

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

License No. 59. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Orris Land and Housing Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Bright Buildtech Pvt. Ltd., Incense Properties Pvt. Ltd., Neptune Land and Housing Pvt. Ltd., Radha Estate Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Crazy Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Salmon Land and Housing Pvt. Ltd., Acme Buildwell Pvt. Ltd., Merlin Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Sh. Raghbir S/o Sh. Madu, Sh. Jitender, Sh. Yogvinder S/o Sh. Lakhmichand, Sh. Harmender, Sh. Joginder, Sh. Narender S/o Sh. Hukumchand, Sh. Amit S/o Sh. Vijay Gupta, Smt. Ramrati Wd/o Sh. Puran, Sh. Gangaram, Sh. Rajbir s/o Sh. Puran, Sh. Hansraj, Sh. Kailash S/o Sh. Gokal, Sh. Kure Singh, Sh. Krishan S/o Sh. Jagmal, C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-II, MG Road, Gurgaon for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 101.081 acres falling in the revenue estate of village Hayatpur & Badha, Sector 89 & 90, Distt. Gurgaon.

1. 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 General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Plotted 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.
 - c) That the demarcation plan of the Plotted Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. That the licensee shall construct the portion of service road falling through your side at your own cost and entire road shall be transferred to the Government free of cost.
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 plots/shops/office/floor area in colony before the approval of layout 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, Govt. of India 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 in the zoning plan of the project.

10. That the colonizer shall abide by the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS plots/flats.
11. That at the time of booking of the plots/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.
12. 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.
13. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
14. 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.
15. That you shall pay labour cess as per policy dated 04.05.2010.
16. That the grant of present license is apropos the indemnity bond furnished by you dated 20.06.2013 and is subject to the outcome of final decision any legal pronouncement by any court of law.
17. The license is valid up to 15/7/2017.

Dated: The 16/7/2013.
Chandigarh

(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2638-JE (VA)/2013/ 46138

Dated: 17/7/13.

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

1. ✓ Orris Land and Housing Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Bright Buildtech Pvt. Ltd., Incense Properties Pvt. Ltd., Neptune Land and Housing Pvt. Ltd., Radha Estate Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Crazy Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Salmon Land and Housing Pvt. Ltd., Acme Buildwell Pvt. Ltd., Merlin Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Sh. Raghbir S/o Sh. Madu, Sh. Jitender, Sh. Yogvinder S/o Sh. Lakhmichand, Sh. Harmender, Sh. Joginder, Sh. Narender S/o Sh. Hukumchand, Sh. Amit S/o Sh. Vijay Gupta, Smt. Ramrati Wd/o Sh. Puran, Sh. Gangaram, Sh. Rajbir s/o Sh. Puran, Sh. Hansraj, Sh. Kailash S/o Sh. Gokal, Sh. Kure Singh, Sh. Krishan S/o Sh. Jagmal, C/o Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-II, MG Road, Gurgaon along with a copy of agreement, LC-IV B, Bilateral agreement & Layout 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, 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 & Layout 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 land owners by Orris Land & Housing Pvt. Ltd. Village Hayatpur, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	8	21/2	4-0
	29	9/1	5-3
		10/1	5-7
	30	15/2	6-16
	56	18/2	2-11
		19	3-8
	59	20/1	6-12
		Total	33-17

2. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Hayatpur	29	9/2	2-13
		10/2	2-13
		11	8-0
	30	12/1	2-13
		12/2	5-7
		18/1	1-11
		18/2	6-9
	31	16/2	6-16
		25/1/1	1-6
		Total	37-8

3. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Hayatpur	29	25/1/1	2-2
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4. Detail of land owners by Bright Buildtech Pvt. Ltd.

Hayatpur	15	1/1	6-13
		2/2	1-7
	16	11	8-0
	Total	16-0	

5. Detail of land owners by Incense Properties Pvt. Ltd.

Hayatpur	15	16/2	2-0
		17/2	1-10
	30	25/2	2-15
		56	5/1
	Total	11-1	

6. Detail of land owners by Neptune Land & Housing Pvt. Ltd.

Hayatpur	9	16/2	0-12
	55	4/1/2/1/2	0-12
	Total	1-4	

7. Detail of land owners by Radha Estate Pvt. Ltd.

Hayatpur	9	25/2	4-0
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8. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Hayatpur	15	3/2	2-0
		4	8-0
		5	8-0
	16	18	8-0
		23/1	4-11
		24/1	4-11
	Total	35-2	

DGICP (H)
2/10/13

9. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	15	25/2	7-0
	16	21/1	4-0
	30	1/2	4-0
	Total		15-0

10. Detail of land owners by Crazy Land & Housing Pvt. Ltd. 900/1021 share, Neptune Land & Housing Pvt. Ltd. 121/1021 share.

Hayatpur	29	1	7-11
		2/1	4-3
		19	8-0
		20	8-0
		22	7-7
Total		35-1	

11. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 102/182 share, Incense Properties Pvt. Ltd. 80/182 shares

Hayatpur	29	23	7-7
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12. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 29/115 share, Salmon Land & Housing Pvt. Ltd. 86/115 share.

Hayatpur	16	20/3	1-15
		21/2	4-0
Total		5-15	

13. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/298 share, Bright Buildtech Pvt. Ltd. 138/298 share.

Hayatpur	16	22	8-0
		23/2	3-9
		24/2	3-9
Total		14-18	

14. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/5 share, Radha Estate Pvt. Ltd. 4/5 share.

Hayatpur	30	23/1	5-3
		56	5-3
		8	7-13
		13	7-7
		26	0-7
Total		25-13	

15. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/2 share, Oscar Land & Housing Pvt. Ltd. 1/2 share.

Hayatpur	15	6/1	3-4
		6/2	4-16
		15	8-0
Total		16-0	

16. Detail of land owners by Acme Buildwell Pvt. Ltd. 233/574, Neptune Land & Housing Pvt. Ltd. 341/574 share.

Hayatpur	29	24	7-7
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17. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 1/2 share, Salmon Land & Housing Pvt. Ltd. 1/2

Hayatpur	31	24/2	7-12	Area Taken 6-17
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D.G.T.C.P. (Hr.)
21/12

18. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 160/240 share, Merlin Land & Housing Pvt. Ltd. 80/240 share

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	29	21	7-7
	30	25/1	4-13
		Total	12-0

19. Detail of land owners by Acme Buildwell Pvt. Ltd. 340/1906 share, Fortune Land & Housing Pvt. Ltd. 773/1906 share, Crazy Land & Housing Pvt. Ltd. 793/1906 share

Hayatpur	15	7	8-0
		8/2	7-17
		9	8-0
		12	8-0
		13/2	0-4
		14	8-0
		19/2	7-12
		Total	47-13

20. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 193/646 share, Orris Land & Housing Pvt. Ltd. 29/323 share, Crazy Land & Housing Pvt. Ltd. 395/646 share

Hayatpur	15	16/1	6-0
		17/1	3-18
		17/3	2-12
		18/1	1-0
		20/1	2-13
	16	Total	16-3

21. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/538 share, Fortune Land & Housing Pvt. Ltd. 126/538 share, Oscar Land & Housing Pvt. Ltd. 252/538 share

Hayatpur	8	23	8-0
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22. Detail of land owners by Orris Infrastructure Pvt. Ltd. 89/533 share, Fortune Land & Housing Pvt. Ltd. 355/533 share, Vertex Land & Housing Pvt. Ltd. 89/533 share

Hayatpur	30	2/2	5-2
		9	8-0
		10/1	1-11
		11/2	4-0
		12	8-0
		Total	26-13

23. Detail of land owners by Acme Buildwell Pvt. Ltd. 295/2686 share, Orris Land & Housing Pvt. Ltd. 405/2686 share, Incense Properties Pvt. Ltd. 41/2686 share, Oscar Land & Housing Pvt. Ltd. 317/2686 share, Fortune Land & Housing Pvt. Ltd. 160/2686 share, Elegant Land & Housing Pvt. Ltd. 202/2686 share, Merlin Land & Housing Pvt. Ltd. 303/2686 share, Crazy Land & Housing Pvt. Ltd. 565/2686 share, Neptune Land & Housing Pvt. Ltd. 76/2686 share, Orris Infrastructure Pvt. Ltd. 322/2686 share.

Hayatpur	30	21	8-0		
		22	8-0		
		25/2	3-16		
		5	8-0		
		1	8-0		
		2	8-0		
		9	8-0		
		10/1	4-13		
		10/2	3-7		
		12	7-7		
				Total	67-3

24. Detail of land owners by Sh. Raghbir S/o Madu village Hayatpur Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	30	13	8-0
		14	8-0
		15/1	0-12
		16	7-8
		17	8-0
		Total	

25. Detail of land owners by Sh. Jitender, Yodvinder S/o Lakhmichand 1/2 share, Sh. Harmender, Joginder, Narender S/o Hukamchand 1/2 share Village Hayatpur, Distt. Gurgaon.

Hayatpur	56	16	8-0
		17	8-0
		18/1	5-13
		24/1	2-2
		19	8-0
Hayatpur	59	20/2	1-8
		21/1	7-16
		Total	40-19

26. Detail of land owners by Orris Infrastructure Pvt. Ltd. 110/591 share, Fortune Land & Housing Pvt. Ltd. 111/591 share, Vertex Land & Housing Pvt. Ltd. 258/591 share, Crazy Land & Housing Pvt. Ltd. 112/291 share.

Hayatpur	31	7	8-0
		8/1/1	6-12
		14/2	5-10
		17/1	7-13
		18/1/2	1-16
		Total	29-11

27. Detail of land owners by Mr. Amit S/o Sh. Vijay Gupta

Hayatpur	9	14/2/2	4-7
		17/1	5-4
		24/1	1-14
		25/1	4-0
		14	5/2
Hayatpur	14	6/1/1	2-4
		Total	23-13

28. Detail of land owners by Smt. Ramrati Wd/o Sh. Puran

Hayatpur	16	20/2	3-12
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29. Detail of land owners by Gangaram - Rajbir Ss/o Sh. Puran equal share, Distt. Gurgaon.

Hayatpur	16	19	8-0
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30. Detail of land owners by Sh. Hansraj - kailash S/o Gokal Village Hayatpur, Distt. Gurgaon.

Hayatpur	16	12/2	0-6
		13	8-0
		Total	8-6

31. Detail of land owners by Sh. Kure Singh - Krishan S/o Sh. Jagmal Village Hayatpur, Distt. Gurgaon.

Hayatpur	16	12/1	7-14
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32. Detail of land owners by Radha Estate Pvt. Ltd. Village Badha, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	3	21/1/1	2-18	2-18
		22/2	7-15	7-15
	4	25	8-0	3-18
		6/1/2	0-3	0-3
	7	15/2	6-19	6-19
		4	6-16	1-15
		5	7-7	0-8
		10/2/2	2-12	2-12
		11/1	4-18	4-18
				Total

33. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Badha	6	16		8-0
		17		8-0
		24/2		5-12
		25		8-0
		7	20	
18		21		8-0
		22/2		4-0
		1/1		1-1
		2		7-7
			Total	58-0

34. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	9/1	1-0	0-6
		9/2	7-0	6-9
		10/1	4-18	0-17
			Total	7-12

35. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	3/2/1	0-15	0-8
		3/2	2-5	0-5
		7/2	6-5	6-5
		8/1	3-4	3-4
	19	15/1/1/2/1	3-2	3-2
		16/1/1	1-7	1-7
		16/1/3	1-12	1-12
			Total	16-3

