

Regd.

To

Sh. Brijesh & Sanjeev Ss/o Sh. Satbir and others
In collaboration with International Land Developers Pvt. Ltd.,
B-418, New Friends Colony,
New Delhi-25.


Memo No. LC-2807-Vol-II/JE(SK)/2018/ 238 dated: 03-01-2019

Subject: Renewal of Licence no. 44 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony over an area measuring 11.6125 acres in the revenue estate of village Dhunela, Sector 33, GMUC - International Land Developers Pvt. Ltd.

Reference: Your application dated 01.05.2017 on the subject cited above.

1. License no. 44 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony over an area measuring 11.6125 acres in the revenue estate of village Dhunela, Sector 33, GMUC is hereby renewed up to 03.06.2019 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 approved the service plan estimates within the validity period of licence.
7. You shall apply for EDC re-schedulement policy dated 21.09.2018 within 45 days from the issuance of renewal of licence.
8. You 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

Dated:

Endst no: LC-2807-Vol-II/JE(SK)/2018/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, 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.






ORDER

Whereas, License no. 44 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony over an area measuring 11.6125 acres in the revenue estate of village Dhunela, Sector 33, 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. 50,000/-. Colonizer has deposited the composition fee vide transaction ID TCP3113918120422451 Dated 04.12.2018.

