

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

License No. 75 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., Divit Estates 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 13.531 acres in the revenue estate of village 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 30/7/2016.

Dated: The 31/7/2012.
Chandigarh


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

Endst. No . LC-1287-JE(VA)-2012/ CTP-13337 Dated: 1/8/12.

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

1. ~~1.~~ Kamdhenu Projects Pvt. Ltd., Divit Estates 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

1 Details of Land owned by Kamdhenu Projects Pvt. Ltd., village Dhankot, Distt. Gurgaon

Village	Rect. No.	Killa No.	Area K---M
Dhankot	58	19	7---7
		20	7---7
		21/2	0--13
		22	8---0
	78	1	8---0
		2	8---0
		9	8---0
		10/1	6--14
		10/3	0---8
		11/2/3	0---4
		12/1/1	3---8
		12/1/3	0---3
		Total = 58--4	

2 Details of Land owned by Divit Estates Pvt. Ltd., village Dhankot, Distt. Gurgaon

Village	Rect. No.	Killa No.	Area
			K---M
Dhankot	58	17/2	5--14
		18	7---7
		23	8---0
		24/1	5---7
		24/2/1	0---4
	78	3	8---0
		8	8---0
		13/1/1	7---9
		Total=	

Grand Total= 108--5 or 13.531 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chhotu Raj

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: tcpharyana7@gmail.com

Regd.

To

Kamdhenu Projects Pvt. Ltd.
Divit Estates Pvt. Ltd.
In collaboration with Emaar MGF Land Ltd.
ECE House 28, Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-1287/Asstt.(AK)/2018/32747 dated: 29-11-2018

Subject: Renewal of Licence no. 75 of 2012 dated 31.07.2012 granted for setting up Group Housing colony over an area measuring 13.531 acres in Sector 102, GMUC - Emaar MGF Land Ltd.

Reference: Your application dated 20.06.2018 on the subject cited above.

1. Licence 75 of 2012 dated 31.07.2012 granted for setting up Group Housing colony over an area measuring 13.531 acres in Sector 102, GMUC is hereby renewed up to 30.07.2020 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 be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. You shall transfer the land falling in roads within one month to the Government through Senior Town Planner, Gurugram.
7. The applicant company shall get the licence renewed till 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-1287/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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, Licence No. 75 of 2012 dated 31.07.2012 granted for setting up Group Housing colony over an area measuring 13.531 acres in Sector 102, GMUC 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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee 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. 6,000/-. Colonizer has deposited the composition fee vide transaction No TCP364551811421142 dated 14.11.2018.

3. Accordingly, in exercise of power conferred under Section-13(I) 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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.


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

Endst. no. LC-1287/Asstt.(AK)/2018/ 32754

dated: 29-11-18

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

1. Kamdhenu Projects Pvt. Ltd., Divit Estates Pvt. Ltd., In collaboration with Emaar MGF Land Ltd., ECE House 28, Kasturba Gandhi Marg, New Delhi.
2. Chief Accounts Officer of this Directorate.


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

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

Kamdhenu Projects Pvt. Ltd.
Divit Estates Pvt. Ltd.
In collaboration with Emaar MGF Land Ltd.
ECE House 28, Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-1287-PA(SN)/2017/ 11489

Dated: 29-05-2017

Subject: **Renewal of license No. 75 of 2012 dated 31.07.2012.**

Please refer to your application dated 29.06.2016 on matter cited as subject above.

2. License No. 75 of 2012 dated 31.07.2012 granted for setting up of group housing colony over an area measuring 13.531 acres falling in the revenue estate of village Dhankot in Sector 102, Gurgaon Manesar Urban Complex is hereby renewed upto **30.07.2018** 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 delay in allotment of EWS flats will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
5. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
6. That you shall get the license renewed till the final completion of the colony.


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

Endst. No. LC-1287-PA(SN)/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.

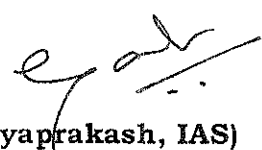

(Ravi Sihag)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

ORDERS

Whereas, License No. 75 of 2012 dated 31.07.2012 stands granted to Kamdhenu Projects Pvt. Ltd., Divit Estates Pvt. Ltd. in collaboration with Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi for setting up of group housing colony over an area measuring 13.531 acres in Sector 102, Gurgaon Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of 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 has submitted a request for composition of said offence vide application dated 27.08.2016. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 16,000/-. The company has deposited composition charges amounting Rs. 16,000/- vide DD No. 522297 dated 27.08.2016.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2016.


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

Endst. No. LC-1287-PA(SN)/2017/ 11496

Dated: 29-05-2017

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., Divit Estates Pvt. Ltd. in collaboration with Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi.

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(Ravi Sihag)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh