

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

License No. 115. 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 Elegant Land & Housing Pvt. Ltd., Anand Parkash, Ashwani Kumar, Rajpal Ss/o ChandgiRam, Merlin Land & Housing Pvt. Ltd., S. M. Buildcon Pvt. Ltd., Acme Buildwell Pvt. Ltd., Oscar Land Housing Pvt. Ltd., Crazy Land & Housing Pvt. Ltd., C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF PH-II, Mehrauli-Gurgaon Road, Gurgaon-122022 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.043 acres in the revenue estate of village Badha, Sector 85, 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. That the grant of present license is apropos the indemnity bond furnished by you dated 26.10.2012 and shall remain subject to the outcome of final decision of the PSTCP, Haryana in appeal no. 92/2012 Shiva Profins Pvt. Ltd. v/s DGTCP, Haryana or any other legal pronouncement by any court of law.
17. The license is valid up to 15/11/2016.

Dated: The 16/11/2012.  
Chandigarh

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

Endst. No. LC-2374-JE (VA)-2012/ 23157 Dated: 20-11-12

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

1. Elegant Land & Housing Pvt. Ltd., Anand Parkash, Ashwani Kumar, Rajpal Ss/o ChandgiRam, Merlin Land & Housing Pvt. Ltd., S. M. Buildcon Pvt. Ltd., Acme Buildwell Pvt. Ltd., Oscar Land Housing Pvt. Ltd., Crazy Land & Housing Pvt. Ltd., C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF PH-II, Mehrauli-Gurgaon Road, Gurgaon-122022 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. Detail of the land owned by Elegant Land & Housing Pvt. Ltd. Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Badha	15	12/2/2	0-16
		19	8-0
	26	23/2	2-13
		7/1	0-4
		8	8-0
		<b>Total</b>	<b>19-13</b>

2. Detail of the land owned by Anand Parkash, Ashwani Kumar, Rajpal Ss/o Sh. ChandgiRam.

Village	Rect No.	Killa No.	Area K-M
Badha	15	24	8-0
		18/2/1/2	1-2
		18/2/2	1-2
	26	18/3	0-9
		2/2	6-0
		3	8-0
		<b>Total</b>	<b>24-13</b>

3. Detail of the land owned by Merlin Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Area K-M
Badha	15	23/1	5-7
		14/1	7-0
		17/1	4-18
		17/2	3-2
		<b>Total</b>	<b>20-7</b>

4. Detail of the land owned by S.M.Buildcon Pvt. Ltd. 3/4 share, Acme Buildwell Pvt. Ltd. 1/4 share.

Village	Rect No.	Killa No.	Area K-M
Badha	26	9/1	3-1

5. Detail of the land owned by Merlin Land & Housing Pvt. Ltd. 1/2 share, Oscar Land Housing Pvt. Ltd. 1/2 share.

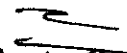
Village	Rect No.	Killa No.	Area K-M
Badha	26	11/2/1	4-2
		9/2	4-19
		<b>Total</b>	<b>9-1</b>

6. Detail of the land owned by Acme Buildwell Pvt. Ltd. 1/38 share, S.M.Buildcon Pvt. Ltd. 37/38 share.

Village	Rect No.	Killa No.	Area K-M
Badha	25	15/4/2	0-19

7. Detail of the land owned by Crazy Land & Housing Pvt. Ltd. 7/8 share, S.M.Buildcon Pvt. Ltd. 1/8 share.

Village	Rect No.	Killa No.	Area K-M
Badha	26	12/1/1	2-13
		<b>G.Total</b>	<b>80K-7M or 10.043 Acres</b>

  
Director General  
Town and Country Planning,  
Haryana, Chandigarh  
Chs-5/12/20

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector -17 C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2374-2017/ 14994.

Dated: 30-06-2017

To

Orris Infrastructure Pvt. Ltd.  
J-10/5, DLF Phase-2,  
MG Road, Gurugram

**Subject: Renewal of licence no. 115 of 2012 dated 16.11.2012 granted for setting up of group housing colony on the land measuring 10.043 acres in Sector-85, Gurugram.**

Please refer your letter dated 07.02.2017 on the matter cited as subject above.

1. Licence No. 115 of 2012 dated 16.11.2012 granted for setting up of group housing colony on the land measuring 10.043 acres in Sector-85, Gurugram is hereby renewed upto 20.05.2019 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 licenses renewed upto the period till the final completion of the colony is granted.
3. That licensee shall construct and allot the EWS flats and get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within current validity period of licence.
4. The licensee shall transfer portion of sector/master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulations of Urban Area Act, 1975.
5. The licensee shall construct the portion of 24 metres wide service road/internal circulation plan road forming part of licensed area at own cost and will transfer free of cost to the Government.
6. The construction of community buildings will be completed as per the provisions of Section-3(3)(a)(iv) of Act no. 8 of The Haryana Development and Regulation of Urban Areas Act, 1975.

  
(T.L Satyaprakash)  
Director

Town and Country Planning,  
Haryana, Chandigarh.



Endst. No. LC-2374-2017/

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. Chief Account Officer O/o DTCP Chandigarh with the request to issue revised schedule of payment as per EDC Relief Policy dated 12.04.2016 and ensure compliance.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)  
District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh

ORDER

Whereas, Licence No. 115 of 2012 dated 16.11.2012 granted for setting up of group housing colony on the land measuring 10.043 acres in Sector-85, Gurugram gram 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 you had not submitted the compliance of Rule-24, 26(2), 27, 28 of Rules, 1976 within stipulated time period for the financial period of 2016-2017. Therefore, you have submitted a request to compound the offence for delay in compliance with the provisions of Rule-24, 26(2), 27, 28 of Rules, 1976 vide letter dated 19.06.2017.

3. The Government has prescribed the composition rates for compounding the delay in submission of the compliance of Rule-24, 26(2), 27 & 28, and accordingly composition fee has been worked out to be Rs. 12,20,000/-. You have deposited the same which is in order.

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 delay in complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 for the financial year from 2016-2017.

  
(T.L. Satyaprakash),  
Director


Town and Country Planning,  
Haryana, Chandigarh.

Dated: 30-06-2017

Endst. No. LC-2374-2017/ 15002

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.  Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-2, MG Road, Gurugram.

  
(S.K. Sehrawat)  
District Town Planner (HQ)  
O/o Director Town & Country Planning  
Haryana, Chandigarh.