

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Brijbasj Projects Pvt. Ltd.,  
C/o Emaar MGF Land Ltd.  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi-110001.

Memo No. LC-1029-III-JE (VA)-2018/ 34 128

Dated: 18-12-2018


**Subject:** Renewal of licence no. 50 of 2010 dated 24.06.2010 granted for development of a Group Housing Colony on the additional land measuring 7.665 acres in the revenue estate of village Badshahpur, Sector 66 of Gurugram Manesar Urban Complex.

**Ref:** Your request received on 25.04.2018.

Licence no. 50 of 2010 dated 24.06.2010 granted to you vide this office Endst. No. LC-1029/DS(R)-2010/8044 dated 24.06.2010 for setting up of Group Housing Colony on the land additional land measuring 7.665 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram Manesar Urban Complex is hereby renewed upto **23.06.2020** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. You shall get the licence renewed till the final completion of the colony is granted.

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

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

Endst. No. LC-1029-III-JE (VA)-2018/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

ORDER

Whereas, Licence no. 50 of 2010 dated 24.06.2010 granted to Brijbasi Projects Pvt. Ltd. C/o Emaar MGF Land Ltd. vide this office Endst. No. LC-1029/DS(R)-2010/8044 dated 24.06.2010 for setting up of Group Housing Colony on the land additional land measuring 7.665 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram Manesar Urban Complex 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 deposited the composition fees through E-payment on 28.08.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 5,000/- and the same has been deposited by the licensee.


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 Rule 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

Endst. No. LC-1029-III-JE (VA)-2018/ 34135 Dated: 18-12-2018

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

- ✓ 1. Brijbasi Projects Pvt. Ltd. C/o Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001.
2. Chief Accounts Officer of this Directorate.

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

FORM LC-V  
(See Rule-12)  
Haryana Government  
Town and Country Planning Department

Licence No. 50 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s. Brijbasi Projects Pvt. Ltd., C/o M/s. Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, to develop a Group Housing colony on the land measuring 7.665 Acres at Village Badshahpur, District Gurgaon in residential sector- 66 of the Gurgaon.
2. The particulars of 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, Town and 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 the 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 Rules, 1976 made there under are duly complied with.
  - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) That you shall construct the portion of 12 mtr wide service road, if, forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
  - e) That you shall derive permanent approach from the service road only.
  - f) That you will not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
  - g) 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.
  - h) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - i) That you will use only CFL fittings for internal lighting as well as for campus lighting.
  - j) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
  - k) 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 licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

The license is valid upto 23.06.2014

Dated: 24.06.2010  
The Chandigarh

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



Endst No. LC-1029/DS(R)- 2010/ 8044

Dated:- 24-6-10

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

M/s. Active Promoters Pvt. Ltd., M/s. Brijbasi Projects Pvt. Ltd., C/o M/s. Emaar MGF Land Ltd., ECE House, 28, Kasturba Gandhi Marg, New Delhi-110001, along with copy of agreement LC-IV and bilateral agreement.

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Patchoulis.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No.(h) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of LC-IV and Bilateral Agreement.



(Devendra Nimbokar)  
District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh





To be read with Licence No. 50 of 2010

1 Detail of land owned by M/s Brijbasi Projects Pvt. Ltd in village Badshapur,  
Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	T.Area	Area K---M
Badshapur	36	6	6---0	5---10
		7	5---1	1---2
		14/3	1---7	1---7
		15	7---8	7---8
		16/1	1---18	1---18
	37	2/1	0---16	0---3.5
		8/3	0---11	0---11
		9	5---15	5---15
		10	6---0	6---0
		11	8---0	8---0
		12/1	4---10	4---10
		19/2	3---12	3---12
		19/3	0---13	0---13
		20	7---2	7---2
		21/1	0---11	0---11
		21/3	0---15	0---15
		22	6---9	6---9

Total = 61---6.5 or 7.665 Acres

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  


**Directorate of Town & Country Planning, Haryana**

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

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

Regd.

To

Barijbas Projects Pvt. Ltd,  
C/o Emaar MGF Land Ltd.,  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi-1.

Memo No:-LC-1029-JE (S)-2014/

21559

Dated: 8/9/14

**Subject: - Renewal of license no 50 of 2010 dated 24.06.2010 granted for setting up of a Group Housing Colony over an additional area measuring 7.665 acres in Sector-66, GMUC, Gurgaon.**

Please refer to your application dated 19.05.2014 and memo dated on the subject cited above.

License No. no 50 of 2010 dated 24.06.2010 granted for setting up of a Group Housing Colony over an additional area measuring 7.665 acres in Sector-66, GMUC, Gurgaon is hereby renewed for a further period of two years i.e. up to **23.06.2016** on the terms & conditions laid down therein.

1. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
2. You shall complete the construction of community sites in respect of Sub Section (3) (iv) of Section 3 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. You shall pay composition charges for delay in allotment of EWS flats as per policy dated 16.08.2013/09.06.2014.
4. You will get the licence renewed till the final completion of the colony is granted.
  - The original license is returned herewith.

  
(Anurag Rastogi)

Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1029-JE (S)-2014/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula.
2. Chief Engineer, HUDA, Sector 6, Panchkula.
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.

(R.S. Batth)

Assistant Town Planner (HQ)

For Director General, Town and Country Planning  
Haryana, Chandigarh.

**Directorate of Town & Country Planning, Haryana**

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

To

Barijbasi Projects Pvt. Ltd,  
C/o Emaar MGF Land Ltd.,  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi-1.

Memo No:-LC-1029-JE (S)-2014/

21559

Dated:

8/9/14

**Subject: - Renewal of license no 50 of 2010 dated 24.06.2010 granted for setting up of a Group Housing Colony over an additional area measuring 7.665 acres in Sector-66, GMUC, Gurgaon.**

Please refer to your application dated 19.05.2014 and memo dated on the subject cited above.

License No. no 50 of 2010 dated 24.06.2010 granted for setting up of a Group Housing Colony over an additional area measuring 7.665 acres in Sector-66, GMUC, Gurgaon is hereby renewed for a further period of two years i.e. up to **23.06.2016** on the terms & conditions laid down therein.

1. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
2. You shall complete the construction of community sites in respect of Sub Section (3) (iv) of Section 3 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. You shall pay composition charges for delay in allotment of EWS flats as per policy dated 16.08.2013/09.06.2014.
4. You will get the licence renewed till the final completion of the colony is granted.
  - The original license is returned herewith.

  
(Anurag Rastogi)

Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1029-JE (S)-2014/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula.
2. Chief Engineer, HUDA, Sector 6, Panchkula.
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.

  
(R.S. Batth)

Assistant Town Planner (HQ)  
For Director General, Town and Country Planning  
Haryana, Chandigarh.

**Directorate of Town & Country Planning, Haryana**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)  
Phone: 0172-2549349; email: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

To

Brijbasi Projects Pvt. Ltd.,  
C/o Emaar MGF Land Ltd.,  
ECE House, 1<sup>st</sup> Floor, 28 KG Marg,  
New Delhi-11001.

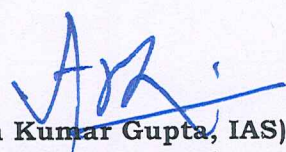
Memo No. LC-1029 Vol. III-JE(MS)-2016/23796 Dated:- 28-10-2016

**Subject: Renewal of license No 50 of 2010 dated 24.06.2010 granted for setting of a Group Housing Colony over an area measuring 7.665 acres at village Badshahpur, Sector-66 of GMUC – Emaar MGF Pvt. Ltd.**

Reference: Your application dated 17.06.2016 on the subject mentioned above.

Licence no. 50 of 2010 dated 24.06.2010 granted to Brijbasi Projects Pvt. Ltd. in collaboration with Emaar MGF Land Ltd. for setting up of Group Housing Colony over area 7.665 acres in Sector-66 of GMUC, Distt. Gurgaon is hereby renewed up to **23.06.2018** 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. You shall get the renewal of the licence till the final completion of the colony is granted.
- Original licence No. 50 of 2010 dated 24.06.2010 is also returned herewith.

  
(Arun Kumar Gupta, IAS)  
Director General,

Town & Country Planning Department,  
Haryana, Chandigarh. *msdh*

Endst no: LC-1029 Vol. III-JE(MS)-2016/

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 DG, TCP.
4. Senior Town Planner, Gurgaon.
5. Project Manager (IT Cell) O/o DG, TCP with request to update the status on website.
6. District Town Planner (P) Gurgaon.

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

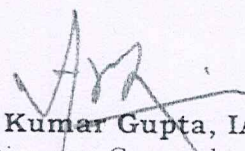


## Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)  
Phone: 0172-2549349; email: [tcphry@gmail.com](mailto:tcphry@gmail.com)

### ORDER

1. Whereas, Licence No. 50 of 2010 dated 24.06.2010 has been granted to Brijbasi Projects Pvt. Ltd. in collaboration with Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-1 for setting up of Group Housing Colony over an area measuring 7.665 acres in the Sector-66 of GMUC, Distt. 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- 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2016. The licensee vide letter dated 13.10.2016 submitted a request to compound the offence of earlier 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), 27 & 28. As per these composition rates, the composition fee worked out to be Rs 8,000/-. The licensee vide DD No. 245899 dated 13.10.2016 has deposited the composition fee of Rs 8,000/-.
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- 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

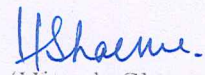
  
(Arun Kumar Gupta, IAS),  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1029 Vol. III/2016/ 23804.

Dated: 28-10-2016

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

1. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
- ✓ 2. Brijbasi Projects Pvt. Ltd. in collaboration with Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi -1.

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