

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

LICENCE NO. 16. OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Sh. Virendera Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar C/o Emaar MGF Pvt. Ltd., Village Sikandarpur Ghosi, Sector 26, Gurgaon for development of commercial colony over an area measuring 2.44375 acres falling in the revenue estate of village Sikandarpur Ghosi, Sector 26, Gurgaon.

1. The particular of the land wherein the aforesaid Commercial 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 Commercial 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 the Rules 1976 made there under are duly complied with.
 - c. That the demarcation plan of the Commercial Colony area is submitted before starting the development works in the colony for the approval of zoning plan.
3. 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.
4. That licensee shall construct the 14 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.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per sq m 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.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. That licensee will have no objection to the regularization of the boundaries of the license through give and take of 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
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges 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.
12. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
13. That you shall obtain clearance from competent authority, if required under PLPA 1900 and any other clearance required under any other law.
14. That you shall pay the labour cess charges as per policy dated 4.5.2010.
15. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.

16. 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.

17. That the developer will use only CFL fittings for internal as well as for campus lighting.

18. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two month from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.

19. That you shall specify the detail of calculations per Sq. Mtr./per Sq. Ft., which is being demanded from flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

20. 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 per-centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.

21. That you will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

22. The license is valid up to 2-3-2016.

Place: Chandigarh
Dated: 3-3-2012.

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

Dated: 6/3/12

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

1. Sh. Virendera Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar C/o Emaar MGF Pvt. Ltd., Village Sikandarpur Ghosi, Sector 26, Gurgaon, along with copy of Agreement LC-IV and Bilateral Agreement, Land Schedule and Zoning Plan.

2. Chief Administrator, HUDA, Panchkula.

3. Chief Administrator, Haryana Housing Board, Panchkula.

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. Engineer-in-Chief, HUDA, Panchkula

9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

10. Land Acquisition Officer, Gurgaon.

11. Senior Town Planner, Gurgaon alongwith copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) Above before starting the Development Works.

12. Senior Town Planner (Enforcement) Haryana, Chandigarh.

13. Senior Town Planner, Gurgaon.

14. District Town Planner, Gurgaon along with a copy of agreement & zoning plan.

15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.

16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

District Town Planner (HOD/DM)
For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 18 of 2012/3/3
2012.

1 Detail of land owned by Sh. Virendra Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar
in village Sikanderpur Ghosi, Tehsil & District Gurgaon

Village	Khasra No.	Area
		B--B--B
Sikanderpur Ghosi	407 min east	1--3--19
	408 min	1--3--19
	409 min	0-17--19
	410 min west	0-10--0
	<u>437</u> min west	<u>0-2--7</u>

G.Total = 3-18--4 or 2.44375 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chhoti *vb*



DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

Regd.

To


✓ Sh. Virendra Bhatnagar S/o Sh. Kishan Chand
In collaboration with Emaar MGF Pvt. Ltd.
ECE House, 1st Floor, 28 KG Marg,
New Delhi-01

Memo No. LC-1617-PA(B)/2017/24938 Dated: 3-10-2017

Subject: **Renewal of licence No. 18 of 2012 dated 03.03.2012**

Please refer to application dated 21.01.2016 on the matter as subject cited above.

2. Licence No. 18 of 2012 dated 03.03.2012, granted for setting up of commercial colony on the land measuring 2.44375 acres in Sector 26, Gurugram Manesar Urban Complex is hereby renewed upto **02.03.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The copy of MOEF clearance and intimation about ultimate power load shall be submitted within 30 days from issuance of the renewal letter.
3. Offence committed due to delay in submission of documents in compliance of Rule 24, 26 (2), 27 & 28 of Rules 1976 shall be got compounded after deposit of composition fee amounting Rs. 2,00,000/- within 30 days from issuance of this renewal letter.



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

Endst. No. LC-1617-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.


(S.K. Sehrawat)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Sh. Virender Bhatnagar S/o Sh. Kishan Chand,
In collaboration with Emaar MGF Land Ltd.,
Emaar Business Park,
MG Road, Sikanderpur,
Sector-28, Gurugram.

Memo No.: LC-1617/JE(BR)/2018/ 2123)

Dated: 19-07-2018

Subject: Renewal of Licence No. 18 of 2012 dated 03.03.2012 upto 02.03.2020 - Emaar MGF Pvt. Ltd.

Please refer your letter dated 19.02.2018 and 26.03.2018 on the matter cited as subject above.

1. Licence No. 18 of 2012 dated 03.03.2012 was granted for setting up of a Commercial Colony on the land measuring 2.44375 acres falling in village Sikanderpur Ghosi, Sector 26, District-Gurugram is hereby renewed upto 02.03.2020 on the 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 for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.

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

Endst. No. LC-1617/JE(BR)/2018/

Dated:

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

- i. Senior Town Planner, Gurugram.
- ii. District Town Planner, Gurugram.
- iii. Chief Account Officer O/o DGTCP, Chandigarh.
- iv. Nodal Officer, Website updation with the request to host the same on the website of the Department.

(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh.

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

LICENCE NO. 19. OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Sh. Virendera Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar C/o Emaar MGF Pvt. Ltd., Village Sikandarpur Ghosi, Sector 26, Gurgaon for development of commercial colony over an area measuring 3.833 acres falling in the revenue estate of village Sikandarpur Ghosi, Sector 26, Gurgaon.

1. The particular of the land wherein the aforesaid Commercial 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 Commercial 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 the Rules 1976 made there under are duly complied with.
 - c. That the demarcation plan of the Commercial Colony area is submitted before starting the development works in the colony for the approval of zoning plan.
3. 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.
4. That licensee shall construct the 14 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.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ Rs. 1000/- per sq m 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.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. That licensee will have no objection to the regularization of the boundaries of the license through give and take of 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
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges 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.
12. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
13. That you shall obtain clearance from competent authority, if required under PLPA 1900 and any other clearance required under any other law.
14. That you shall pay the labour cess charges as per policy dated 4.5.2010.

15. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
16. 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.
17. That the developer will use only CFL fittings for internal as well as for campus lighting.
18. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two month from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.
19. That you shall specify the detail of calculations per Sq. Mtr. /per Sq. Ft., which is being demanded from flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
20. 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 per-centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
21. That you will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.
22. The license is valid up to 02-03-2016.

Place: Chandigarh
Dated: 03-03-2012

(T.C.GUPTA, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.
Email:-tcphry@gmail.com
Dated: 6/3/12

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

1. Sh. Virendera Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar C/o Emaar MGF Pvt. Ltd., Village Sikanandpur Ghosi, Sector 26, Gurgaon, along with copy of Agreement LC-IV and Bilateral Agreement, Land Schedule and Zoning Plan.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
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. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon alongwith copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (ii) Above before starting the Development Works..
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & zoning plan.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



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

To be read with Licence No. 19 of 2011/3/3 2012

1 Detail of land owned by Sh. Virendra Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar in village Sikanderpur Ghosi, Tehsil & District Gurgaon

Village	Khasra No.	Area
Sikanderpur Ghosi	529/417	B---B---B 0---4---0
	530/421	0---19---0
	424 min East	0---7---7
	533/425	0---6---0
	545/433 min East	0---1-16
	539/434 min East	0---2---5

