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FORM LC - V
(See Rule 10)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 50 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 Chintels India Ltd. A-11, Kailash Colony, New Delhi for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 8.294 acres in the revenue estate of village Babupur, Sector 109, 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 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, with in 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 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.
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 HAPEDA 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 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.
17. The license is valid up to 16/5/2016.

Dated: The 17/5/2012
Chandigarh

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

Endst. No. LC-1108-B-JE(VA)-2012/ 9162

Dated: 28/5/12

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

1. Chintels India Ltd. A-11, Kailash Colony, New Delhi; alongwith a copy of agreement, LC-IV B & Bilateral Agreement. *(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.
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.

(Signature)
District Town Planner (HQ) SK.
For Director General, Town & Country Planning
Haryana Chandigarh

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To be read with Licence NO. 50 of 2012/17.5
2012

1. Detail of land owned by Chintels India Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
<u>Babupur</u>	2	21	0—11
	3	24	8—4
		25	3—18
	11	4/1	6—18
		5/1	6—18
	12	1/1	6—14
	11	4/2	1—2
		5/2	1—2
		6/1	6—16
		7	8—0
		8/1	2—16
		14	8—0
		17/2	1—4
	12	1/2	1—2
		10/1	3—2
	Total	66—7 or 8.294 acres	

Director General
Town and Country Planning,
Haryana, Chandigarh
G.P.O. 105

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Directorate of Town and Country Planning, Haryana
SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd

To

Raj Kiran Pvt. Ltd. & others,
In collaboration with Chintels India Ltd.
A-11, Kailsh Colony,
New Delhi-48

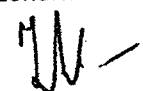
Memo No:-LC-1108-PA(SN)-2018/ 12759

Dated: 24-04-2018

Subject: Renewal of Licence No. 250 of 2007 dated 02.11.2007 granted for setting up Residential Group Housing Colony over an area measuring 11.875 acres in Sector 110, Gurugram - Chintels India Ltd. & others.

Reference: Your application dated 31.10.2017 on the subject cited above.

1. Licence No. 250 of 2007 dated 02.11.2007 granted for setting up Residential Group Housing Colony over an area measuring 11.875 acres in Sector 110, Gurugram -Manesar Urban Complex is hereby renewed up to 01.11.2019 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 get revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. The delay in allotment of EWS flats, if any will be got compounded in accordance with the provision of Departmental policy dated 16.08.2013.
5. That 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.
6. 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 General, Town & Country Planning
Haryana Chandigarh

Endst no: LC-1108/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.

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

ORDER

In pursuance of this office Endst. No. 5DP-2007/28323-334 dated 05.11.2007 vide which licence no. 250 of 2007 dated 02.11.2007 was granted for an area measuring 19.768 acres. As per your request dated 28.02.2011 received in this office on 01.03.2011 through Chintel India Ltd. The site measuring 7.893 acres (63 Kana) 03 Marla of village Babupur) which is part of the license no. 250 of 2007 dated 02.11.2007 granted to you in collaboration with Raj Kiran Pvt. Ltd., Vidu Properties Pvt. Ltd., Ashok S/o Raja Ram, Smt. Sushama W/o Sh. Tara Chand C/o Chintel India Ltd. is hereby de-licensed. The revised schedule of land for the above said license no. 250 of 2007 for an area measuring 11.875 acres after excluding the de-licensed area of 7.893 acres is enclosed. The terms & conditions as stipulated in the above said license and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh shall remain unaltered, except the licensed area mentioned as 19.768 acres in the said agreements be read as 11.875 acres. The fee and charges paid against the said 7.893 acres site stand forfeited in accordance with the policy dated 17.06.2010.

The approval of Zoning Plan/Building Plan if any accorded in favour of original license, shall stand cancelled and same is required to be got approved/revised from the competent authority for the 11.875 acres site.

The de-licensing is further subject to the condition that you shall apply for license for this land falling in the alignment of 24 m wide road within 60 days of de-license or will transfer this land free of cost to Government.

Dated: The 18-1-2012.
Chandigarh

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

Endst. No. LC-1108-JE(VA)-2012/1587-1502 Dated: 23/1/12

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

1. Chintel India Ltd. A-11, Kailash Colony, New Delhi-48 alongwith copy of revised land schedule.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
4. Chief Administrator, Housing Board, Panchkula.
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.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon alongwith copy of revised land schedule.
15. Chief Accounts Officer (Monitoring) O/o D.G. T.C.P. Haryana.
15. Accounts Officer, O/o Director General, Town and Country Planning, Haryana, Chandigarh along with a copy of revised land schedule.

(P. P. SINGH)
District Town Planner(HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

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To be read with Licence No-250 of 2007

Revised Schedule of land

1. Detail of land owned by Raj Kiran Pvt. Ltd. 748/2684 Share, Vidu Properties Pvt. Ltd. 588/2684 Share, Ashok S/o Sh. E.H. Soloman 668/2684 Share, Madhyanchal Leasing Ltd. 686/2684 share, Village-Babupur Distt. Gurgaon.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence		
			K-M	K-M	K-M		
Babupur	3	11	5-7	0-0	5-7		
		18	4-13	0-0	4-13		
		19	9-4	0-0	9-4		
		20	8-0	0-0	8-0		
		21	8-0	0-0	8-0		
		22	8-0	0-0	8-0		
		23	8-0	0-0	8-0		
		10	15	7-4	7-4	0-0	
			16	6-12	6-12	0-0	
		11	1	8-0	0-8	7-12	
			2	8-0	0-0	8-0	
			3	8-0	0-0	8-0	
			9/2	2-12	0-19	8-0	
			10	6-14	5-19	1-13	
			11	8-0	8-0	0-15	
			12/1	2-12	8-0	0-0	
			20	8-0	2-12	0-0	
			26	8-0	8-0	0-0	
				1-6	1-6	0-0	
		Total			118-4	41-0	77-4

2. Detail of land owned by Smt. Sukendra w/o Sh. Ramesh..

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K-M	K-M	K-M
Babupur	11	8/2	5-4	0-0	5-4
		9/1	5-8	0-0	5-8
		12/2	5-8	4-13	0-15
		Total			16-0

3. Detail of land owned by Tara Chand S/o Sh. Raja Ram 3/4 Share, Smt. Sushama w/o Sh. Tara Chand 1/4 share.

Village	Rect. No	Killa No.	Area	De-licence Area	Balance area after de-licence
			K-M	K-M	K-M
Babupur	11	13	8-0	1-11	6-9
		18	7-19	7-19	0-0
		19	8-0	8-0	0-0
Total			23-19	17-10	6-9

Grand Total=
 158-3
 197-58
 Acres

33-3
 7-893
 Acres

33-3
 11-375
 Acres

Director General
 Town and Country Planning,
 Maryana, Chandigarh
 24.6.1955