

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

License No. 107 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 Kamdhenu Projects Pvt. Ltd., C/o Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 12.00 acres in the revenue estate of village Kherki Majra Dhankot, Sector 102, 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 09/10/2016.

Dated: The 10/10/2012.
Chandigarh

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

Endst. No. LC-1286-JE (VA)-2012/ 20625

Dated: 15/10/12

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


1. Kamdhenu Projects Pvt. Ltd., C/o Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi 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 Licence No. 107 of 2012/10 ¹⁰/₂₀₁₂.

1 Detail of land owned by Kamdhenu Projects Pvt. Ltd., Village Kherki Majra, District Gurgaon

Village	Rect No.	Killa No.	Area
Kherki Majra <i>Dhanhot</i>	46	21	8 - 0
		22	8 - 0
	53	1	8 - 0
		2	8 - 0
		3	8 - 0
		4	8 - 0
		7	8 - 0
		8	8 - 0
		9	8 - 0
		10	8 - 0
		11	8 - 0
		12	8 - 0
TOTAL=			96 - 0
			or 12.0 Acres


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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

To


Kamdhenu Projects Pvt. Ltd.
C/o Emaar MGF Land Ltd.,
ECE House, 28 Kasturba Gandhi Marg,
New Delhi

Memo No:-LC-1286-PA(SN)-2017/ 22238 Dated: 7-09-2017

Subject: Renewal of Licence No. 107 of 2012 dated 10.10.2012 granted for setting up of Group Housing Colony over an area measuring 12.00 acres in Sector 102, GMUC, District Gurugram.

Reference: Your application dated 08.09.2016 on the subject cited above.

1. Renewal of Licence No. 107 of 2012 dated 10.10.2012 granted for setting up of Group Housing Colony over an area measuring 12.00 acres in Sector 102, GMUC, District Gurugram is hereby renewed up to 09.10.2018 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. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 3 of 1975.
4. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental dated 16.08.2013.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1286/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

ORDER

Whereas, Licence no. 107 of 2012 dated 10.10.2012 granted for setting up of Group Housing Colony over an area measuring 12.00 acres in Sector 102, GMUC, District Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 12.06.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 3,000/-. Colonizer has deposited the composition fee vide DD no. 600996 dated 21.08.2017.


3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 31.03.2017.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1286/PA(SN)/2017/ 22245 Dated: 7-9-17

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

1. Kamdhenu Projects Pvt. Ltd. C/o Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi.
2. Chief Accounts Officer of this Directorate.


(Sanjay Kumar)
District 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

To

Kamdhenu Projects Pvt. Ltd.
C/o Emaar MGF Land Pvt. Ltd.,
Emaar Business Park, MG Road,
Sikanderpur, Sector-28,
Gurugram-122002.

Memo No. LC-1286-Asstt.(AK)/2018/ 32028 Dated:- 21-11-2018

Subject: Renewal of license No 107 of 2012 dated 10.10.2012 granted for setting of Group Housing Colony over an area measuring 12.00 acres is Sector-102 of GMUC -Emaar MGF Land Ltd.

Reference: Your application dated 06.09.2018 on the subject mentioned above.

1. Licence no. 107 of 2012 dated 10.10.2012 granted for setting of Group Housing Colony over an area measuring 12.00 acres is Sector-102 of GMUC, Distt. Gurugram is hereby renewed up to 09.10.2020 on the terms and conditions laid down therein:-
2. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
3. You shall complete the construction of all the community buildings in accordance with the provisions of section 3(3)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
4. That you shall get the renewal of the licence till the final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-1286- Asstt.(AK)/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.

(Rajesh Kaushik)
District Town Planner (HQ),
O/o Director, Town and 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

ORDER

1. Whereas, Licence No. 107 of 2012 dated 10.10.2012 has been granted to Kamdhenu Projects Pvt. Ltd. C/o Emaar MGF Land Pvt. Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 for setting up of Group Housing Colony over an area measuring 12.00 acres in the Sector-102 of GMUC, District 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 24.09.2018 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.
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) & 28. As per these composition rates, the composition fee worked out to be Rs 4,000/-. The licensee vide Transaction No. TCP3644551892117842 dated 21.09.2018 has deposited the composition fee of Rs 4,000/-.
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-1286- Asstt.(AK)/2018/ 32036

Dated:- 21-11-2018

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

1. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
2. Kamdhenu Projects Pvt. Ltd. C/o Emaar MGF Land Pvt. Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002 .


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