

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphry@gmail.com

FORM LC-V (See Rule 12)


LICENCE NO. 123. OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Arlie Builders & Developers Pvt. Ltd., Aaliyah Real Estate Developers Pvt. Ltd., Arnon Builders & Developers Pvt. Ltd., Beyla Builders & Developers Pvt. Ltd., Afaaf Builder & Developers Pvt. Ltd., Karena Estates Developers Pvt. Ltd., Alfonso Builders & Developers Pvt. Ltd., Zanobi Builder & Developers Pvt. Ltd., Sh. Ajit Singh s/o Sh. Preetam, C/o DLF New Gurgaon Homes Developers Pvt. Ltd., DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-1, Gurgaon-122002 for development of Group Housing Colony over an area measuring **25.087** acres falling in the revenue estate of village Maidawas, Sector 63 of Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

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 is granted subject to the following conditions:
 - a) That the residential Group Housing Colony will be laid out in confirmation 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 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.
 - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - e) That you shall take permanent access from service road proposed along the development plan road.
 - f) That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per Sqm for commercial component, @ Rs. 625/- per Sqm for Group Housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - g) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.

- j) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
- k) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- l) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- n) That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q) That the developer will use only CFL fittings for internal as well as for campus lighting.
- r) That since balance land of Khasra no 27//8/2, 9, 12, 13/1 of village Maidawas, Distt. Gurgaon (after donation of land to Gram Panchayat) is still joining the two pockets of applied land and one pocket to the other pockets is accessible through this land, hence you will not sell the balance piece of land till the access is available through the planed circulation.
- s) The new rates of licence fee and Infrastructure Development Charges stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- u) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

3. The license is valid up to 19-12-2016


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

Place: Chandigarh

Dated: 20-12-2012

Endst.No.LC-1994-JE (S)-2012/

26407

Dated: 21-12-12

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

1. Arlie Builders & Developers Pvt. Ltd., Aaliyah Real Estate Developers Pvt. Ltd., Arnon Builders & Developers Pvt. Ltd., Beyla Builders & Developers Pvt. Ltd., Afaaf Builder & Developers Pvt. Ltd., Karena Estates Developers Pvt. Ltd., Alfonso Builders & Developers Pvt. Ltd., Zanobi Builder & Developers Pvt. Ltd., Sh. Ajit Singh s/o Sh. Preetam, C/o DLF New Gurgaon Homes Developers Pvt. Ltd., DLF Shopping Mall, 3rd Floor, Arjun Marg, DLF City, Phase-1, Gurgaon-122002 alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.

5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.



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

1. Detail of land owned by Arlie Builders & Developers Pvt. Ltd. 326/480 share, Aaliyah Real Estates Pvt. Ltd. 2/9 share, Arnon Builders & Developers Pvt. Ltd. 7/72 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	1	8-0
		10	8-0
	28	6	8-0
Total			24-0

2. Detail of land owned by Arlie Builders & Developers Pvt. Ltd. 99/160 share, Arnon Builders & Developers Pvt. Ltd. 14/160 share, Beyla Builders & Developers Pvt. Ltd. 47/160 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	2	8-0

3. Detail of land owned by Arlie Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total	Total Area Taken K-M
Medawas	28	24	8-0	2-14
		13	8-0	3-5
		14/1	4-0	4-0
		17	8-0	7-15
		18	8-0	0-11
	46	2	8-0	8-0
		3/1	7-12	7-12
Total			33-17	

4. Detail of land owned by Afaaf Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total	Total Area Taken K-M
Medawas	28	2	8-0	1-4
		3	8-0	7-19
		4	8-0	8-0
		5	8-0	8-0
		7	8-0	8-0
		8	8-0	6-3
		Total		

5. Detail of land owned by Arnon Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	28	15/1	4-0
		14/2	4-0
	46	4	8-0
Total			16-0

6. Detail of land owned by Karena Estates Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	28	15/2	4-0

A. Rastogi

D.G.T.C.P. (Hr.)
CHS/2/12/12

-2-

7. Detail of land owned by Beyla Builders & Developers Pvt. Ltd. 40/183 share, Arnon Builders & Developers Pvt. Ltd. 73/183 share, Aaliyah Real Estates Pvt. Ltd. 70/183 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	11/1	7-12
	28	16/1	1-11
Total			9-3

8. Detail of Land owned by Arnon Builders & Developers Pvt. Ltd. 1/10 share, Beyla Builders & Developers Pvt. Ltd. 9/10 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	24	8-0

9. Detail of Land owned by Aaliyah Real Estates Pvt. Ltd. 63/702 share, Karena Estate Developers Pvt. Ltd. 639/702 share, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	46	1	8-0

10. Detail of Land owned by Alfonso Builders & Developers Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	46	3/2	0-8
		16/2	5-0
		17	8-0
		18/1	7-7
		19	8-0
		25/1	5-0
Total			33-15

11. Detail of Land owned by Zanobi Builders & Construction Pvt. Ltd., Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	18/2	0-13
		23/2	3-15
Total			4-8

12. Detail of land owned by Sh. Ajit Singh s/o Preetam, Village Medawas Distt. Gurgaon.

Village	Rect. No.	Kila No.	Total Area K-M
Medawas	27	22	8-0
		23/1	4-5
Total			12-5

Grand Total 200 K 14 M or 25.087 Acres

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

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

To

Arlie Builders & Developers Pvt. Ltd. and others,
In collaboration with DLF Home Developers Ltd.
(earlier known as DLF New Gurgaon Home Developers Pvt. Ltd.),
DLF Shopping Mall, 3rd Floor,
Arjun Marg, DLF City, Phase-I,
Gurugram-122002.

Memo No. LC-1994-II-JE (VA)-2022/ 5474 Dated 23-02-22

Subject: - Renewal of licence no. 123 of 2012 dated 20.12.2012 granted for setting up of Group Housing Colony over an area measuring 25.087 acres falling in the revenue estate of village Maidawas, Sector-63, Gurugram Manesar Urban Complex.

Please refer to your application dated 23.11.2021 & 12.01.2022 on the subject cited above.

2. Licence no. 123 of 2012 dated 20.12.2012 granted vide this office Endst No. LC-1994-JE (S)-2012/26407-421 dated 21.12.2012 for setting up of Group Housing Colony over an area measuring 25.087 acres falling in the revenue estate of village Maidawas, Sector-63, Gurugram-Manesar Urban Complex is hereby renewed upto 19.12.2025 subject to the outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana, pending adjudication before Hon'ble Supreme Court and final outcome of CBI investigation under process. This renewal is further subject to terms and conditions laid down in the licence in question and fulfilment of following conditions:-

- a) This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
- b) That you shall start construction at site after getting building plans approved within six months from issuance of this renewal letter.
- c) That you shall get the renewal of the licence till the final completion of the colony is granted.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning

Haryana, Chandigarh

Dated:

Endst. No. LC-1994-II-JE (VA)-2022/

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.



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

Directorate of Town & Country Planning, Haryana

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

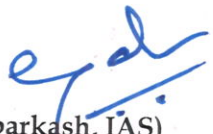
Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas, licence No. 123 of 2012 dated 20.12.2012 was granted in favour of land owner companies/individual in collaboration with DLF Home Developers Ltd. (earlier known as DLF New Gurgaon Home Developers Pvt. Ltd.) for development of group housing colony over an area measuring 25.087 acres in Sector-63, 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, request was made vide application dated 10.02.2022 to grant permission for transfer of part licenced area measuring 5.6648 acres in favour of developer company as per the provisions of Rule 17 of Rules 1976. The request has been examined and observed that the above said area already stands transferred in favour of developer company and a request has been made to compound the offence so committed. Accordingly, while considering the request for composition under the provisions of Section 13 of Act 8 of 1975 and charging composition fees amounting Rs. 40,09,087/- in lieu thereof, ex-post facto permission to transfer the licenced land measuring 5.6648 acres in favour of developer company i.e. DLF Home Developers Ltd. from land owner licencees is hereby accorded. The revised land schedule is also enclosed, which may be read alongwith licence no. 123 of 2012 dated 20.12.2012 for the henceforth communication.

DA/As above.



(T. L. Satyaparkash, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1994-Vol-III/JE (VA)/2022/ 28957

Dated: 22-09-22

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

1. DLF Home Developers Ltd. 1st floor, Gateway Tower, R-Block, DLF City, Phase-III, Gurugram-122002.
3. Chief Administrator, HSVP, Panchkula.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Chief Accounts officer of this Directorate.


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

To be read with License no. 123 dated 20.12.2012

Revised land Schedule

1. Details of land of Arlie Builders & Developers Pvt. Ltd. (Share 326/480), DLF Home Developers Ltd. (Share 154/480)

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	1	8	0
	27	10	8	0
	28	6	8	0
		Total	24	0

2. Details of land of Arlie Builders & Developers Pvt. Ltd. (Share 99/160), DLF Home Developers Ltd. (Share 14/160), Beyla Builders & Developers Pvt. Ltd. (Share 47/160),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	2	8	0

3. Details of land of Arlie Builders & Developers Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	24/2 min	2	14
	28	13/2	3	5
	28	14/1	4	0
	28	17/1	7	15
	28	18/1	0	11
	46	2	8	0
	46	3/1	7	12
		Total	33	17

4. Details of land of Afaaf Builders & Developers Pvt. Ltd

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	2/2	1	4
	28	3/1	7	19
	28	4	8	0
	28	5	8	0
	28	7	8	0
	28	8/1	6	3
		Total	39	6

[Handwritten Signature]
D.T.C.P (HR)

5. Details of land of DLF Home Developers Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	22	8	0
	27	23/1	4	5
	28	15/1	4	0
	28	14/2	4	0
	46	4	8	0
		Total	28	5

6. Details of land of Vamil Builders & Developers Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	28	15/2	4	0

7. Details of land of Beyla Builders & Developers Pvt. Ltd. (Share 40/183), DLF Home Developers Ltd. (Share 143/183),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	11/1	7	12
	28	16/1	1	11
		Total	9	3

8. Details of land of Beyla Builders & Developers Pvt. Ltd. (Share 9/10), DLF Home Developers Ltd. (Share 1/10),

Village	Rect. No.	Killa No.	Area	
			K	M
	27	24	8	0

9. Details of land of Hoshi Builders & Developers Pvt. Ltd

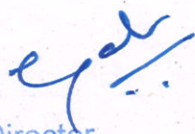
Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	16/2	5	0
	27	17	8	0
	27	18/1	7	7
	27	19	8	0
	27	25/1	5	0
	46	3/2	0	8
		Total	33	15

10. Details of land of Zanobi Builders & Cons. Pvt. Ltd.,

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	27	18/2	0	13
	27	23/2	3	15
		Total	4	8

11. Details of land of Vamil Builders & Developers Pvt. Ltd. (Share 639/702), M/s DLF Home Developers Ltd. (Share 63/702),

Village	Rect. No.	Killa No.	Area	
			K	M
Maidawas	46	1	8	0
	GRAND TOTAL 200K-14M		25.087 Acres	


 Director,
 Town & Country Planning
 Haryana
Jaswan Khera