

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, SECTOR-17C, CHANDIGARH.

Phone: 0172-2549349, E-mail: tcphry@gmail.com, Website: www.tcphry.gov.in

To

Active Promoters Pvt. Ltd.,
Conscient Infrastructure Pvt. Ltd.,
C/o Emaar MGF Land Ltd.,
ECE House 28 Kasturba Gandhi Marg,
New Delhi.

Memo No. LC-1029-Vol.II/JE SS /2014/ 7097.

Dated:

9/4/14.

SUB: Renewal of License no. 228 of 2007 dated 27.09.2007.

Ref.:- Your application dated 04.09.2013 on the subject noted above.

1. License No. 228 of 2007 granted to you for setting up of Group Housing colony on land measuring 31.618 acres falling in sector 66 in Gurgaon Manesar Urban Complex is hereby renewed up to 26.09.2015 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 license for further period and you will get the license renewed till the final completion of the colony is granted.
3. That you shall pay composition charges as per policy dated 16.08.2013 for delay in allotment of EWS flats, as and when demanded by Department.
4. That you shall complete the construction of community sites within four years after amendment in Act 41 of 1963 i.e. after 03.04.2012.
5. That you shall get the license renewed till final completion of the colony is granted.


(Anurag Rastogi, IAS)

Director General
Town & Country Planning,
Haryana, Chandigarh.

Dated:

Endst. No. LC-1029-Vol.II/JE SS/2014/

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, Gurgaon.
4. District Town Planner, Gurgaon
5. Chief Accounts Officer of this Directorate.
6. DTP (HQ) PP, with request to host the same on the Departmental Website.

(R.S.Batth)

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

Directorate of Town & Country Planning, Haryana

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

Regd.

To

Active Promoters Pvt. Ltd. etc,
C/o Emaar MGF Land Ltd.,
ECE House, 1st Floor, 28 KG Marg,
New Delhi-11001.

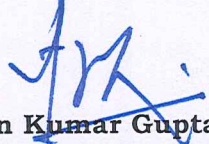
Memo No. LC-1029 Vol. III-JE(MS)-2016/23787 Dated:- 28-10-2016

Subject: Renewal of license No 228 of 2007 dated 27.09.2007 granted for setting of a Group Housing Colony over an area measuring 31.618 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. 228 of 2007 dated 27.09.2007 granted to Active Promoters Pvt. Ltd. etc in collaboration with Emaar MGF Land Ltd. for setting up of Group Housing Colony over area 31.618 acres in Sector-66 of GMUC, Distt. Gurgaon is hereby renewed up to **26.09.2017** 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. 228 of 2007 dated 27.09.2007 is also returned herewith.


(Arun Kumar Gupta, IAS)
Director General,

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

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

Dated:

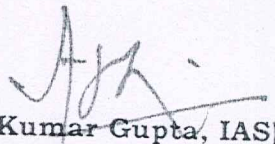
A copy is forwarded to following for information and further necessary action.

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

ORDER

1. Whereas, Licence No. 228 of 2007 dated 27.09.2007 has been granted to Active Promoters Pvt. Ltd. etc 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 31.618 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 22.09.2016 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. 522379 dated 22.09.2016 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.

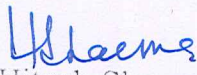

(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh. *usm*

Endst. No. LC-1029 Vol. III/2016/ 23795

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. Active Promoters 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.

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com

website:-http://tcpharyana.gov.in

To

Active Promoters Pvt. Ltd. & others,
C/o Emaar MGF Land Ltd.
ECE House, 1st Floor, 28 K.G. Marg,
New Delhi-110001.

Memo No. LC-1029 Vol.III-JE(VA)-2017/ 28004

Dated:- 8-11-2017

Subject: Renewal of licence no. 228 of 2007 dated 27.09.2007 granted for setting up of Group Housing Colony over an area measuring 31.618 acres falling in the revenue estate of village Badshahpur, Sector-66, Gurugram Manesar Urban Complex.

Reference: Your application dated 17.08.2017 on the subject mentioned above.

Licence No. 228 of 2007 dated 27.09.2007 granted vide Endst No. Ds-2007/24799 dated 27.09.2007 for development of a Group Housing Colony over an area measuring 31.618 acres falling in the revenue estate of village Badshahpur, Sector-66, Gurugram Manesar Urban Complex is hereby renewed upto 26.09.2019 on the terms & conditions laid down therein and further subject to 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 complete the construction of community sites as per amendment in Act 41 of 1963 dated 03.04.2012.
3. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Area's Act, 1975 within validity of renewal of licence
4. You shall get the licence renewed till the final completion of the colony is granted.

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

Endst. No. LC-1029 Vol. III-JE(VA)-2017/

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, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Account Officer O/o DTCP, Chandigarh.
- vi. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

ORDER

Whereas, licence no 228 of 2007 dated 27.09.2007 and 93 of 2008 dated 12.05.2008 have been granted to Active Promoters Pvt. Ltd. and others in collaboration with Emaar MGF Land Ltd. granted for development of a Group Housing Colony over an area measuring 31.618 + 6.1937 acres falling 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 25.10.2017 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2000/- 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 31.03.2017.



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

Endst. No. LC-1029 Vol.III-JE(VA)-2017/ 28011

Dated: 8-11-2017

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

1. Active Promoters Pvt. Ltd. and others C/o Emaar MGF Land Ltd., ECE House, 1st Floor, 28 K.G. Marg, New Delhi-110001.
2. Chief Accounts Officer of this Directorate.


