

Directorate of Town & Country Planning, Haryana

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Regd.

To

✓ Orris Infrastructure Pvt. Ltd,
J-10/5, DLF Phase-II, MG Road, Gurugram.

Memo No. LC-1752-PA(SN)-2018/2240 Dated: 16-01-18

Subject: Renewal of Licence no. 115 of 2011 dated 23.12.2011 granted for setting up Group Housing colony over an area measuring 47.22 acres in Sector 89, GMUC - Orris Infrastructure Ltd.

Reference: Your application dated 03.01.2018 on the subject cited above.

1. Licence No. 115 of 2011 dated 23.12.2011 granted for setting up Group Housing colony over an area measuring 47.22 acres in Sector 89, GMUC is hereby renewed up to 22.12.2019 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 deposit balance amount of Rs. 1699.88 lacs on account of 1st installment under EDC relief policy dated 12.04.2016 within the period of 30 days from the issuance of renewal letter.
 4. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
 5. 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.


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

Endst no: LC-1752/PA(SN)/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.

District Town Planner (HQ)

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

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License No. 115. of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s. Radha Estates Pvt. Ltd., M/s. Incense Properties Pvt. Ltd., M/s. Oscar Land & Housing Pvt. Ltd., M/s. Neptune Land & Housing Pvt. Ltd., M/s. Salmon Land & Housing Pvt. Ltd., M/s. Acme Buildwell Pvt. Ltd., M/s. Orris Land & Housing Pvt. Ltd., M/s. Crazy Land & Housing Pvt. Ltd., M/s. Vertex Land & Housing Pvt. Ltd., M/s. Bright Buildtech Pvt. Ltd., M/s. Elegant Land & Housing Pvt. Ltd., Sh. Lal Singh S/o Sultan, Sh. Amit Gupta S/o Vijay Gupta, Sh. Aajad S/o Sh. Raja Ram, Sh. Raja Ram S/o Sh. Mangtu Ram C/o M/s Orris Infrastructure Pvt. Ltd., J-10/5, DLF Ph-II, Mehrauli-Gurgaon Road, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 47.218 acres in the revenue estate of village Hayatpur Badha, Sector 89, Distt. 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 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 24/30 mtrs wide internal circulation road falling through your site side at your own costs and the entire 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/plots/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 date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan 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.

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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 you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. The license is valid up to 22-12-2015.

Dated: The 23-12-2011
Chandigarh

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

Endst. No. LC-1752-JE(VA)-2011/

Dated:

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

1. M/s. Radha Estates Pvt. Ltd., M/s. Incense Properties Pvt. Ltd., M/s. Oscar Land & Housing Pvt. Ltd., M/s. Neptune Land & Housing Pvt. Ltd., M/s. Salmon Land & Housing Pvt. Ltd., M/s. Acme Buildwell Pvt. Ltd., M/s. Orris Land & Housing Pvt. Ltd., M/s. Crazy Land & Housing Pvt. Ltd., M/s. Vertex Land & Housing Pvt. Ltd., M/s. Bright Buildtech Pvt. Ltd., M/s. Elegant Land & Housing Pvt. Ltd., Sh. Lal Singh S/o Sultan, Sh. Amit Gupta S/o Vijay Gupta, Sh. Aajad S/o Sh. Raja Ram, Sh. Raja Ram S/o Sh. Manglu Ram C/o M/s Orris Infrastructure Pvt. Ltd., J-10/5, DLF Ph-II, Mehrauli-Gurgaon Road, Gurgaon along with a copy of agreement, LC-IV B and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
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 and Country Planning
Haryana, Chandigarh

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To be read with License No.....of 2011

1. Details of land owned by M/s Radha Estate Pvt. Ltd Village Badha , District Gurgaon.

Village	Rect. No.	Killa No.	Area	
Badha	3	1	4 - 7	
		9/1/1	9 - 6	
		9/1/2	0 - 9	
		9/2	0 - 18	
		10/1/1/1	6 - 17	
		10/1/2	0 - 9	
		10/2	0 - 18	
		11	8 - 0	
		12	8 - 0	
		19	8 - 0	
		20	8 - 0	
		4	14 min	3 - 6
			15	8 - 0
			16 min	7 - 7
			17 min	0 - 5
			Total	74 - 2

2. Details of land owned by M/s Incense Properties Pvt. Ltd Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	56	24/2	4 - 3
		25	8 - 0
	57	5	4 - 11
	58	1	8 - 0
		2/2	4 - 0
		9	7 - 9
		10	2 - 9
		Total	38 - 12

3. Details of land owned by M/s Incense Properties Pvt. Ltd. 3/4 Share & Sh. Lal Singh S/o Sultan, 1/4 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	59	5	8 - 0
		6	8 - 0
		17	8 - 0
		18/1	3 - 16
		24/1	5 - 2
		Total	32 - 18

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D.G.T.C.P. (Hr.)
C. H. S. R. 129



4. Details of land owned by M/s Incense Properties Pvt. Ltd. 1/2 Share & Sh. Lal Singh S/o Sulta
1/2 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	59	14/2	K - M 5 - 12

5. Details of land owned by M/s Neptune Land & Housing Pvt. Ltd. Village Hayatpur, District
Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	58	13/2/2	K - M 1 - 3
		14/2/1	6 - 2
		14/2/3	0 - 11
		15/1/1	1 - 14
		16/3/2	1 - 6
	69	1/1	2 - 0
		Total	12 - 16

6. Details of land owned by M/s Neptune Land & Housing Pvt. Ltd. 1/5 Share & M/s Salmon Lan
& Housing Pvt. Ltd. 4/5 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	58	5/2	K - M 4 - 0
		15/3/1	0 - 12
		15/3/3	1 - 0
		16/1	2 - 7
	60	11/1	4 - 13
		21/1	6 - 8
	69	11/1/1	0 - 7
		11/1/3	3 - 18
		20/2	2 - 0
		Total	25 - 5

7. Details of land owned by M/s Neptune Land & Housing Pvt. Ltd. 341/574 Share & M/s Acme
Buildwell Pvt. Ltd. 233/574 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	58	3/1	K - M 1 - 16
		8/3	4 - 18
		13/1	2 - 13
	59	4	8 - 0
		7/1	2 - 2
		8/1	1 - 18
		Total	21 - 7

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D.G.T.C.P. (Hr.)
C. H. S. T. 1/1/10

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8. Details of land owned by M/s Orris Land & Housing Pvt. Ltd. Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	59	9	8 - 0
		11	7 - 11
		12	7 - 11
		Total	23 - 2

9. Details of land owned by M/s Crazy Land & Housing Pvt. Ltd. Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area	
Hayatpur	69	24	8 - 0	
		25/1	7 - 16	
		70	3/2/1	0 - 9
		4/1	1 - 16	
		Total	18 - 1	

10. Details of land owned by M/s Oscar Land & Housing Pvt. Ltd. Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area	
Hayatpur	58	3/2	5 - 16	
		8/1	1 - 15	
		59	15	8 - 0
		16	8 - 0	
		Total	23 - 11	

11. Details of land owned by M/s Oscar Land & Housing Pvt. Ltd. 271/407 Share M/s Salmon Land & Housing Pvt. Ltd. 136/407 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area	
Hayatpur	58	4/2	4 - 0	
		5/1	4 - 0	
		7	7 - 11	
		8/2	0 - 9	
		13/2/1	0 - 11	
		14/1	2 - 0	
		60	21/2	1 - 12
		22/1/1	0 - 4	
		Total	20 - 7	

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12. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. 421/432 Share & Mr. Amit Gupta S/o Vijay Gupta, 11/432 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area K - M
Hayatpur	58	15/2/1	1 - 16
		15/2/3	0 - 16
		16/2	3 - 2
	59	25	8 - 0
	60	11/2	3 - 7
		20/2	1 - 6
	69	10/1/3	3 - 4
Total			21 - 11

13. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. 1/2 Share, M/s Vertex Land & Housing Pvt. Ltd. 1/4 Share & M/s Bright Buildtech Pvt. Ltd. 1/4 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area K - M
Hayatpur	69	14/2	3 - 7
		17/2	5 - 12
		18	8 - 0
		22/2	2 - 12
		23	8 - 0
		70	2
		3/1	3 - 15
Total			32 - 11

14. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. 232/423 Share, M/s Radha Estate Pvt. Ltd. 1/423 Share, M/s Bright Buildtech Pvt. Ltd. 179/423 Share, Acme Buildwell Pvt. Ltd. 10/423 Share & Mr. Aajad S/o Raja Ram 1/423 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area K - M
Hayatpur	69	11/2/2/2	2 - 4
		19/2	4 - 2
		20/1	6 - 0
		21	3 - 18
		22/1	4 - 19
Total			21 - 3

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D.G.T.C.P. (Hr.)
C. K. K. T. 12/20

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15. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. 40/118 Share, M/s Neptune Land & Housing Pvt. Ltd. 24/118 share, M/s Oscar Land & Housing Pvt. Ltd. 19/118 Share, Mr. Amit Gupta S/o Vijay Gupta. 1/118 Share, Mr. Rajaram S/o Sh. Mangatu Ram 31/1 Share & Mr. Aajad S/o Raja Ram 3/118 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	58	6/1	K - M 5 - 18

16. Details of land owned by M/s Salmon Land & Housing Pvt. Ltd. 13/38 Share & M/s Elegant Land & Housing Pvt. Ltd. 25/38 Share Village Hayatpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area
Hayatpur	58	6/3	K - M 0 - 19

G. Total 377 K - 15 M Or 47.218 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
C. K. Singh