36. Detail of land owners by Elegant Land & Housing Pvt. Ltd.

Badha	19	5/2		6-8
		6/1		3-2
		6/2		4-18
			Total	14-8

37. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Badha	7	11/2		3-2
		12/1/2		2-11
		12/2/2		3-9
		19		8-0
		22/1		4-0
		19	15/1/1/1	3-14
			Total	24-16

38. Detail of land owners by Orris Infrastructure Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Badha	3	18/4	0-9
	8	3/1/6	0-17
	18	1/3/2	1-16
		Total	3-2

39. Detail of land owners by Orris Infrastructure Pvt. Ltd. 295/601 share, Vertex Land & Housing Pvt. Ltd. 306/601 share.

Badha	7	8/2	4-4
		18/1/1	2-1
		Total	6-5

40. Detail of land owners by Acme Buildwell Pvt. Ltd. 51/92 share, Neptune Land & Housing Pvt. Ltd. 41/92 share

Badha	18	1/3/1	4-12
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41. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 206/876 share, Fortune Land & Housing Pvt. Ltd. 350/876 share, Neptune Land & Housing Pvt. Ltd. 14/876 share, Orris Infrastructure Pvt. Ltd. 306/876 share.

Badha	3	14/1	4-7
		13	9-11
		23	8-0
		Total	21-18

42. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 44/192 share, Fortune Land & Housing Pvt. Ltd. 72/192 share, Neptune Land & Housing Pvt. Ltd. 2/192 share, Orris Infrastructure Pvt. Ltd. 73/192 share, Salmon Land & Housing Pvt. Ltd. 1/192 share

Badha	3	18/1	4-16
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43. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 101/392 share, Fortune Land & Housing Pvt. Ltd. 260/392 share, Neptune Land & Housing Pvt. Ltd. 8/392 share, Orris Infrastructure Pvt. Ltd. 21/392 share, Salman Land & Housing Pvt. Ltd. 2/392 share.

Badha	8	2/1/2/2	3-19
		2/2/2	3-8
		3/1/2	2-9
		Total	9-16

G. Total **808-13**
or 101.081 acres

[Signature]
Director General
Town and Country Planning,
Haryana, Chandigarh
[Signature]

ORDER

Whereas, Licence No. 59 of 2013 dated 16.07.2013 granted for setting up Plotted Colony over an area measuring 100.081 acres in Sector 89-90, Gurugram Manesar Urban Complex 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 24, 26(2), 27 & 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. 10,18,000/-. Colonizer has deposited the composition fee vide transaction No TCP333711951539198 dated 15.05.2019.

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 24, 26(2), 27 & 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

Endst. no. LC-2638/Asstt.(AK)/2019/ 12926

Dated: 29-05-2019

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

1. Orris Infrastructure Pvt. Ltd. and others, J-10/5, DLF Phase-II, MG Road, Gurugram.
2. Chief Accounts Officer of this Directorate.

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

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

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

Memo No. LC-2638/Asstt.(AK)/2019/ 12919 Dated: 29-05-2019

Subject: Renewal of licence No. 59 of 2013 dated 16.07.2013 granted for setting up Plotted Colony over an area measuring 100.081 acres in Sector 89-90, Gurugram being developed by Orris Infrastructure Pvt. Ltd.

Reference: Your application dated 17.07.2017 & 16.05.2019 on the subject cited above.

1. Licence No. 59 of 2013 dated 16.07.2013 granted for setting up Plotted Colony over an area measuring 100.081 acres in Sector 89-90, Gurugram Manesar Urban Complex is hereby renewed up to 15.07.2019 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 transfer the EWS plots to Housing Board Haryana within current validity of the licence.
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-2638/Asstt.(AK)/2019/

Dated:

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.


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

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

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


Memo No. LC-2638/Asstt.(AK)/2019/ 21217. Dated: 04/09/2019

Subject: Renewal of licence No. 59 of 2013 dated 16.07.2013 granted for setting up Residential Plotted Colony over an area measuring 100.081 acres in Sector 89-90, Gurugram being developed by Orris Infrastructure Pvt. Ltd.

