind consideration and we hope that our request will be granted to us as soon as possible so that we are able to complete the said project at the earliest.

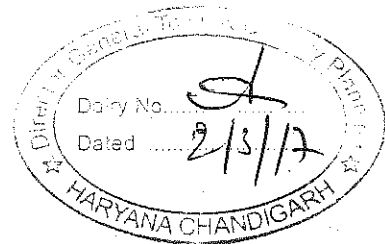
Kindly acknowledge the same.

Thanking You,

Yours Sincerely  
For Vatika Sovereign Park Pvt. Ltd.  
(Previously known as Planet Earth Estate Pvt. Ltd)

  
(Authorized Signatory)

Encl: As stated above



# VATIKA SOVEREIGN PARK PVT. LTD.

4<sup>th</sup> Floor, Vatika Triangle, Sushant Lok - I, Block-A, MG Road, Gurgaon - 122002  
Tel: 0124-4177777 Fax: 0124-41777000

October, 27 2016

To,

The Director General  
Town & Country Planning, Haryana  
Chandigarh.

**Subject:** Request for renewal of Group Housing Colony area measuring 10.0-3125 acres (License no. 119 of 2012 dated 06.12.2012) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.

Dear Sir,

This has reference to the subject cited above.

You are requested to renew the aforesaid license for the Group Housing Colony area measuring 10.0-3125 acres (License no. 119 of 2013 dated 06.12.2012) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.

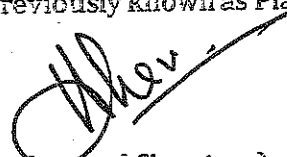
In this regard, enclosed herewith find application form LC-VI alongwith renewal fee of Rs. 41,31,000/- (Rupees Forty Lacs Thirty One Thousand Only) bearing draft No 213104 dated 27.10.2016 in favour of 'Director, Town & Country Planning, Haryana' Payable at Standard Chartered Bank Limited, Chandigarh.

This is for your kind consideration and we hope that our request will be granted to us as soon as possible so that we are able to complete the said project at the earliest.

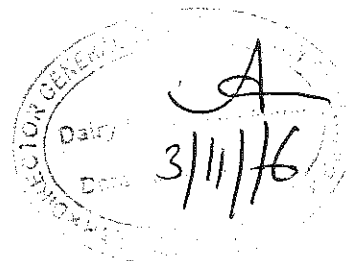
Kindly acknowledge the same.

Thanking You,

Yours Sincerely  
For Vatika Sovereign Park Pvt. Ltd.  
(Previously known as Planet Earth Estate Pvt. Ltd)

  
(Authorized Signatory)

Encl: As stated above





ACCOUNT PAYEE ONLY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE.

Date 

2	7	1	0	2	0	1	6
D	D	M	M	Y	Y	Y	Y

Not over Rs. \_\_\_\_\_

\* DIRECTOR TOWN & COUNTRY PLANNING HARYANA

PAY TO THE ORDER OF \*

THE SUM OF RUPEES FOUR MILLION ONE HUNDRED AND THIRTY ONE THOUSAND ONLY

₹ 4,131,000.00

Ac No. 222-0-524340-8

For Standard Chartered Bank



ON A/C OF : VATIKA SOVEREIGN PARK PRIVATE LIMITED

Authorized Signatory

*[Signature]*  
Authorized Signatory

Authorized Signatory

Please sign above this line

Payable at par at all Branches of Standard Chartered Bank in INDIA.

⑈ 213104⑈ 400036002⑈ 524340⑈ 16

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


License No. 119. of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Planet Earth Estates Pvt. Ltd., C/o Vatika Ltd., 7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I, Block A, MG Road, Grugaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.03125 acres in the revenue estate of village KherkiMajra-Dhankot, Sector 99, 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 give 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-Stations as per the norms prescribed by the power utility at the time of approval of building plans 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 05/12/2016.

Dated: The 06/12/2012.  
Chandigarh

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

Endst. No. LC-2684-JE (VA)-2012/ 24941

Dated: 7-12-12

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


- ✓ 1. Planet Earth Estates Pvt. Ltd., C/o Vatika Ltd., 7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I, Block A, MG Road, Grugaon 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 (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with License No. 119 dated 06/12/2012

1. Detail of the land owned by Planet Earth Estates (P) Ltd. Distt. Gurgaon.

Village	Rect No.	Killa No.	Area
Kherki Majra - Dhankot	77	11/2/2	6 - 4 ✓
		20/1/1	4 - 11 ✓
		5/2	2 - 18 ✓
		6/2/2	6 - 1 ✓
		7/1	4 - 0 ✓
	78	1/1/1	1 - 9 ✓
	77	3	8 - 0 ✓
		4	8 - 0 ✓
		7/2/1	2 - 2 ✓
		8/1	4 - 4 ✓
		9/1	4 - 4 ✓
		10/1/1	3 - 11 ✓
		12	8 - 0 ✓
		13/1	4 - 18 ✓
		7/2/2	1 - 18 ✓
		8/2	3 - 16 ✓
		9/2	3 - 16 ✓
		10/1/2	2 - 13 ✓
		<b>Total</b>	<b>80 - 5 or</b> ✓
			<b>10.03125 Acres</b>

