

Regd.
To

Tulip Infratech Pvt. Ltd.
12th floor, Indera Parkash Building,
21, Barakhambha Road, New Delhi-110001

Memo No:-LC-841-ATP(SN)-2018/ 26229

Dated: 11-09-2018

Subject: Renewal of Licence No. 1041 of 2006 dated 27.07.2006 granted for setting up Group Housing colony over an area measuring 13.168 acres falling in sector-35, Distt. Sonapat - Tulip Infrastech Pvt. Ltd.

Reference: Your application dated 14.07.2017 on the subject cited above.

1. Licence No. 1041 of 2006 dated 27.07.2006 granted for setting up Group Housing colony over an area measuring 13.168 acres falling in Sector 35, Sonipat is hereby renewed up to 6.08.2019 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. 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.
4. You shall get compound the offence for delay in allotment of EWS plots in accordance with policy parameters dated 16.08.2013, if any.
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.


(K. Makrand Pandurang, IAS)
DIRECTOR,
Town & Country Planning
Haryana, Chandigarh

Endst no: LC-841-ATP(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, Rohtak.
5. District Town Planner, Sonapat.
6. Nodal Officer (website) for updation on website.


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

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

Licence No. 1041 of 2006.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Tulip Infratech Pvt. Ltd. 1107, Arunachal Building, 19 Barakhamba Road, New Delhi for setting up of a Group Housing Colony at village Akbarpur Barota, Distt. Sonipat.
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 residential 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 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give and take 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.
6. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 07-07-2004 of Ministry of Environment & Forests, Govt of India before starting the development works in the colony.
7. The licence is valid upto 26.7.2008

Dated: Chandigarh
The 27-7-2006



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

Endst. No. 5DP(iii)-2006/ 19622

Dated:- 27-7-06

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

- ✓ 1. M/s. Tulip Infratech Pvt Ltd 1107, Arunachal Building, 19 Barakhamba Road, New Delhi alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Addl. Director Urban Estates, Haryana, Panchkula.
4. Engineer-in- Chief, HUDA, Panchkula.
5. Superintending Engineer, HUDA, Sonipat along with a copy of agreement.
6. Land Acquisition officer, Faridabad.
7. Senior Town Planner, Gurgaon he will ensure that the colonizer has obtained approval/NOC as per condition No. 6 above before starting the Development Works.
8. Senior Town Planner (Enforcement), Haryana, Chandigarh.
9. District Town Planner, Sonipat along with a copy of agreement.
10. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

Detail of land owned by M/s. Tulip Infratech Pvt Ltd village Akbarpur Barota, Distt. Sonipat.

Village	Rect.No.	Killa No.	Area K-M	
Akbarpur Barota	15	22/2/2	1-6	
		23/2	8-0	
		24	8-0	
	21	15	3/1/2/1	0-8
			4/1/1	0-14
	15	15	8/2	4-0
			9	7-15
			10/1/1	1-18
			8/1/2	1-0
			8/1/1	3-0
			17/2	7-7
			18/2	7-7
			19/1/2	3-19
			12/2/2/2/2	3-19
			13	8-0
			17/1	0-13
			18/1	0-13
			19/1/1	0-10
			14	8-0
			2/1	1-11
			2/3	4-0
			3	8-0
	7	7-7		
	4	8-0		
	Total:			105-7 Or 13.168 Acres


Director
 Town and Country Planning,
 Haryana, Chandigarh


DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

To

Tulip Infrastructure Pvt. Ltd.
12th Floor, Indra Praksh Building,
21, Barakhamba Road,
New Delhi-01.


Memo No. LC-841-PA(B)/2015/ 748

Dated: 13/1/2016

Subject: **Renewal of license No. 1041 of 2006 dated 27.07.2006.**

Reference: Your application dated 09.11.2015 on above cited subject.

1. License No. 1041 of 2006 dated 27.07.2006, granted for setting up of residential group housing colony on the land measuring 13.168 acres in Sector 35, Sonipat is hereby renewed upto **26.07.2017** on the same terms & conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. The delay in allotment of EWS flats, if any will be compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
4. The Bank Guarantee on account of IDW are valid upto 12.07.2016 and 17.03.2017. You shall submit the revalidated Bank Guarantee, one month before its expiry.



(Arun Kumar Gupta)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-841-PA(B)/2015/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Rohtak.
- iii. District Town Planner (HQ) Sh. P.P. Singh, with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Sonapat.
- v. Chief Account Officer of this Directorate.


(Babita Gupta)
Asstt. Town Planner (HQ),
For Director General, Town & Country Planning,
Haryana, Chandigarh.

FORM LC-V
(See Rule-12)

Licence No. 52.-----of 2013



1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Tulip Infratech (P) Ltd., 12th Floor, Indera Parkash Building, 21, Barakhamba Road, New Delhi-110001 for setting up of Group Housing Colony on the additional land measuring 1.8875 acres in the revenue estate of Village Akbarpur Barota, Sector- 35, ~~Distric~~ District Sonapat.
2. The particulars of 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 and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - (a) That the Group Housing Colony will be laid out to conform to the approved building plan and the 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 there-under are duly complied with.
 - (c) That the building plans of the group housing colony shall be submitted before starting the development/ construction works in accordance with the zoning plan.
 - (d) That you shall not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
 - (e) That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - (f) That you shall pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lying against Competent Authority till non provision of EDC services, during next five years.
 - (g) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to get acquire any land in the interest of planned development and integration services. The decision of the Competent Authority shall be binding upon you.
 - (h) That the portion of sector/Master plan road/green belt which shall form part of the licensed area if any 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.
 - (i) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

- (j) That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- (k) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- (l) 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.
- (m) That you shall comply with the Rule 24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Act, 1976.
- (n) That in compliance of Rule 27 of Rules, 1976 and Section 5 of The 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 30% of the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.
- (o) That you shall deposit the difference of licence fee as per new rates as and when demanded by Director General, since the same is applicable in this case, as per Draft notification dated 4.4.2013.
- (p) That you shall use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- (q) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP till the services are made available from external infrastructure to be laid by competent authority.
- (r) That you shall abide by the policy dated 14.6.2012, related to allotment of EWS flats.
- (s) That the cost of 24/18 m wide road/major internal road 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 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- (t) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence 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 building plan of the project.
- (u) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- (v) That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.
4. The licence is valid up to 21/6/2017.

Dated: Chandigarh

The 22/6/2013.

DA/zoning plan


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

Endst No. LC-841B -JE(BR)-2013/ 44327

Dated:- 28/6/13

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

1. Tulip Infratech (P) Ltd., 12th Floor, Indera Parkash Building, 21, Barakhamba Road, New Delhi-110001 along with copy of Agreement LC-IV, 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 along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Rohtak along with a copy of Agreement, Bilateral Agreement and zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3(i) above before starting the Development Works.
13. Chief Accounts Officer along with a copy of agreement.
14. Land Acquisition Officer, Rohtak.
15. District Town Planner, Sonapat along with a copy of Agreement, Bilateral Agreement and zoning plan.



(Sunita Sethi)

District Town Planner (HQ)


For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 52.....of 2013/22 6
2013

1. Detail of the land owned by Tulip Infratech (P) Ltd. Distt. Sonipat.

Village	Rect No.	Killa No. K-M	Area K-M
Akbarpur Barota	11	18/2	6-9
		23	8-0
	15	26	0-13

15-2 or 1.8875 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Sohand Patwara