Reference: Your application dated 04.07.2019 on the subject cited above.

1. Licence No. 59 of 2013 dated 16.07.2013 granted for setting up Residential Plotted Colony over an area measuring 100.081 acres in Sector 89-90, Gurugram Manesar Urban Complex is hereby renewed up to 15.07.2021 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 transfer the EWS plots to Housing Board Haryana within current validity of the licence.
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-2638/Asstt.(AK)/2019/

Dated:

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.

(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhaya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

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

Memo No. LC-2638-JE(DS)/2021/ 21763

Dated: 01-09-2021


Subject: - Renewal of license no 59 of 2013 dated 16.07.2013 granted for setting up of Residential Plotted Colony over an area measuring 101.081 acres in Sector- 89-90, Gurugram - Orris Infrastructure Pvt. Ltd..

Reference: Your application dated 16.08.2021 on the subject cited above.

Your request for renewal of license no 59 of 2013 dated 16.07.2013 granted for setting up of Residential Plotted Colony over an area measuring 101.081 acres in Sector- 89-90, Gurugram has been considered on account of reason submitted by you that development work was slow due to COVID-19 pandemic. Hence, license is hereby renewed upto 15.07.2023 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall get the Bank Guarantee on account of IDW revalidated within 30 days of this renewal.
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 get the licence renewed till the final completion of the colony is granted.


The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


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

Endst. No. LC-2638-JE (DS)-2021/

Dated:

- A copy is forwarded to the following for information and necessary action:-
1. Chief Administrator, HSVP, Panchkula.
 2. Chief Engineer, HSVP, Panchkula.
 3. Senior Town Planner, Gurugram.
 4. District Town Planner, Gurugram.
 5. Accounts Officer of this Directorate.
 6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

Directorate of Town & Country Planning, Haryana


Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, Licence No. 59 of 2013 dated 16.07.2013 was granted for setting up Plotted Colony over an area measuring 101.081 acres in Sector 89-90, Gurugram Manesar Urban Complex 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 26(2), 27 & 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. 2,36,000/-. Colonizer has deposited the composition fee vide transaction No TCP333712181986889 dated 19.08.2021.

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 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2021.



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

Endst. no. LC-2638/JE(DS)/2021/ 21770

Dated: 01-09-2021

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

1. Orris Infrastructure Pvt. Ltd. and others, J-10/5, DLF Phase-II, MG Road, Gurugram.
2. Chief Accounts Officer of this Directorate.


(S.K. Sehrawat)
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. 115 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ora Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Incense Properties Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Neptune Land Housing Pvt. Ltd., Doyen Town Planners Pvt. Ltd., Bijender Singh S/o Praladh, Amit Gupta S/o Vijay Gupta, Jitender- Yadyender S/o Sh. Lakhmi Chand in collaboration with Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-2, MG Road, Gurugram-122002 for setting up of Residential Plotted colony over an additional area measuring 13.425 acres in the revenue estate of village Hayatpur, Sector-89, Distt. Gurugram.


1. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - i. That You will pay the Infrastructure Development Charges amounting to 2,93,28,103/- @ Rs. 500/- per Sq. Mtr. For Plotted component in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - ii. That the area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - iii. That You shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - v. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director
Town & Country Planning
Haryana, Chandigarh

- vi. That you shall construct the community sites at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose as per provision of section 3(3)(a)(iv) of Act, 1975.
- vii. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- viii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- ix. That you have understood that the development/construction cost of 24 m/18 m 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xi. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- xii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xvii. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

- xviii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xix. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xx. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxi. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiv. That you shall remove the two no's of structures existing at site in pocket A & F before grant of license.
- xxv. That you shall not construct any structure under the two no's of HT Line ie. 220 KV & 66 KV passes through the site.
- xxvi. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- xxvii. That you shall complete the demarcation at site within two months from the date of license and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- xxviii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
4. You shall revise the layout plan as per the decision of DTCP on the objections/ suggestions invited vide public notice dated 10.09.2019.
5. The licence is valid up to 11/09/2024.

