

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

License No. 105 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 Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., North Star Apartments Pvt. Ltd., Green Gem Estates Pvt. Ltd., Shiva Profins Pvt. Ltd., Blue Chip Properties Pvt. Ltd., Esteem Towers Pvt. Ltd. C/o North Star Apartments Pvt. Ltd. SS Group, 4th Floor, The Plaza, Near IFFCO Chowk, MG Road, Gurgaon-122002 for setting up of a RESIDENTIAL PLOTTED COLONY on the land measuring 104.556 acres falling in the revenue estate of village Badha, Hayatpur, Sihi & Nawada Fatehpur, Sector 84, 85 & 90, Gurgaon - Manesar Urban Complex.

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, 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-Station as per the norms prescribed by the power utility in the zoning plan of the project.

10. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
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. The license is valid up to 10/12/2017.

Dated: The 11/12/2013.
Chandigarh

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

Endst. No. LC-2723-JE (VA)/2013/ 60742

Dated: 16/12/13.

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

1. Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., North Star Apartments Pvt. Ltd., Green Gem Estates Pvt. Ltd., Shiva Profins Pvt. Ltd., Blue Chip Properties Pvt. Ltd., Esteem Towers Pvt. Ltd. C/o North Star Apartments Pvt. Ltd. SS Group, 4th Floor, The Plaza, Near Iffco Chowk, MG Road, Gurgaon-122002 alongwith 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 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 & 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

ORDER

Whereas, License No. 105 of 2013 dated 11.12.2013 was granted for an area measuring 104.556 acres for setting up Residential Plotted Colony, Sector 84, 85 & 90, Gurugram Manesar Urban Complex. As per request of applicant company dated 01.03.2021 & 24.03.2021 for part surrender of licensed land measuring 74.628 acres falling under the said License Nos. 105 of 2013 dated 11.12.2013 has been considered and approved. The revised area of the said plotted colony shall be 29.928 acres as per the schedule annexed to these orders.

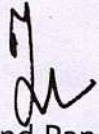
2. The scrutiny fees, licence fees, conversion charges, infrastructure development charges, principal as well as interest till the filing for surrender of licence complete in all respects, qua the part of licenced area being surrendered, shall be forfeited.

3. Whereas, no request for claim of any refund/adjustment of amount of EDC on account of surrender of licence has been received. In case any claim in this regard is received, the same shall be considered after verifying that no services has been availed by the colonizer for the original licensed area irrespective of the proportion/extent of services availed and upon transfer of the portion of 24 mtrs wide roads, which formed part of licensed area of licence no. 105 of 2013, free of cost to the Government.

Thus, as a consequence of said part surrender of license, all sanctions/ approvals pertaining to licence no. 105 of 2013 dated 11.12.2013 hereby stand annulled ab-initio.

Dated: The 25-05-2021

Chandigarh


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


Endst. No . LC-2723-II/Asstt.(MS)/2021/ 12476

Dated: 25-05-2021

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

1. Matrix Buildwell Pvt. Ltd., C/o North Star Apartments Pvt. Ltd., S.S. Group, Plot No. 77, Sector-44, Gurugram-122003.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director, Urban Estates, Haryana, Panchkula.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurugram.
12. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.
14. Project Manager (IT Cell), O/o DTCP with the request to update the status on Departmental website.


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

Revised Land Schedule

1. Details of land owned by Matrix Buildwell Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Total area		Area Taken in License		Area to be delicensed		Balance Area for license	
			Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	18	15/1/1	2	16	2	16	1	18	0	18
		15/2/1	2	16	2	16	1	4	1	12
		15/2/2	1	4	1	4	1	3	0	1
									2	11

2. Details of land owned by North Star Apartments Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Sihi	25	14	9	0	9	0	8	6	0	14

