

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71 -75 (2ND FLOOR TO 4TH FLOOR), CHANDIGARH

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com, Website: www.tcpharyana.gov.in

To

Zion Promoters & Developers Pvt. Ltd
K-108, Atrium (Hill View), Suraj Kund Road,
Faridabad- 121008.

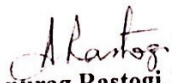
Memo No. LC-767/2013/ 58230

Dated: 22-11-2013

Subject: - Renewal of licence No. 1062 of 2006 dated 07.08.2006 being developed by Zion Promoters Pvt. Ltd.

Ref.:- Your application dated 23.04.2013 on the subject noted above.

1. Licence No. 1062 of 2006 dated 07.08.2006 granted to you vide this office letter Endst. No. 5DP-iv-2006/20562-73 dated 07.08.2006 for setting up of a Group Housing Colony in Sector-48 Tehsil and District Faridabad is hereby renewed up to 06.08.2015 on the terms & 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.
3. That you shall revalidate the Bank Guarantees on account of EDC & IDW upto the validity of renewal of license i.e. upto 06.08.2015, before 21.12.2013 failing which this permission shall be void ab-initio.
4. That you shall also pay composition charges as per policy dated 16.08.2013 for delay in allotment of EWS flats, as and when demanded by Department.
5. That you shall deposit the compounding fee regarding non-compliance of Rules 24, 26(2), 27 & 28 for period after 31.03.2012, as and when demanded by Department.



(Anurag Rastogi, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-767/2013/

Dated

A Copy is forwarded to the following for information and necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Faridabad with direction to convey the composition charges regarding Sr. No. 4 above in reference to policy dated 16.08.2013.
4. District Town Planner, Faridabad
5. Chief Accounts Officer of this Directorate.


(R.S. Batth)
Assistant Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

To


Zion Promoters and Developers Pvt. Ltd.
K-108, Atrium (Hill View), Suraj Kund Road,
Faridabad-121008

Memo No: LC-767 (NC) 2013/36808 Dated: 17/4/13

Subject: Renewal of licence no. 1062 of 2006 dated 07.08.2006.

Please refer to your application dated 16.07.2008, 23.10.2009 & 04.08.2011 on the subject noted above.

1. License No. 1062 of 2006 dated 07.08.2006 granted to you vide this office Endst. No. 5DP-(iv)-2006/20562-73 dated 07.08.2006 for setting up of a Group Housing Colony falling in Sector-48, Faridabad is hereby renewed up to **06.08.2013** 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 license of further period and you will get the license renewed till the final completion of the colony is granted.
3. In terms of undertaking dated 28.02.2013, you shall submit additional bank guarantee of Rs. 52.0075 lac having validity of 15 months, within a period of three months of renewal of licence failing which renewal will be considered in fructuous.
4. You shall clear the outstanding dues in 8 quarterly installments spread over a period of two years. The first installment shall be due within three months of renewal of licence.
5. You shall allot EWS flats to BPL families within the current validity period of the licence.
6. You shall submit a request to compound the offence of earlier not complying with the provisions of Rule- 26(2), 27 & 28 of Haryana Development and Regulations of Urban Areas Rules 1976 within 15 days from the date of renewal of licence.


(Anurag Rastogi, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

A Copy is forwarded to the following for information & necessary action:-

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Faridabad.
4. District Town Planner (P), Faridabad,
5. District Town Planner (HQ)PP with a request to update the status of renewal of license on the Department web site.
6. Chief Accounts Officer of this Directorate with a request to ensure that as laid down in the policy bearing memo PF-37/5/32/2009-2TCP dated 12.04.2012 and subsequent Govt. decision dated 30.08.2012 (i) recovery of outstanding Enhanced EDC within two years (ii) the bank guarantee of Enhanced EDC should not be released in parts and it shall be released in one go after the receipts of complete overdue amount of Enhanced EDC.

(S. K. Schrawat)

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

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

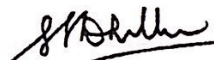
Licence No. 1062 of 2006.

1. This licence is granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder falling within the Municipal Limits of Faridabad to M/s. Zion Promoters & Developers (P) Ltd 829 Sector-21-A, Main Badkhal Road, Faridabad for setting up of a Group Housing Colony at village Badkhal, District Faridabad.
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 design 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 thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted for the approval of zoning plan and before starting the development works in the colony.
4. 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.
5. That you shall obtain approval /NOC from competent authority to fulfil the requirements of notification dated 07-07-2004 of Ministry of Environment & Forests, Govt of India before starting the development works of the colony.
6. The licence is valid upto 6-8-2008.

Dated: Chandigarh

The 7-8-2006.