Dated: The 12/09/2019.
Chandigarh


(K. Makrand Pandurang, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh
Email: tcpharyana7@gmail.com

Endst. No. LC-2638-F/Asstt.(AK)/2019/ 22746. Dated: 12/9/2019.

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

1. Ora Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd., Orris Infrastructure Pvt. Ltd., Fortune Land and Housing Pvt. Ltd., Elegant Land and Housing Pvt. Ltd., Incense Properties Pvt. Ltd., Oscar Land and Housing Pvt. Ltd., Neptune Land Housing Pvt. Ltd., Doyen Town Planners Pvt. Ltd., Bijender Singh S/o Praladh, Amit Gupta S/o Vijay Gupta, Jitender- Yadyender S/o Sh. Lakhmi Chand in collaboration with Orris Infrastructure Pvt. Ltd., J-10/5, DLF Phase-2, MG Road, Gurugram-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Deputy Secretary/Project Director, Ministry of Road Transport and Highway, G-5&6, Dwarka Sector-10, Delhi alongwith copy of land schedule with a request not to release the compensation / award announced vide notification dated 27.12.2018 for the land falling under khasra nos. 20/19/2 in the revenue estate of village Dhunela to the land owner company i.e. Signature Global Homes Pvt. Ltd.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement.
16. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer (Website) to update the status on the website.

(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

1. Detail of land owned by Ora Land & Housing Pvt.Ltd. Distt. Gurugram

Village	Rect No	killa No	Area (K-M)
Hayatpur	8	22	8-0
	15	1/2	1-7
		2/1	6-13
		3/1	6-0
		23/2	2-17
	30	24	8-0
		3/2	2-17
		4	8-0
		7/1	3-18
	56		Total

2. Detail of land owned by Vertax Land & Housing Pvt.Ltd.

Village	Rect No	killa No	Area (K-M)
Hayatpur	15	18/3	4-16
	31	25/1/2	2-18
		Total	7-14

3. Detail of land owned by Orris Infrastructure Pvt.Ltd.

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	1/2/2	4-4
		2	8-0
		3/1	5-3
		Total	17-7

**4. Detail of land owned by Fortune Land and Housing Pvt.Ltd.125/216 share,
Orris Infrastructure Pvt.Ltd.71/216 share and Amit Gupta S/o Vijay Gupta
5/54 share**

Village	Rect No	killa No	Area (K-M)
Hayatpur	30	19/1	5-12
		20/2	4-0
	31	16/1	1-4
		Total	10-16

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D.T.C.P (HR)

5. Detail of land owned by Elegant Land & Housing Pvt.Ltd 51/91 Incense Properties pvt.Ltd 40/91 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	3/2	1-15

6. Detail of land owned by Orris Land & Housing Pvt.Ltd 16/37 share, Oscar Land & Housing Pvt.Ltd 16/37 share, Neptune Land and Housing pvt.Ltd. 29/222 share, Vertax land & Housing Pvt.Ltd 1/222 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	22/1	3-14

7. Detail of land owned by Ora land & Housing Pvt.Ltd 9/29 share, Bijender Singh S/o Praladh Singh 20/29 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	23	7-12
		24/2	2-18
		Total	10-10

8. Detail of land owned by Doyen Town planner pvt. Ltd. 1/4 share, Ora Land & Housing Pvt.Ltd. 7/11 share, Bijender Singh S/o Praldh Singh 20/29

Village	Rect No	killa No	Area (K-M)
Hayatpur	58	4/1	4-0

9. Detail of land owned by Jitender- Yadvinder Ss/o Lakhmichand ½ share Harminder-joginder-Narender Ss/o Hukam Chand ½ share

Village	Rect No	killa No	Area (K-M)
	58	2/1	4-0

Grand Total 107K-8M

Or 13.425 Acres


Director,
Town & Country Planning
Haryana 