

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

License No. 105 of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s ABAG Hi-tech Education Pvt. Ltd. M/s CSN Estates Pvt. Ltd. Sh. Om Parkash, Roop Singh, Ajeet Singh, Satish-alias-Satbir, Jagdish, Jagbir, Karamveer Ss/o Raghbir singh C/o M/s CSN Estates Pvt. Ltd. 128 GF, Sector-44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.175 acres in the revenue estate of village Bajghera, Sector 113, 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 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 24/30 mtrs wide internal circulation road falling through your site side at your own costs and the entire 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/plots/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 date of grant of license to enable provision of site in your land for Transformers/Switching Stations/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 Govt. notification as applicable.

12. 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.
13. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
15. 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.
16. The license is valid up to 10/12/2015.

Dated: The 11/12/2011  
Chandigarh

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

Endst. No. LC-2577-JE(VA)-2011/ 18487

Dated: 12-12-11

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

1. M/s ABAG Hi-tech Education Pvt. Ltd. M/s CSN Estates Pvt. Ltd. Sh. Om Parkash, Roop Singh, Ajeet singh, Satish-alias-Satbir, Jagdish, Jagbir, Karamveer Ss/o Raghbir Singh C/o M/s CSN Estates Pvt. Ltd. 128 GF, Sector-44, Gurgaon along with a copy of agreement, LC-IV B and Bilateral agreement. *Approved Zoning*
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.
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 and Country Planning  
Haryana, Chandigarh

To be read with License No. 105 of 2011/11/12/2011.

1. Detail of the land owned by M/s ABAG Hi-Tech Education (P) Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Bajghera	16	21	7-7
		22/2	2-0
	19	2/1	0-9
		2/3	2-1
		<b>Total</b>	<b>11-17</b>

2. Detail of the land owned by M/s CSN Estates (P) Ltd. Distt. Gurgaon.

Bajghera	15	24/2	5-5
		25	7-7
	16	22/1	1-13
		22/3/1	1-10
	19	1/1	5-7
	20	4/1	4-10
		5/1	5-7
		28	0-5
	<b>Total</b>	<b>31-4</b>	

3. Detail of the land owned by Om Parkash, Roop Singh, Ajeet Singh, Satish uref Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir, Distt. Gurgaon.

Bajghera	16	19/3	1-17	
		22/3/2	1-5	
		20	4/2	1-19
			5/2	2-13
			6	7-7
	19	7	4-4	
		29	0-11	
		1/2	2-13	
		2/2	4-7	
		9/1	4-18	
	20	10/2	0-14	
		10/3	5-10	
		11/2	0-9	
		<b>Total</b>	<b>38-7</b>	
		<b>G. Total</b>	<b>81-8 or 10.175 acres</b>	

**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*

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


License No. 85 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 CSN Estates Pvt. Ltd. Sh. Naveen S/o Sh. S.P. Gupta, A.N. Buildwell Pvt. Ltd. C/o CSN Estates Pvt. Ltd., 128, Ground Floor, Sector 44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 8.875 acres in the revenue estate of village Bajghera, Sector 112-113, Gurgaon – Manesar Urban Complex.

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 issue 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, 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 building 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 HAREDA 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. The license is valid up to 28/8/2016

Dated: The 29/8/2012  
Chandigarh


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

Endst. No. LC-2577C-JE(VA)-2012/ 16597

Dated: 30/8/12

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

- ✓ 1. CSN Estates Pvt. Ltd. Sh. Naveen S/o Sh. S.P. Gupta, A.N. Buildwell Pvt. Ltd. C/o CSN Estates Pvt. Ltd., 128, Ground Floor, Sector 44, Gurgaon alongwith a copy of agreement, LC-IV B & 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 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 alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with License No. 85 of 2012/29<sup>B</sup>/<sub>2012</sub>

## 1. Detail of land owned by CSN Estates Pvt. Ltd. District-Gurgaon

Village	Rect. No	Killa No.	Area K-M
Bajghera	20	22/2	3-16 ✓
		23/1/2	0-5 ✓
	31	2/1	3-7 ✓
<b>Total</b>			<b>7-8</b>

## 2. Detail of land owned by Naveen s/o S.P Gupta, District-Gurgaon.

Village	Rect. No	Killa No.	Area K-M
Bajghera	20	23/3	6-12 ✓
		24	4-4 ✓
		32	0-8 ✓
		225-226	2-15 ✓
		247/1	1-9 ✓
<b>Total</b>			<b>15-8</b> ✓

## 3. Detail of land owned by A.N Buildwell Pvt. Ltd., District-Gurgaon.

Village	Rect. No	Killa No.	Area K-M
Bajghera	21	25/3/2	0-3 ✓
		21/1/2	4-7 ✓
	20	20/2	0-7 ✓
		22/1	4-4 ✓
		23/1/1	0-15 ✓
		30	0-9 ✓
		13/2	0-13 ✓
		14/2	0-6 ✓
		17	3-18 ✓
		18/1	7-3 ✓
		18/2	0-2 ✓
		31	0-5 ✓
		9/1	0-18 ✓
		11/2/2	0-1 ✓
		12/2	5-19 ✓
		19	7-15 ✓
		8/4/2	1-14 ✓
		13/1	7-7 ✓
14/1	1-18 ✓		
<b>Total</b>			<b>48-4</b> ✓
<b>Grand Total</b>			<b>71-0 or 8.875 Acres</b> ✓

Director General  
Town and Country Planning,  
Haryana, Chandigarh  
C. K. S. P. 12/12

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

License No. 86 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 Sh. Bhay Ram S/o Sh. Lakhmi Chand Ltd. C/o CSN Estates Pvt. Ltd. 128, Ground Floor, Sector 44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 1.99375 acres in the revenue estate of village Bajghera, Sector 113, Gurgaon - Manesar Urban Complex.

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 issue 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 EPA, 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, 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 building 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 HAREDA 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. The license is valid up to 28/8/2016.

Dated: The 29/8/2012.  
Chandigarh

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

Endst. No. LC-2577B-JE(VA)-2012/ 16613 Dated: 30/8/12

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

1. Sh. Bhay Ram S/o Sh. Lakhmi Chand Ltd. C/o CSN Estates Pvt. Ltd. 128, Ground Floor, Sector 44, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
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 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



To be read with License No. <sup>86</sup>..... of 2012/<sup>29<sup>B</sup></sup><sub>2011</sub>

1. Detail of the land owned by Bhay Ram S/o Lakhmi Chand, Distt. Gurgaon.


Village	Rect. No.	Killa No.	Area K-M
Bajghera	19	11/1	0-8
		20/2	0-6
	20	15	9-3
		16/1	6-2
<b>Total</b>			<b>15-19 or 1.99375 acres</b>

**Director General**  
**Town and Country Planning.**  
**Haryana, Chandigarh**  
Chhotu K. J.

## ORDER

License No. 105 of 2011 dated 11.12.2011 was granted to ABAG Hi-Tech Education Pvt. Ltd., CSN Estates Pvt. Ltd., S/Sh. Om Parkash, Roop Singh, Ajeet Singh, Satish alias Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir in collaboration with CSN Estates Pvt. Ltd. 128, GF, Sector 44, Gurgaon for development of a Group Housing Colony on the land measuring 10.175 acres falling in the revenue estate of Village Bajghera, Sector 113, Gurgaon Manesar Urban Complex. Now, the part license land measuring 26K-4M of ABAG Hi-Tech Education Pvt. Ltd. and S/Sh. Om Parkash, Roop Singh, Ajeet Singh, Satish alias Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of CSN Estates Pvt. Ltd. The revised land schedule of license no. 105 of 2011 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by CSN Estates Pvt. Ltd. and S/Sh. Om Parkash, Roop Singh, Ajeet Singh, Satish alias Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir in collaboration with CSN Estates Pvt. Ltd. The transferee company/land owners will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

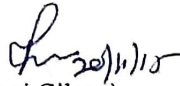
The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of transferee company as well as individual land owners.

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

Endst. No. LC-2577-PA (B)/2015/22735-749 Dated: 23/11/15

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

1. ABAG Hi-Tech Education Pvt. Ltd., CSN Estates Pvt. Ltd., Om Parkash, Roop Singh, Ajeet Singh, Satish alias Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir in collaboration with CSN Estates Pvt. Ltd., Plot no. 128, GF, Sector 44, Gurgaon
2. CSN Estates Pvt. Ltd. Plot no. 128, GF, Sector 44, Gurgaon for information and necessary action. He is requested to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HUDA, Gurgaon.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon; and
11. Accounts Officer of this Directorate.

  
(Ravi Sihag)  
District Town Planner (HQ)  
For Director General Town & Country Planning  
Haryana Chandigarh

**Revised Land Schedule**

1. Detail of land owned by CSN Estates Pvt. Ltd. District-Gurgaon.


<b>Village</b> <b>Bajghera</b>	<b>Rect. No.</b>	<b>Killa No.</b>	<b>Area</b> <b><u>K—M</u></b>
	16	21	7—7
		22/2	2—0
	19	2/1	0—9
		2/3	2—1
	15	24/2	5—5
		25	7—7
	16	22/1	1—13
		22/3/1	1—10
	19	1/1	5—7
	20	4/1	4—10
		5/1	5—7
		28	<u>0—5</u>
		<b>Total</b>	<b>43—1</b>

2. Detail of land owned by Om Parkash, Roop Singh, Ajeet Singh, Satish Uref Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir 480/767 share, CSN Estates Pvt. Ltd. 287/767 Share, District-Gurgaon.

<b>Village</b> <b>Bajghera</b>	<b>Rect. No.</b>	<b>Killa No.</b>	<b>Area</b> <b><u>K—M</u></b>
	16	19/3	1—17
		22/3/2	1—5
	20	4/2	1—19
		5/2	2—13
		6	7—7
		7	4—4
		29	0—11
	19	1/2	2—13
		2/2	4—7
		9/1	4—18
		10/2	0—14
		10/3	5—10
		11/2	<u>0—9</u>
		<b>Total</b>	<b>38—7</b>

**Grand Total**

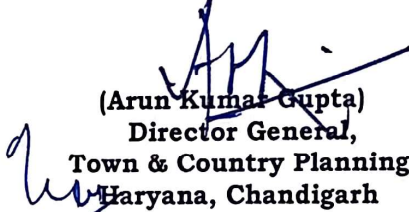
**81—8 or 10.175 acres**

  
**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
 Chhs 07 105

**ORDER**

License No. 86 of 2012 dated 29.08.2012 was granted in favour of Sh. Bhay Ram S/o Sh. Lakhmi Chand in collaboration with CSN Estates Pvt. Ltd., Plot No. 128, GF, Sector 44, Gurgaon for development of a Group Housing Colony on the additional land measuring 1.99375 acres falling in the revenue estate of Village Bajghera, Sector 113, Gurgaon Manesar Urban Complex. Now, the part licensed land measuring 9K-3M (1.14375 acres) of Sh. Bhay Ram S/o Sh. Lakhmi Chand is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of CSN Estates Pvt. Ltd. The revised land schedule of license No. 86 of 2012 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Sh. Bhay Ram S/o Sh. Lakhmi Chand as well as CSN Estates Pvt. Ltd. The transferee company/land owner will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

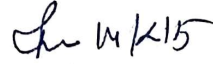
✓ The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of transferee company as well as individual land owner.

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


Endst. No. LC-2577B-PA (B)/2015/20076-886 Dated: 15/10/15

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

1. Sh. Bhay Ram S/o Sh. Lakhmi Chand in collaboration with CSN Estates Pvt. Ltd., Plot No. 128, GF, Sector 44, Gurgaon.
2. CSN Estates Pvt. Ltd. Plot No. 128, GF, Sector 44, Gurgaon for information and necessary action. He is requested to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HUDA, Gurgaon.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon; and
11. Accounts Officer of this Directorate.

  
(Ravi Sihag)

District Town Planner (HQ)

  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with Licence No. 86 of 2012

## Revised Land Schedule


1. Detail of land owned by Bhay Ram S/o Lakhmi Chand, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Bajghera	19	11/1	0-8
		20/2	0-6
	20	16/1	6-2
		Total	6-16

2. Detail of land owned by CSN Estates Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Bajghera	20	15	9-3

**Grand Total 15-19 or 1.99375 Acres**

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Chhota*




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**ORDER**

License No. 85 of 2012 dated 29.08.2012 was granted in favour of AN Buildwell Pvt. Ltd., Sh. Naveen S/o Sh. S.P. Gupta & CSN Estates Pvt. Ltd. in collaboration with CSN Estates Pvt. Ltd., Plot No. 128, GF, Sector 44, Gurgaon for development of a Group Housing Colony on the additional land measuring 8.875 acres falling in the revenue estate of Village Bajghera, Sector 113, Gurgaon Manesar Urban Complex. Now, the part licensed land measuring 6.025 acres of AN Buildwell Pvt. Ltd. is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of CSN Estates Pvt. Ltd. The revised land schedule of license No. 85 of 2012 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by CSN Estates Pvt. Ltd. as well as Sh. Naveen S/o Sh. S.P. Gupta. The transferee company/land owner will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

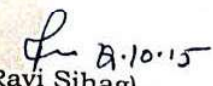
The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of transferee company as well as individual land owner.

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

Endst. No. LC-2577C-PA (B)/2015/ 20416- 20425 Dated: 19/10/15

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

1. AN Buildwell Pvt. Ltd. in collaboration with CSN Estates Pvt. Ltd., Plot No. 128, GF, Sector 44, Gurgaon.
2. CSN Estates Pvt. Ltd. Plot No. 128, GF, Sector 44, Gurgaon for information and necessary action. He is requested to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Chief Engineer, HUDA, Gurgaon.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon; and
11. Accounts Officer of this Directorate.

  
(Ravi Sihag)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

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**Revised Land Schedule**

1. Detail of land owned by CSN Estates Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Bajghera	20	22/2	3-16
		23/1/2	0-5
	31	2/1	3-7
		25/3/2	0-3
	21	21/1/2	4-7
		20/2	0-7
	20	22/1	4-4
		23/1/1	0-15
		30	0-9
		13/2	0-13
		14/2	0-6
		17	3-18
		18/1	7-3
		18/2	0-2
		31	0-5
		9/1	0-18
		11/2/2	0-1
		12/2	5-19
		19	7-15
		8/4/2	1-14
	13/1	7-7	
	14/1	<u>1-18</u>	
Total			55-12

2. Detail of land owned by Naveen S/o S P Gupta, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Bajghera	20	23/3	6-12
		24	4-4
		32	0-8
		225-226	2-15
		247/1	<u>1-9</u>
Total			15-8

**Grand Total 71-0 or 8.875 Acres**

*M.N.*  
**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
 24/3/67



# Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,

Chandigarh, web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)

Phone: 0172-2549349; E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

CSN Estate Pvt. Ltd. & Others  
Plot No-128, GF, Sector-44,  
Gurugram.

Memo No. LC-2577/Asstt.(AK)/2019/ 930

Dated: 10-01-2020

**Subject:** Renewal of license no. 105 of 2011 dated 11.12.2011 granted for setting up of Residential Group Housing Colony over an area measuring 10.175 acres in Sector - 113, Gurugram being developed by CSN Estates Pvt. Ltd.

**Reference:** Your application dated 11.11.2019 on the subject cited above.

1. License No. 105 of 2011 dated 11.12.2011 granted for setting up of Residential Group Housing Colony over an area measuring 10.175 acres in Sector - 113, Gurugram is hereby renewed up to 10.12.2024 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 license 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 compound the delay of allotment of EWS plots in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS plots immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. The amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited in accordance with the final notification within 30 days as per your undertaking dated 28.11.2019.
7. You shall get the license renewed till final completion of the colony is granted.

The renewal of license 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-2577/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 Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tcpharyana@gmail.com](mailto:tcpharyana@gmail.com)

To

Sh. Naveen S/o Sh. S. P. Gupta  
CSN Estates Pvt. Ltd.  
C/o Sector 113 Gatevida Developers Pvt. Ltd.  
TTL Commercial Centre, Intellion Edge,  
Tower-A, First Floor, Sector-72, Gurugram-122101

Memo. No. LC-2577-C/JE(DS)/2021/ 27634 Dated: 27-10-2024

**Subject:-** Request for renewal of licence no. 85 of 2012 dated 29.08.2012 granted for setting up of Group Housing Colony over an area measuring 8.875 acres in Sector-113, GMUC - CSN Estates Pvt. Ltd. and others.

Please refer to your application dated 12.08.2020 and 14.10.2020 on the above

cited subject.

The request for renewal of licence no. 85 of 2012 dated 29.08.2012 granted for setting up of Group Housing Colony over an area measuring 8.875 acres in Sector-113, GMUC is considered on account of reason submitted by you that work was stopped due to COVID-19 outbreak. Hence, the license is hereby renewed upto 28.08.2025 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of applicant company's satisfactory performance entitling for further renewal of licence.
2. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. You shall be bound to adhere to the provisions of Section-3 (3)(a)(iii) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall get the license renewed till the final completion of the colony is granted.

The renewal of license 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-2577-C/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: [tcp.haryana.gov.in](http://tcp.haryana.gov.in) - e-mail: [tcp.haryana7@gmail.com](mailto:tcp.haryana7@gmail.com)

### ORDER

Whereas, licence no. 85 of 2012 dated 29.08.2012 was granted for setting up of Group Housing Colony over an area measuring 8.875 acres in Sector-113, GMUC. 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 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. 1,000/-. Colonizer has deposited the composition fee through online vide transaction no TCP3152462192289398 dated 22.09.2021.

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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2021.

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

Endst. No. LC-2577-C/JE(DS)/2021/ 27641

Dated: 27-10-2021

A copy is forwarded to the following for information:-

1. Sh. Naveen S/o Sh. S.P. Gupta., CSN Estates Pvt. Ltd., C/o Sector 113 Gatevida Developers Pvt. Ltd., Tril Commercial Centre, Intellion Edge, Tower-A, First Floor, Sector-72, Gurugram-122101.
2. Chief Accounts Officer of this Directorate.

(S. K. Sethrawat)  
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: [tcharyana.gov.in](http://tcharyana.gov.in) - e-mail: [tcharyana7@gmail.com](mailto:tcharyana7@gmail.com)

To

Sh. Bhay Ram S/o Sh. Lakhmi Chand,  
CSN Estates Pvt. Ltd.,  
In collaboration with CSN Estates Pvt. Ltd.  
128, Ground Floor, Sector -44,  
Gurgaon.

Memo. No. LC-2577-B/JE(DS)/2020/21496

Dated: 09-12-2020

**Subject:-** Request for renewal of licence no. 86 of 2012 dated 29.08.2012 granted for setting up of Group Housing Colony over an area measuring 1.99375 acres in Sector-113, GMUC - CSN Estates Pvt. Ltd. and others.

Please refer to your application dated 12.08.2020 and 14.10.2020 on the above cited subject.

The licence No. 86 of 2012 dated 29.08.2012 granted for setting up of Group Housing Colony over an area measuring 1.99375 acres in Sector-113, GMUC is hereby renewed upto 28.08.2025 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 for further renewal of licence.
2. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. To complete the construction work of community sites as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
4. You shall convey the details of EWS flats within 60 days of this renewal.
5. You shall get the license renewed till the final completion of the colony is granted.

The renewal of license 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-2577-B/JE(DS)/2020/

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 [tcepharyana.gov.in](http://tcepharyana.gov.in) - e-mail: [tcepharyana7@gmail.com](mailto:tcepharyana7@gmail.com)

### ORDER

Whereas, licence No. 86 of 2012 dated 29.08.2012 granted for setting up of Group Housing Colony over an area measuring 1.99375 acres in Sector-113, GMUC. 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 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. 1,000/-. Colonizer has deposited the composition fee through online vide transaction no TCP32597820110667307 dated 06.11.2020.

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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2020.

(K. Makrand Pandurang, IAS)

Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. no. LC-2577-B/JE(DS)/2020 21503

Dated: 09-12-2020

A copy is forwarded to the following for information:-

1. Sh. Bhay Ram S/o Sh. Lakhmi Chand, CSN Estates Pvt. Ltd., in collaboration with CSN Estates Pvt. Ltd. 128, Ground Floor, Sector 44, Gurgaon.
2. Chief Accounts Officer of this Directorate.

(S. K. Sehrawat)

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