  
**Director General**  
 Town & Country Planning  
 Haryana, Chandigarh  
 Rajendra Singh

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

To


Planet Earth Estates Pvt. Ltd.  
(now known as Vatika Sovereign Park Pvt. Ltd.)  
7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I,  
Block-A, MG Road, Gurugram

Memo No:- LC-2684-B/PA(SN)/2017/ 23955 Dated: 22-9-17

**Subject:** Renewal of Licence No. 65 of 2013 dated 20.07.2013 granted for setting up group housing colony on the additional land measuring 0.40 acres in Sector-99, Gurugram-Manesar Urban Complex- Planet Earth Estates Pvt. Ltd. (now known as Vatika Sovereign Park Pvt. Ltd.).

**Reference:** Your application dated 15.06.2017 on the subject cited above.

1. Licence No. 65 of 2013 dated 20.07.2013 granted to the applicant company for setting up of group housing Colony over an area additional measuring 0.40 acres in Sector 99, GMUC, District Gurugram is hereby renewed up to 19.07.2019 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 revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
5. You shall get approved the service plan estimates for public health services and electrical within the current validity period of licence.
6. 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-2684-B/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



# VATIKA SOVEREIGN PARK PVT. LTD.

4<sup>th</sup> Floor, Vatika Triangle, Sushant Lok - I, Block-A, MG Road, Gurgaon - 122002  
Tel: 0124-4177777 Fax: 0124-41777000

June 13, 2017  
To,

The Director General  
Town & Country Planning, Haryana  
Chandigarh.

**Subject: Request for renewal of Group Housing Colony area measuring 0.40 acres (License no. 65 of 2013 dated 20.07.2013) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.**

Dear Sir,

This has reference to the subject cited above.

You are requested to renew the aforesaid license for the Group Housing Colony area measuring 0.40 acres (License no. 65 of 2013 dated 20.07.2013) in Sector-99, Gurgaon Manesar Urban Complex being developed by Vatika Sovereign Park Pvt. Ltd.


In this regard, enclosed herewith find application form LC-VI alongwith renewal fee of Rs. 1,65,000/- (Rupees One Lacs Sixty Five Thousand Only) bearing draft No 214346 dated 13.06.2017 in favour of 'Director, Town & Country Planning, Haryana' Payable at Standard Chartered Bank Limited, Chandigarh.

This is for your kind consideration and we hope that our request will be granted to us as soon as possible so that we are able to complete the said project at the earliest.

Kindly acknowledge the same.

Thanking You,

Yours Sincerely  
For Vatika Sovereign Park Pvt. Ltd.  
(Previously known as Planet Earth Estate Pvt. Ltd)

  
(Authorized Signatory)

Encl: As stated above

EIH Printing Press, Manesar, Gurgaon "CTS-2010"

**Standard Chartered**

ACCOUNT PAYEE ONLY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE.

Standard Chartered Bank

Not over Rs. \_\_\_\_\_

Date 

1	3	0	0	4	4	1
Y	Y	Y	Y	Y	Y	Y

PAY TO THE ORDER OF \* DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

THE SUM OF RUPEES ONE HUNDRED AND SIXTY FIVE THOUSAND ONLY

₹ \*165,000.00

A/c No. 222-0-524340-8

For Standard Chartered Bank

ON A/C OF VATIKA SOVEREIGN PARK PRIVATE LIMITED

Authorized Signatory

Authorized Signatory

Please sign above this line

⑈ 224346⑈ 400036002⑈ 524340⑈ 16

*[Signature]*  
*[Signature]*  
21/5/11

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

License No. 65 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 Planet Earth Estates Pvt. Ltd. C/o Vatika Limited, 7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I, Block-A, MG Road, Gurgaon - 122002 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 0.40 acres in the revenue estate of village Kherki Majra Dhankot, Sector 99, 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 give 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-Stations as per the norms prescribed by the power utility at the time of approval of building plans 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 & 14.06.2012 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 19/7/2017.

Dated: The 20/7/2013  
Chandigarh

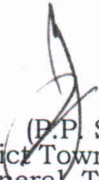
  
**(Anurag Rastogi, IAS)**  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: tcphry@gmail.com

Endst. No. LC-2684-B-JE (VA)-2013/ 46652

Dated: 22/7/13.

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


- ✓ 1. Planet Earth Estates Pvt. Ltd. C/o Vatika Limited, 7<sup>th</sup> Floor, Vatika Triangle, Sushant Lok-I, Block-A, MG Road, Gurgaon - 122002 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 (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

TO BE READ WITH LICENSE NO. 65 OF 2013/20<sup>7</sup>/2013

Details of land owned by Planet Earth Estates Pvt. Ltd., Distt - Gurgaon

Village	Rect No.	Killa No.	Total Area (K-M)	Area Taken (K-M)
Kherki Majra Dhankot	76	6	6-16	3-4  or 0.40 acres

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
Chhetri