Endst. No.5DP(iv)- 2006/ 20562

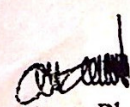

(S.S. DHILLON)

Director,
Town & Country Planning,
Haryana, Chandigarh. *M. Chand*

Dated: 7-8-06

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

- ✓ 1. M/s. Zion Promoters & Developers (P) Ltd 829 Sector-21-A, Main Badkhal Road, Faridabad along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Engineer -in- Chief, HUDA, Panchkula.
5. Senior Town Planner, MCF, Faridabad.
6. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
7. Land Acquisition officer, Faridabad
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Faridabad along with a copy of agreement.
11. District Town Planner, Enf, Faridabad.
12. Accounts Officer, Chandigarh along with a copy of agreement.


District Town Planner (Enf)

Director, Town and Country Planning

To be read with licence No. 1062. of 2006

Detail of land owned by M/s. Zoin Promoters & Developers (P) Ltd village Badkhal, Distt. Faridabad.

Village	Rect.No.	Killa No.	Area K-M
Badhkhal	72	14/1	6-8
		14/2	1-12
		15	8-0
		6/2/2	1-7
		7/2/2	1-4
		8/2/2	1-1
		9/1/2/2	0-8
		12/2/2/1	2-0
		12/3	1-15
		12/4	2-3
		13	8-0

Total:

33-18 Or 4.237 Acres


Director

Town and Country Planning,
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO-71-75 (1st to 3rd Floor), Sector-17-C, Chandigarh
 Phone: 0172-2549349; e-mail:tcpharyana7@gmail.com
<http://www.tcpharyana.gov.in>

To

Zion Promoters and Developers Pvt. Ltd.,
 Regd. Off. K-108, Atrium (Hill View), Suraj Kund Road,
 Faridabad - 121009
 Email id - info@zionpromoter.com


Memo. No. LC-767-PA (SS)-2018/ 21178 Dated: 19-07-2018

Subject: - Request for renewal of Licence No. 1062 of 2006 dated 07.08.2006 granted for development of Group Housing Colony over an area measuring 4.237 acres in Sector-48, District-Faridabad- Zion Promoters & Developers Pvt. Ltd.

Reference: - Your application dated 24.01.2018 & 06.06.2018 on the above cited subject.

Licence No. 1062 of 2006 dated 07.08.2006 granted to you for setting up of Group Housing Colony on the land measuring 4.237 acres in Sector-48, District-Faridabad is hereby renewed upto 06.08.2019 on the terms and conditions laid down therein:-

1. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance entitled licensee for renewal of licence for further period and licensee will get the licence renewed upto the period till the final completion of the colony is granted.
2. That you shall pay the enhanced EDC dues, as and when demanded by the Department after the final decision of Hon'ble High Court in CWP No. 5835 of 2013 titled as Balwan Singh & others vs. State of Haryana.

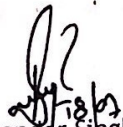

 (K. Makrand Pandurang, IAS)
 Director, Town & Country Planning
 Haryana Chandigarh

Endst. No. LC-767-PA (SS)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Faridabad.
4. District Town Planner, Faridabad.
5. Chief Accounts Officer O/o DTCP, Chandigarh.
6. Website Administrator of this Directorate.


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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71 -75 (2ND FLOOR TO 4TH FLOOR), CHANDIGARH

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphry@gmail.com, Website: www.tcpharyana.gov.in

To

✓
Zion Promoters & Developers Pvt. Ltd
K-108, Atrium (Hill View), Suraj Kund Road,
Faridabad- 121009.

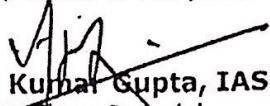
Memo No. LC-767/NC/2015/ 20199

Dated: 16/6/15

Subject: - Renewal of licence No. 1062 of 2006 dated 07.08.2006 being developed by Zion Promoters Pvt. Ltd.

Reference:- Your application dated 26.06.2015 on the subject noted above.

1. Licence No. 1062 of 2006 dated 07.08.2006 granted to you vide this office letter Endst. No. 5DP-iv-2006/20562-73 dated 07.08.2006 for setting up of a Group Housing Colony in Sector-48, Tehsil and District Faridabad is hereby renewed up to 06.08.2017 on the terms & 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.
3. That you shall pay the enhanced EDC dues, as and when demanded by Department after the final decision of Hon'ble High Court in CWP No. 5835 of 2013 - Balwan Singh & others Vs State of Haryana.


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

Endst. No. LC-767/NC/2015/

Dated

A Copy is forwarded to the following for information and necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Faridabad.
4. District Town Planner, Faridabad
5. Chief Accounts Officer of this Directorate.
6. DTP(HQ) PP with request to host the same on the Departmental website.

(Om Parkash)
Assistant Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh.