

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas, licence No. 91 of 2021 dated 10.11.2021 was granted in favour of Sterling Infrastructure LLP & KJS Colonizer LLP in collaboration with Sterling Infrastructure LLP for development of Affordable Group Housing Colony over an area measuring 4.30625 acres in the revenue estate of Village Naurangpur, Sector-79, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

2. And, whereas, an application was received on 16.11.2021 with the request to transfer the licence and change of developer in favour of Top Haven Developers Pvt. Ltd., as per the provisions of Rule 17 of Rules 1976 and policy dated 18.02.2015. The request was considered and in-principle approval in this regard was issued vide memo dated 01.02.2022 with the directions to pay requisite fee & charges and submission of other documents within prescribed period. The documents submitted in compliance of said in-principle approval have been examined and observed that the licenced land was transferred in favour of new entity prior to issuance of in-principle approval.

3. And, whereas, the company has requested to compound the offence so committed and deposited composition fees amounting Rs, 39,22,000/- in lieu thereof, hence while compounding the offence as per the provisions of Section 13 of Act 8 of 1975, the licence is hereby transferred in favour of Top Haven Developers Pvt. Ltd. Permission for change of developer in terms of policy dated 18.02.2015 in favour of the said company is also granted subject to the followings:-

- a) The terms & conditions as stipulated in the above said licence will remain the same and duly compiled with by the transferee company in letter & spirit.
- b) The new entity shall be responsible for compliance of all provisions of Act 8 of 1975 & Rules 1976.
- c) The transferee company will abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

4. These orders shall be read together with the licence no. 91 of 2021 dated 10.11.2021 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

DA/As above.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4494-JE (VA)/2022/ 8810

Dated: 01-04-22

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

1. Sterling Infrastructure LLP & KJS Colonizer LLP in collaboration with Sterling Infrastructure LLP, 20-A, Rajpur Road, Civil Line, Delhi-110054.
2. Top Haven Developers Pvt. Ltd., C-36, 3rd Floor, Pamposh Enclave, GK-1, New Delhi-110048.
3. Chief Administrator, HSVP, Panchkula.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram; and
6. Chief Accounts officer of this Directorate.


(Amit Madholia)

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

Revised land Schedule

Detail of land owned by Top Heaven Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Naurangpur	48	24/2	2-0
		3/1/2	3-1
		3/2	1-0
		3/3	0-16
		4/1	4-0
		8/1	2-8
		8/2	5-4
	58	9/1	4-0
		12/2	0-13
		12/3/1/1	4-12
		13/1	0-17
		13/2/1	5-18
		Total	34-9

Or 4.30625 Acres


Director,
Town & Country Planning
Haryana
Jaswan Lalrani