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

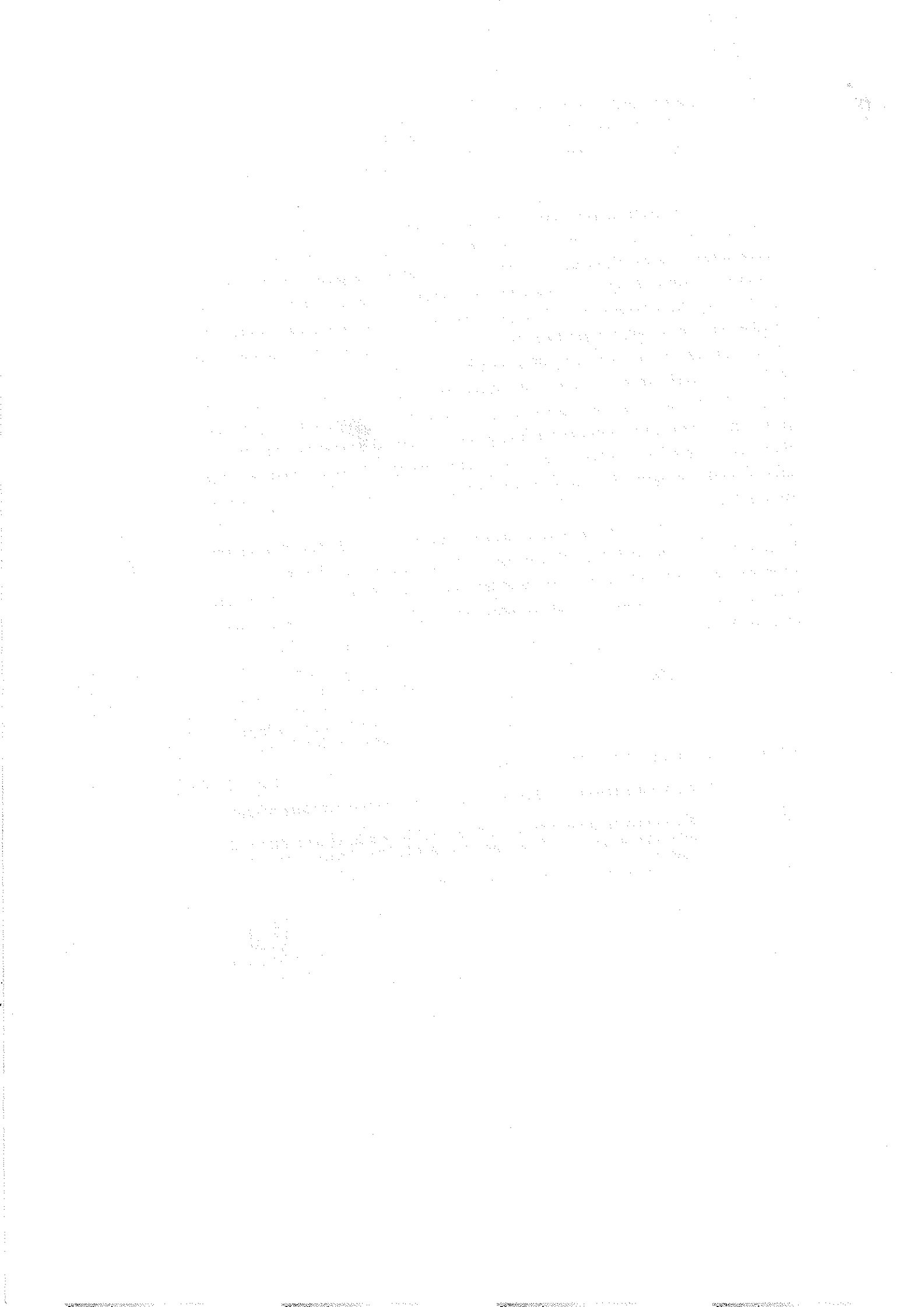
dated: 03-01-2018

Endst. no. LC-2807-Vol-II/JE(SK)/2018/ 245

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

1. Sh. Brijesh & Sanjeev Ss/o Sh. Satbir and others in collaboration with International Land Developers Pvt. Ltd., B-418, New Friends Colony, New Delhi-25.
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

Ayोजना Bhawan, Sector-18, Chandigarh, web site tcp/haryana.gov.in

Phone: 0172-2549349; e-mail: tcp/hry@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO. 44 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Brijesh, Sh. Sanjeev Ss/o Sh. Satbir, International Land Developer Pvt. Ltd, Mridul Dhanuka (HUF), C/o International Land Developer Pvt. Ltd., B-418, New Friends Colony, New Delhi-110025 for development of Group Housing Colony over an area measuring 11.6125 acres in the revenue estate of Village Dhunela, Sector-33, Tehsil Sphna, District Gurgaon.

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 is granted subject to the following conditions:
 - a) That the residential Group Housing Colony will be laid out in confirmation 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.
 - c) 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.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That licensee shall deposit the Infrastructural Development Charges @ Rs. 460/- per Sqm for Group Housing component for 175 % FAR and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - h) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
 - i) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - j) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - k) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l) That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.


- n) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- o) That the developer will use only CFL fittings for internal as well as for campus lighting.
- p) The new rates of licence fee stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- q) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- r) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- s) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- u) That the provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- v) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
3. The license is valid up to 03/6/2017.

Place: Chandigarh

Dated: 04/6/2013

Endst.No.LC-2807-JE (S)-2013/


42370


(Anurag Rastogi, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 10/6/13.

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

- Regd. ~~1~~ Sh. Brijesh, Sh. Sanjeev Ss/o Sh. Satbir, International Land Developer Pvt. Ltd, Mridul Dhanuka (HUF), C/o International Land Developer Pvt. Ltd., B-418, New Friends Colony, New Delhi-110025 (Email - ild@ild.com.in) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
 4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. MD, Haryana State Pollution Control Board, Panchkula.
 6. Addi. Director, Urban Estates, Haryana, Panchkula.
 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 (E & V) Haryana, Chandigarh.
 12. Senior Town Planner, Gurgaon.
 13. District Town Planner, Gurgaon along with a copy of agreement.
 14. Chief Accounts Officer of this Directorate.


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

To be read with Licence No. 44 of 2013/04⁶/₂₀₁₃

1. Detail of land owned by Brijesh-Sanjeev Ss/o Satbir of village Dhunela, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhunela	39	16	8-0
		17	6-10
	40	12/2	1-6
		20	8-0
	39	11/2	7-11
		14/2	6-7
		15/2	7-11
		25	8-0
Total			53-5


Land owned by International land Developers Pvt. Ltd.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhunela	40	12/3/2	5-17
		17/3/3	0-2
		18/2/2	0-13
		19/2	7-13
		21	8-0
		22	8-0
		24/1	1-8
		Total	

Land owned by Mridul Dhanuka(H.U.F) (Through Mridul Dhanuka S/o Mahender Kumar Dhanuka)

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhunela	40	23	8-0
Total			8-0

Grand Total 92-18 or 11.6125 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Amojit Singh