(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

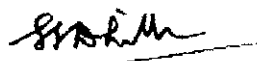
Licence No. 228 of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Active Promoters Pvt Ltd, M/s. B.C.C. Properties Pvt Ltd C/o M/s. Emaar MGF Land Ltd., MGF House, 17-B, Asaf Ali Road, New Delhi-110002 for setting up of a Group Housing Colony at village Badshahpur, District Gurgaon.
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 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 thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. 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.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. 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.

8. The licence is valid upto 26-9-2009.

Dated: Chandigarh

The 27-9-2007.



(S.S. Dhillon)
Director,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. DS-2007/ 24799.

Dated:- 27-9-2007

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

1. M/s. Active Promoters Pvt Ltd., M/s. B.C.C. Properties Pvt Ltd C/o M/s. Emaar MGF Land Ltd., MGF House, 17-B, Asaf Ali Road, New Delhi-110002 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


District Town Planner (Hq) JS
For Director, Town and Country Planning,
Haryana, Chandigarh.

**1. Detail of land owned by M/s Active Promoters Pvt. Ltd.
in village Badshahpur, Tehsil & District Gurgaon.**

Village	Rectangle No.	Killa No.	Area	
			Kanal —Marla	
Badshahpur	25	24/2/2	0—16	
		25/2	4—13	
	35	3/2 min	1—13	
		4 min	2—0	
		5	8—0	
		6/1	5—11	
		6/2	2—9	
		13	8—0	
		14	8—0	
		15	8—0	
		16	8—0	
		25	8—0	
	36	11	8—0	
		19	6—15	
		20/1	4—0	
		20/2	4—0	
		21	8—0	
		22/1	3—11	
		22/2	4—9	
		39	1/1	4—0
			1/2	4—0
			2	8—0
	9		8—0	
	10/1		4—10	
	10/2		3—10	
Total		135—17 or 16.981 Acre		

[Signature]

D.T.C.P.



Hr. CHD. Contd. Page No.2

[Signature]

2. Detail of land owned by M/s B.C.C Properties Pvt. Land.
in village Badshahpur, Tehsil & District Gurgaon.

Village	Rectangle No.	Killa No.	Area
			Kanal - Marla
Badshahpur	24	21 min	6-3
	36	1	8-0
		2/1	5-8
	39	8	4-12
		9	8-0
		10	8-0
		12	8-0
		13	7-0
		14/1	0-17
		16/2	2-15
		17/1	2-4
		17/2	3-12
		18	8-0
		23	8-0
		24/1	3-14
		24/2	2-4
		25	7-16
		26	1-5
		4/1	3-12
		4/2	2-8
		5/1	2-12
		5/2	3-16
		6/2	3-4
		7/1	2-12
		7/2	3-8
		Total	117-2 or 14.637 Acre

Grand Total Sr. No. 1-2 = 252-19 or 31.618 Acres


Director
Town and 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

Memo No. DS-(R)-LC-1029/2011/

2922

Dated: 10-3-11

To,

M/s Active Promoters Pvt. Ltd.,
M/s B.C.C. Properties Pvt. Ltd.
C/o M/s Emaar MGF land Ltd.
ECE House, 28 K.G. Marg,
New Delhi-110001

Subject: Renewal of Licence no. 228 of 2007 dated 27.09.2007.

1. Reference your application dated 25.08.2009 on the subject noted above.
2. License No. 228 of 2007 dated 27.09.2007 granted to you vide this office letter Endst. No. DS-2007/24799-24810 dated 27.09.2009 for setting up of a Group Housing colony in the revenue estate of village Badshahpur, Sector-66, Gurgaon-Manesar Urban Complex is hereby renewed up to 26.09.2011 on the terms and conditions laid down therein.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license for further period and you will get the licence renewed till the final completion of the colony is granted.
4. Licence No. 228 of 2007 dated 27.09.2007 is also returned herewith in original.

(T.C. Gupta, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. DS-(R)-LC-1029/2011/

Dated:

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, Gurgaon,
4. District Town Planner, Gurgaon,
5. Accounts Officer of this Directorate.

(Devendra Nimbokar)
District Town Planner (Hq),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

To

Active Promoters Pvt. Ltd.,
BCC Properties Pvt. Ltd.,
C/o Emaar MGF Land Ltd.,
EDC House, 1st Floor, 25 KG Marg,
New Delhi

Memo No. LC-1029-JE(B)-2012/ 4972 Dated: 6/4/12

Subject:- Renewal of licence no. 228 of 2007 dated 27.09.2007.

Please refer to your application dated 26.08.2011 on above cited subject.

1. Licence no. 228 of 2007 dated 27.09.2007 granted to you for setting up of group housing colony on the land measuring 31.618 acres falling in revenue estate of village Badshahpur, Sector-66, Gurgaon is hereby renewed upto **26.09.2013** 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 submit quarterly progress report of the implementation of the project in the O/o STP Gurgaon and a substantial progress should be made in the implementation of the project during the validity period of the licence.
4. You shall float EWS Units for allotment to BPL families within four months from the date of approval of revised building plans.
5. You shall submit request for composition of offence of not complying with, earlier the provisions of Rule-26(2), 27 & 28 of the Urban Areas Rules, 1976.

(T.C. Gupta, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1029-JE(B)-2012/

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, Gurgaon Circle Gurgaon with a request to monitor the progress of the implementation of the group housing project and submit the progress report in the Directorate. It is also requested that compliance report of Rule 27 & 28 of the Urban Areas Rules, 1976 by the colonizer for the months February to April, 2012 may be checked and report be submitted to the Directorate.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate.

(S.K. Schrawat)

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