Total = 2---0---8 or 1.263 Acres

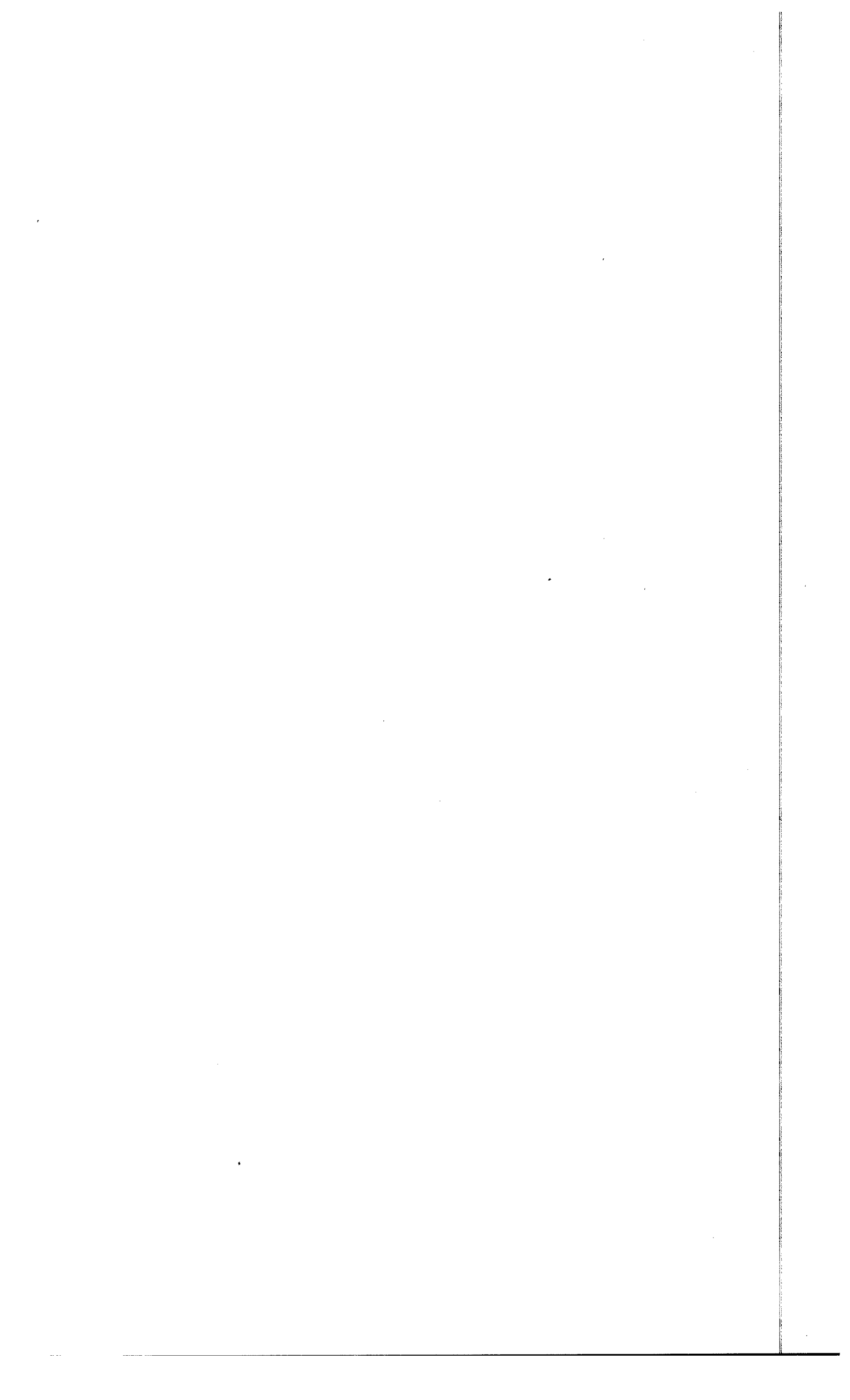
2 Detail of land owned by Anurag Bhatnagar S/o Sh. Virendra Kumar Bhatnagar in village Sikanderpur Ghosi, Tehsil & District Gurgaon

Village	Khasra No.	Area
Sikanderpur Ghosi	415 min East	B---B---B 0--18--15
	528/417	1---3---0
	531/421	1---7---0
	422 min East	0---2--10
	532/425	0---6---0
	536/426	0---5---0

Total = 4--2---5 or 2.570 Acres

G.Total= 6--2---13 or 3.833 Acre

Director General
Town and Country Planning,
Haryana, Chandigarh
Chhoti N. 2/2



Regd.

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-2085/2016/ 503

Dated: 10-01-2017


To

Sh. Virendera Kumar Bhatnagar,
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi-110001.

Subject: Renewal of Licence No. 19 of 2012 dated 03.03.2012 granted for development of Commercial Colony over an area measuring 3.833 acres in Sector-26, Gurgaon - Sh. Virendera Kumar Bhatnagar C/o Emaar MGF Land Ltd.

Please refer your letter dated 20.01.2016 on the matter cited as subject above.

