

## ORDER

Whereas, vide this office endst. no. DS-2008/6517-29 dated 05.08.2008, the licence No. 148 of 2008 dated 02.08.2018 was granted to Koshi Builders Pvt. Ltd. for development of a Commercial Colony on the land measuring 4.00 acres falling in the revenue estate of Village Badshahpur, Sector-70 of Gurugram Manesar Urban Complex.

2. And, whereas, the request for grant of permission for transfer of licence from Koshi Builders Pvt. Ltd. to Elan Ltd. and change in developer from Unitech Ltd. in the name of Elan Ltd. was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the transfer of licence from Koshi Builders Pvt. Ltd. to Elan Ltd. and change in developer from Unitech Ltd. in the name of Elan Ltd. in licence no. 148 of 2008 dated 02.08.2008 for the area measuring 3.525 acres (after deducting 0.475 acre acquired for sector road & service road, for which applicant company has not taken the compensation amount) is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, Elan Ltd., shall comply with the same in letter & spirit. Elan Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Elan Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 148 of 2008 dated 02.08.2008 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule & approved zoning plan are hereby enclosed.

DA/As above.

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


Endst. No. LC-1851-JE (VA)/2018/ 30133

Dated: 23-10-2018

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

1. Koshi Builders Pvt. Ltd., 120, 1<sup>st</sup> Floor, Local Shopping Centre, Aurbindo Place, Hazrat Khas, New Delhi-110016.
2. Elan Ltd., 1A, 8<sup>th</sup> Avenue, Bandh Road, Village Jonapur, New Delhi-110047.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Engineer, HSVP, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.

6. Senior Town Planner, Gurugram.
7. Senior Town Planner (Enforcement), Haryana, Chandigarh.
8. District Town Planner, Gurugram; and
9. Chief Accounts officer of this Directorate.

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

Endst. No. LC-1851-JE (VA)/2018/

Dated:

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

1. Director, Urban Estates Department, Haryana, Sector-6 Panchkula with request to issue necessary direction to Land Acquisition Officer, Gurugram for not releasing the compensation for acquisition of the portion of licenced land forming part of sector/service road, as mentioned below.
2. Land Acquisition Officer, Gurugram. His attention is invited towards this office Endst. No DS-2008/6517-29 dated 05.08.2008 vide which a copy of the licence granted to the applicant was forwarded. As per condition no 7 of the licence, the colonizer was required to transfer the portion of sector/master plan road which forms part of the licenced area free of cost to the Govt. in accordance with provisions of Section 3(3)(a)(iii) of the Act of 1975. However, you have intimated vide your memo no 6830 dated 24.09.2018 that the portion of sector/service road has been acquired. It is beyond imagination of this office that when the colonizer is bound to transfer the land free of cost to the Government why the same land was acquired. It is requested that no compensation for this acquired portion of licenced land falling under service/sector roads may be released.

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

To be read with License No. 148 of 2008

Revised Land Schedule

1. Land owned by Elan Ltd;

Village	Rect. No	Killa No	Area (K-M-S)
Badshah Pur	78	17/2	2-4
		17/1	5-16
		18/2	6-10
		23/1	2-1
		23/2	4-16
		24/1	2-1
		24/2	4-16
		<b>Total</b>	<b>28-4</b>

OR 3.525 Acres



Director,  
Town & Country Planning  
Haryana  
Punjab