3. Details of land owned by North Star Towers Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	12	11	7	13	7	13	-	-	7	13
		20/1	5	1	5	1	-	-	5	1
	13	7	2	4	2	4	-	-	2	4
		8/1	4	11	4	11	-	-	4	11
		8/2	0	17	0	17	-	-	0	17
		9	8	13	8	13	1	3	7	10
		11/2	6	1	6	1	-	-	6	1
		12	8	0	8	0	-	-	8	0
		13/1	5	5	5	5	-	-	5	5
		14/1	1	7	1	7	-	-	1	7
		14/2/1	3	17	3	17	-	-	3	17
		14/3/1	0	10	0	10	-	-	0	10
		15	8	0	8	0	-	-	8	0
		16	8	0	8	0	-	-	8	0
		18/2	1	6	1	6	-	-	1	6
25	4	0	4	0	-	-	4	0		
Badha	15	8/1	6	8	6	8	4	3	2	5
		13/1	2	4	2	4	2	3	0	1
	22	8/2/1	2	5	2	5	1	18	0	7
8/2/2		2	8	2	8	1	1	1	7	
Nawada Fatehpur	2	12/1	5	7	5	7	3	18	1	9
		13/3	1	8	1	8	0	19	0	9
	2	18/1	6	19	6	19	4	14	2	5
									82	5

D.T.C.P (HR)

4. Details of land owned by Green Gem Estates Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla	
Badha	13	13/2	2	15	2	15	-	-	2	15	
		14/2/2	1	12	1	12	-	-	1	12	
		17/2	3	18	3	18	-	-	3	18	
		18/1	3	15	3	15	-	-	3	15	
Hayatpur	17	11/1/2	3	10	3	10	2	8	1	2	
		25	17/2	2	16	2	16	2	14	0	2
	66	13/2	6	6	6	6	4	18	1	8	
		66	17/2/2	0	11	0	11	0	10	0	1
		74	7/2	4	0	4	0	-	-	4	0
		8/1	4	14	4	14	-	-	4	14	
		13/2	4	14	4	14	-	-	4	14	
		14/1	3	16	3	16	-	-	3	16	
		18/2/1	1	2	1	2	-	-	1	2	
										32	19

5. Details of land owned by Shiva Profins Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	11	20/1	0	9	0	9	-	-	0	9
		20/2/1	2	10	2	10	-	-	2	10
		21/2/1	1	4	1	4	-	-	1	4
		21/2/2	0	4	0	4	-	-	0	4
		22/1	7	0	7	0	-	-	7	0
		22/2	1	4	1	4	-	-	1	4
		23	4	11	4	7	-	-	4	7
	14	1	8	0	8	0	-	-	8	0
		2/1/1	4	16	4	16	-	-	4	16
		3	8	0	8	0	-	-	8	0
		4	8	0	2	16	-	-	2	16
	15	6	8	0	1	0	-	-	1	0
		3/2/2/2/2	0	2	0	2	0	0	0	2
7		8	0	8	0	6	6	1	14	
16/2		6	4	6	4	6	0.5	0	3.5	
15	25/1	3	14	3	14	2	14	1	0	
								44	9.5	

6. Details of land owned by Blue Chip Properties Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	13	14/3/2	0	3	0	3	-	-	0	3
		14/2/3	0	11	0	11	-	-	0	11
		17/1	4	2	4	2	-	-	4	2
Badha	74	4	8	0	8	0	7	17	0	3
		5/1	2	8	2	8	0	17	1	11
		5/2	5	12	5	12	4	3	1	9
		6	8	0	8	0	5	0	3	0
		8/2	3	6	3	6	-	-	3	6
		13/1	3	6	3	6	-	-	3	6
		15/2	7	2	7	2	3	14	3	8
		18/2/2	3	6	3	6	-	-	3	6
		19/1	1	0	1	0	-	-	1	0
22/2	3	8	3	8	-	-	3	8		

D.T.C.P (HR)

		23/1	2	0	2	0	-	-	2	0
Hayatpur	75	10	8	10	8	10	8	7	0	3
	75	11	4	10	4	10	2	10	2	0
	76	2/2	4	8	4	8	-	-	4	8
		3/1	2	0	2	0	-	-	2	0
		7/3	2	12	2	12	-	-	2	12
		8/1/2	2	2	2	2	-	-	2	2
		8/2	2	4	2	4	-	-	2	4
		9/1/1	4	4	4	4	-	-	4	4
		13	5	8	5	8	-	-	5	8
		14/1	3	15	3	15	-	-	3	15
									59	9