1. Licence No. 19 of 2012 dated 03.03.2012 granted for setting up of Commercial Colony over an area measuring 3.833 acres in Sector-26, Gurgaon is hereby renewed upto 02.03.2018 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 licences renewed upto the period till the final completion of the colony is granted.
3. You shall get the approval of the Electrical Service Plan/Estimates within the current validity period of licence.
4. You shall make substantial progress in the development/construction work during the current validity period of the licence.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2085/2016/

Dated:

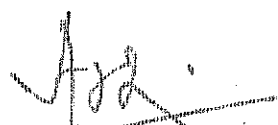
A copy is forwarded to the following for information and necessary action:-

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

(Sanjay Kumar)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

ORDER

1. Whereas, Licence No. 19 of 2012 dated 03.03.2012 has been granted to Sh. Virendera Kumar Bhatnagar C/o Emaar MGF Land Ltd. for setting up of Commercial Colony over an area measuring 3.833 acres in Sector-26, Gurgaon 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 the licensee had not complied with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2016. The licensee vide letter dated 26.10.2016 submitted a request to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be ₹ 2,50,000/-. The licensee vide DD No. 641568 dated 14.10.2016 has deposited the composition fee of ₹ 2,50,000/-.
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 earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.



(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2085/2016/ 511.

Dated: 10-01-2017

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

1. Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
2. Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001.


(Sanjay Kumar)
District Town Planner (HQ),
O/o Director General, Town & Country Planning,
Haryana, Chandigarh.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com

Regd. Post

To

Sh. Virendera Kumar Bhatnagar S/o
Sh. Kishan Chand Bhatnagar
C/o M/s Emaar MGF Pvt. Ltd.
Vill. Sikanderpur Ghosi, Sec - 26
Distt. Gurgaon.

Memo No. LC-2085- JE (AK)-2010/ 13629 Dated: 13-10-10

Subject: Grant of License to develop a Commercial Colony on the land measuring 3.833 acres falling in revenue estate of village Sikanderpur Ghosi, Sector 26, Distt. Gurgaon.

Reference your application dated 07.08.2008 on the subject noted above.

2. Your request for grant of license under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Commercial Colony on the land measuring **3.833 acres** falling in the revenue estate of village Sikanderpur, District Gurgaon has been examined/considered by the Department & it has been decided to grant licence of 3.833 acres. 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 60 days from the date of issue of this notice, failing which the grant of license shall be refused:

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	= 3.833 acres
ii) Interim rate for development	= ₹ 50.00 lacs per acre
iii) Total cost of development	= ₹ 191.65 lacs
iv) 25% bank guarantee required	= ₹ 47.9125 lacs

EXTERNAL DEVELOPMENT WORKS:-

i) Total Area	= 3.833 acre
ii) Interim rate for development	= ₹ 304.253 lacs per acre
iii) Total cost of Development	= ₹ 1166.20 lacs
iv) 25% bank guarantee required	= ₹ 291.55 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/building 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 of demand.

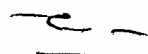
The rates of external development charges for the Final Development Plan, Gurgaon-Manesar Urban Complex are being charged on tentative rates. You will therefore be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.

4. To deposit an amount of ₹ 38,800/- (Thirty Eight Thousand Eight Hundred) on account of deficit scrutiny fee & ₹ 4,18,68,600/- (Four Crore Eighteen

- Lacs Sixty Eight Thousand and Six Hundred) on account of deficit license fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To deposit an amount of ₹ 2,28,02,860/- (Two Crores Twenty Eight Lacs Two Thousand Eight Hundred Sixty) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To furnish an undertaking that the portion of sector/master plan road which shall form part of the licensed 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.
7. To submit an undertaking that you will pay the infrastructure development charges - @ ₹ 1000/- per sq mtrs for commercial area of 3.833 acres amounting to ₹ 1,55,12,151/- (One Crore Fifty Five Lacs Twelve Thousand One Hundred Fifty One) in two equal installments. First installment shall be payable within sixty days of grant of license and second installment within six months from the date of grant of license, failing which 18% PA interest will be charged.
8. To submit an undertaking to the effect that you have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
9. To submit an undertaking that you will construct the 14 mtrs wide service road forming part of your site at your own cost and the entire area falling under road shall be transferred free of cost to the Government.
10. To submit an undertaking to the effect that the development/ construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with construction cost of 24 mtr wide road/major internal road as when finalized and demanded by the Director, Town and Country Planning, Haryana.
11. That you will complete the demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
12. 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.
13. To submit an undertaking that you shall 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 any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.

14. 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.
15. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
16. 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.
17. To furnish an undertaking that you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month 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 zoning plan of the project.
18. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied for license till date and applicants are the owner of the land.
19. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
20. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.
21. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
22. That the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
23. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
24. The above demand for fee and charges is subject to audit and reconciliation of accounts.



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

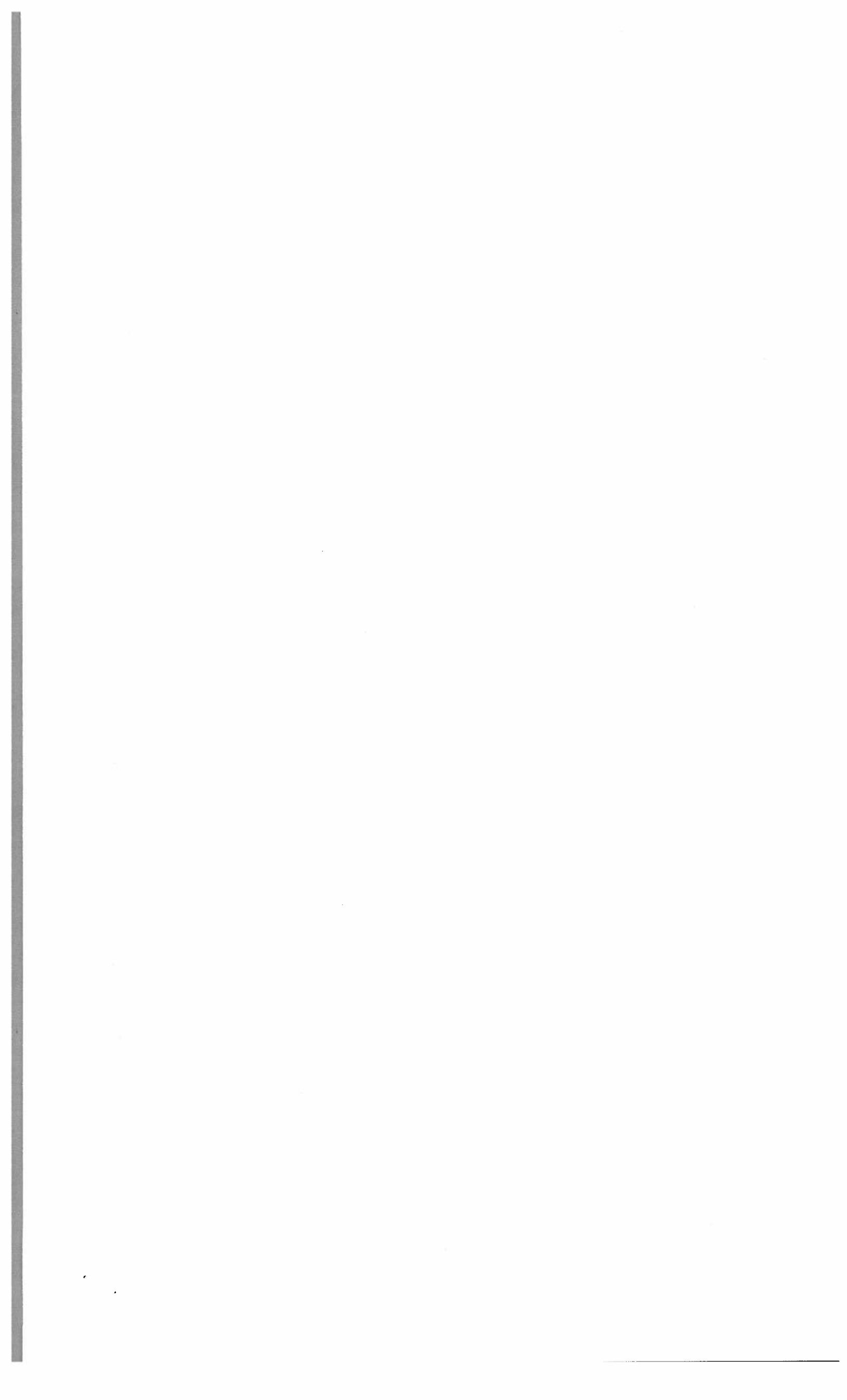
Dated:

Endst. No.LC-2085-JE(AK)-2010/

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

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


(HITESH SHARMA)
District Town Planner (HQ)
For: Director, Town and Country Planning
Haryana, Chandigarh



- 1 Detail of land owned by Sh. Virendra Kumar Bhatnagar S/o Sh. Kishan Chand Bhatnagar in village Sikanderpur Ghosi, Tehsil & District Gurgaon

Village	Khasra No.	Area
Sikanderpur Ghosi	529/417	0---4---0
	530/421	0--19---0
	424 min East	0---7---7
	533/425	0---6---0
	545/433 min East	0---1-16
	539/434 min East	0---2---5
		Total = 2---0---8 or 1.263 Acres

- 2 Detail of land owned by Anurag Bhatnagar S/o Sh. Virendra Kumar Bhatnagar in village Sikanderpur Ghosi, Tehsil & District Gurgaon

Village	Khasra No.	Area
Sikanderpur Ghosi	415 min East	0--18--15
	528/417	1---3---0
	531/421	1---7---0
	422 min East	0---2--10
	532/425	0---6---0
	436/426	0---5---0
		Total = 4---2---5 or 2.570 Acres
		G.Total = 6---2---13 or 3.833 Acre

~~Director~~
 Town and Country Planning,
 Haryana, Chandigarh
Chhota Raju

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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

<http://tcpbharyana.gov.in>

To

Sh. Virendera Kumar Bhatnagar,
C/o Emaar MGF Land Pvt. Ltd.,
Emaar Business Park, MG Road,
Sikanderpur, Sector-28,
Gurgaon-122002.

Memo No. LC-2085-ATP (NK)/2018/ 34854 Dated:- 26-12-2018

Subject: Renewal of license No 19 of 2012 dated 03.03.2012 granted for setting of Commercial Colony over an area measuring 3.833 acres in Sector-26, Gurugram -Emaar MGF Land Ltd.

Reference: Your application dated 02.02.2018 on the subject mentioned above.

License no. 19 of 2012 dated 03.03.2012 granted for setting of Commercial Colony over an area measuring 3.833 acres in Sector-26, Gurugram is hereby renewed up to **02.03.2020** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you will submit the compliance report of Rule 26(1) of Rules of 1976 at the time of audit.
3. That you will submit the approved electric service plan estimates of the colony before grant of occupation certificate.
4. That you shall get the renewal of the licence till the final completion of the colony is granted.

(K. Makrand Pandurang, IAS)

Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2085-ATP (NK)/2018/

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's officer O/o DTCP.
4. Senior Town Planner, Gurugram.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.
6. District Town Planner (P) Gurugram.

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director, Town and Country Planning,
Haryana, Chandigarh

ORDER

1. Whereas, Licence No. 19 of 2012 dated 03.03.2012 has been granted to Sh. Virendera Kumar BhatnagarC/o Emaar MGF Land Pvt. Ltd., Emaar Business Park, MG Road, Sikannderpur, Sector-28, Gurugram-122002 for setting up of Commercial Colony over an area measuring 3.833 acres in the Sector-26, Gurugram 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 the licensee had not complied with the provisions of Rule-28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2018. The licensee vide letter dated 29.08.2018 submitted a request to compound the offence of not complying with the provisions of Rule-28 of the Haryana Development and Regulation of Urban Areas Rules, 1976. Regulation of Urban Areas Rules, 1976.

3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non-compliance of Rule-28. As per these composition rates, the composition fee worked out to be Rs 9,000/- . The licensee vide Transaction No. TCP364551882815754 dated 28.08.2018 has deposited the composition fee of Rs 9,000/-.

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 not complying with the provisions of Rule-28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

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

Endst. No. LC-2085-NK(ATP)/2018/ 34862
Dated:- 26-12-2018

action:-

A copy is forwarded to the following for information and necessary

1. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
2. Sh. Virendera Kumar BhatnagarC/o Emaar MGF Land Pvt. Ltd., Emaar Business Park, MG Road, Sikannderpur, Sector-28, Gurugram-122002.

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director, Town and Country Planning,
Haryana, Chandigarh