7. Details of land owned by Esteem Towers Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Hayatpur	72	22/2	2	6	2	6	1	9	0	17
		23/1	5	4	5	4	1	15	3	9
	73	3	1	11	1	11	-	-	1	11
	74	16	7	18	7	18	4	18	3	0
		17/2	4	13	4	13	3	17	0	16
									9	13

8. Details of land owned by Shiva Profins Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	13	10	7	8	7	8	-	-	7	8

Grand Total 239 8.5
Or 29.928 Acres ✓

Director,
Town & Country Planning
Haryana

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Matrix Buildwell Pvt. Ltd. and others,
C/o North Star Apartments Pvt. Ltd.,
(Now known as SS Group Pvt. Ltd.),
Plot No. 77, Sector-44, Gurugram – 122003.

Memo no. LC-2723/Asstt(MS)/2021/ 24013 Dated: 22-09-2021

Subject: Renewal of license no. 105 of 2013 dated 11.12.2013 granted for setting up of Residential Plotted Colony over an area measuring 26.793 acres in Sector 84, 85 & 90 Gurugram- North Star Apartments Pvt. Ltd. (Now known as SS Group Pvt. Ltd.).

Please refer to your application dated 08.02.2021 and 31.08.2021 on the subject cited above.

Your request for Renewal of Licence No. 105 of 2013 dated 11.12.2013 granted for setting up of Residential Plotted Colony in Sector 84, 85 & 90 Gurugram Manesar Urban Complex is considered on account of reasons submitted by you that the company has not carried out any internal development works in the land measuring 77.763 acres has been surrendered. Hence the Licence is hereby renewed up to 10.12.2024 for area measuring 26.793 acres as per enclosed land schedule on the same terms and conditions laid down therein:-

1. It is further clarified that this renewal will not tantamount of certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall get the service plan estimates of the colony approved within the current validity period.
3. You shall transfer portion of roads forming part of the licensed area to the Government free of cost if not transferred earlier within a month under intimation of this office.
4. You shall submit the power load requirement of the project within 60 days from the renewal of licence.
5. You shall transfer the EWS plots to Housing Board Haryana within the current validity of the licence.
6. You shall get the license renewed till final completion of the colony is granted.

DA/As above.



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

Endst no: LC-2723/Asstt(MS)/2021

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.


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

To be read with License No. 105 of 2013

Revised Schedule of land

	Total area	Area Taken in License	Area under road to be delicensed	Balance Area
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1 Details of land owned by Matrix Buildwell Pvt. Ltd. Distt. Gurgaon

Village	Rect. No.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	18	15/1/1	2	16	0	18	0	18	0	0
		15/2/1	2	16	1	12	1	12	0	0
		15/2/2	1	4	0	1	0	1	0	0
					2	11	2	11	0	0

2. Details of land owned by North Star Apartments Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
SIHI	25	14	9	0	0	14	0	0	0	14

3. Details of land owned by North Star Towers Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla		
Badha	12	11	7	13	7	13	-	-	7	13		
		20/1	5	1	5	1	-	-	5	1		
		13	7	2	4	2	4	-	-	2	4	
		8/1	4	11	4	11	-	-	4	11		
		8/2	0	17	0	17	-	-	0	17		
		9	8	13	7	10	1	9	6	1		
		11/2	6	1	6	1	0	14	5	7		
		12	8	0	8	0	-	-	8	0		
		13/1	5	5	5	5	-	-	5	5		
		14/1	1	7	1	7	-	-	1	7		
		14/2/1	3	17	3	17	-	-	3	17		
		14/3/1	0	10	0	10	-	-	0	10		
		15	8	0	8	0	-	-	8	0		
		16	8	0	8	0	-	-	8	0		
		18/2	1	6	1	6	-	-	1	6		
		25	4	0	4	0	-	-	4	0		
		15	8/1	6	8	2	5	2	5	0	0	
			13/1	2	4	0	1	0	1	0	0	
		Nawada Fatehpur	22	8/2/1	2	5	0	7	0	7	0	0
				8/2/2	2	8	1	7	1	7	0	0
12/1	5			7	1	9	1	9	0	0		
		13/3	1	8	0	9	0	9	0	0		

D.T.C.P (HR)



		18/1	6	19	2	5	2	5	0	0
					82	5	10	6	71	19

4. Details of land owned by Green Gem Estates Pvt. Ltd. Distt. Gurgaon

Village	Rect. No.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	13	13/2	2	15	2	15	-	-	2	15
		14/2/2	1	12	1	12	-	-	1	12
		17/2	3	18	3	18	-	-	3	18
	17	18/1	3	15	3	15	-	-	3	15
		11/1/2	3	10	1	2	1	2	0	0
		25	17/2	2	16	0	2	0	2	0
Hayatpur	66	13/2	6	6	1	8	1	8	0	0
		17/2/2	0	11	0	1	0	1	0	0
	74	7/2	4	0	4	0	-	-	4	0
		8/1	4	14	4	14	-	-	4	14
		13/2	4	14	4	14	-	-	4	14
		14/1	3	16	3	16	-	-	3	16
		18/2/1	1	2	1	2	0	8	0	14
						32	19	3	1	29

5. Details of land owned by Shiva Profins Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	11	20/1	0	9	0	9	-	-	0	9
		20/2/1	2	10	2	10	-	-	2	10
		21/2/1	1	4	1	4	-	-	1	4
		21/2/2	0	4	0	4	-	-	0	4
		22/1	7	0	7	0	-	-	7	0
		22/2	1	4	1	4	-	-	1	4
		23	4	11	4	7	-	-	4	7
	14	1	8	0	8	0	-	-	8	0
		2/1/1	4	16	4	16	-	-	4	16
		3	8	0	8	0	-	-	8	0
		4	8	0	2	16	-	-	2	16
		6	8	0	1	0	-	-	1	0
		15	3/2/2/2/2	0	2	0	2	0	2	0
	7	8	0	1	14	1	14	0	0	
	16/2	6	4	0	3.5	0	3.5	0	0	
	25/1	3	14	1	0	1	0	0	0	
					44	9.5	2	19.5	41	10


D.T.C.P (HR)


Hayatpur	74	4	8	0	0	3	0	0	0	3
		5/1	2	8	1	11	0	0	1	11
		5/2	5	12	1	9	0	0	1	9
		6	8	0	3	0	0	0	3	0
		8/2	3	6	3	6	-	-	3	6
		13/1	3	6	3	6	-	-	3	6
		15/2	7	2	3	8	0	0	3	8
		18/2/2	3	6	3	6	0	13	2	13
		19/1	1	0	1	0	0	1	0	19
		22/2	3	8	3	8	1	10	1	18
		23/1	2	0	2	0	0	12	1	8
	75	10	8	10	0	3	0	0	0	3
		11	4	10	2	0	0	0	2	0
	76	2/2	4	8	4	8	-	-	4	8
		3/1	2	0	2	0	-	-	2	0
		7/3	2	12	2	12	-	-	2	12
		8/1/2	2	2	2	2	-	-	2	2
		8/2	2	4	2	4	-	-	2	4
		9/1/1	4	4	4	4	-	-	4	4
		13	5	8	5	8	-	-	5	8
		14/1	3	15	3	15	-	-	3	15
					59	9	2	16	56	13


7. Details of land owned by Esteem Towers Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Hayatpur	72	22/2	2	6	0	17	-	-	0	17
		23/1	5	4	3	9	-	-	3	9
	73	3	1	11	1	11	-	-	1	11
	74	16	7	18	3	0	0	0	3	0
		17/2	4	13	0	16	0	16	0	0
					9	13	0	16	8	17

8. Details of land owned by Shiva Profins Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Kanal	Marla	Kanal	Marla	Kanal	Marla	Kanal	Marla
Badha	13	10	7	8	7	8	2	12	4	16

Grand Total					239	8.5	25	1.5	214	7	
					Or		29.928 Acres		3.134 Acres		26.793 Acres


 Director,
 Town & Country Planning
 Haryana