

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

LICENCE NO. 38 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 for development of residential housing colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid residential 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.
  - f. That you shall take permanent access from service road proposed along the development plan road.
  - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component, @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - i. 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.
  - j. 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 HUDA/HSIIDC.
  - k. 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 DGTC, Haryana.
  - l. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - m. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - n. That you shall pay the labour cess charges as per policy dated 4.5.2010.
  - o. That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
  - p. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
  - q. 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.
  - r. That the developer will use only CFL fittings for internal as well as for campus lighting.

- s. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
- 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 submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
- v. 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.
- w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 21/4/2016.

Place : Chandigarh  
Dated: 22/4/2012

Endst.No.LC-2438-JE(B)-2012/ 6061

(T.C. GUPTA, IAS)  
Director General  
Town & Country Planning  
Haryana, Chandigarh

Dated: 25/4/12

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 alongwith copies of agreement/bilateral agreement 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 (Enforcement) 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.

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

To be read with License No. 38 of 2012/22/2

1. Detail of land owned by Mapsko Builders Pvt. Ltd Village Naurangpur, Distt Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area K-M</u>	<u>Area Taken K-M</u>
Naurangpur	37	7	8-0	7-6
		8/1/1	0-16	0-16
		8/2	5-2	5-2
		11	7-16	1-7
		12	7-16	4-1
		13/1	6-16	6-16
		13/2	0-16	0-16
		14/1	5-8	5-8
		18	7-4	7-4
		19	7-11	7-11
		20/1	3-16	3-16
		21/2	4-0	4-0
		22	8-0	8-0
		23/1	6-7	6-7
		23/2	1-5	1-5
		27	0-9	0-9
48		1/1	6-3	6-3
		1/2	1-5	1-5
		1/3	0-12	0-12
		2	6-16	6-16
		3/1	0-17	0-17
		3/2	6-15	6-15
		8	7-12	7-12
		9	7-12	7-12
		10/1	5-12	5-12
		10/2	2-8	2-8
		11	7-11	7-11
		13	7-12	7-12
		<b>Total</b>	<b>130-19</b>	

Or 16.369 Acres

Director General  
Town & Country Planning  
Haryana, Chandigarh  
*Anand Hays*

Regd.

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector -17 C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2438/2016/

18357

Dated: 30/8/2016


To

Mapsko Builders Pvt. Ltd  
52, North Avenue Road  
Punjabi Bagh (West)  
New Delhi.

**Subject: Renewal of licence no. 38 of 2012 dated 12.04.2012 granted for Group Housing Colony over an area measuring 16.369 acres in Sector-78 and 79, Gurgaon.**

Please refer your letter dated 17.03.2016 on the matter cited as subject above.

1. Licence No. 38 of 2012 dated 12.04.2012 granted vide Endst. No. LC-2438/JE(B)/2012 dated 25.04.2016 granted for Group Housing Colony over an area measuring 16.369 acres in Sector-78 and 79, Gurgaon is hereby renewed upto **21.04.2018** on the terms and conditions laid down therein.
2. That you shall submit the revalidated bank guarantee of EDC and IDW at least one month before of their expiry.
3. That you shall complete the construction of community building within current validity period of the licence.
4. That you shall construct the 12/18/24 meters wide service road forming part of licensed land at its own cost within current validity period of licence and shall transfer to the Government free of cost.
5. That you shall again float the EWS flats for allotment within current validity period of licence.
6. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
7. Original licence is returned herewith.

  
(Arun Kumar Gupta, IAS),  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Dated :

Endst. No. LC-2438/2016/

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)  
District Town Planner (HQ)  
O/o Director General, Town & Country Planning  
Haryana, Chandigarh.

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

✓ Mapsko Builders Pvt. Ltd.  
52, North Avenue Road, Punjabi Bagh (West),  
New Delhi-26.

Memo No. LC-2438-II-JE (VA)-2018/ 23345 Dated: 06-08-2018

**Subject: -** Renewal of licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79 of Gurugram Manesar Urban Complex.

**Ref:** Your application dated 11.05.2018 & 04.07.2018 on the subject mentioned above.

Licence no. 38 of 2012 dated 22.04.2012 granted to you vide this office Endst No. LC-2438-JE (B)-2012/6061-75 dated 25.04.2012 for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79 of Gurugram Manesar Urban Complex is hereby renewed upto 21.04.2020 on the terms & conditions laid down therein and further subject to 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 float the EWS flats for allotment within current validity period of the license.
3. You shall complete the construction within current validity period of the licence.
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-2438-II-JE (VA)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, 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.

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

## ORDER

Whereas, licence no 38 of 2012 dated 22.04.2012 has been granted to Mapsko Builders Pvt. Ltd. vide this office Endst No. LC-2438-JE (B)-2012/6061-75 dated 25.04.2012 for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79 of 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 Rules, 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 06.06.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 7,000/- and the same has been deposited by the licensee.

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) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2017-2018.

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

Endst. No. LC-2438-II-JE (VA)-2018/ 23352 Dated: 06-08-2018

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh (West), New Delhi-26.
2. Chief Accounts Officer of this Directorate.

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

## Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

To

Mapsco Builders Pvt. Ltd.  
52, North Avenue Road, Punjabi Bagh (West),  
New Delhi-26.

Memo No. LC-2438-II-JE (DS)-2022/ 35974 Dated: 01-12-2022

Subject: - Renewal of licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex.

Please refer to your application dated 13.08.2020 & 15.06.2021 on the subject cited above.

Licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex is hereby renewed upto 21.04.2025 after compounding the delay of 232 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 85,811 /- in form of interest @18% per annum. This renewal is further subject to fulfilment of terms & conditions laid down in the licence and 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 transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from the date of renewal.
- c) That you shall revalidate the Bank Guarantee on account of IDW before 30 days of its expiry.
- d) That licence shall be got renewed till the final completion of the colony as per terms and conditions of the licence.


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

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana Chandigarh  
Dated:

Endst. No. LC-2438-II-JE(DS)-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.

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

# Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojna Bhawan, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

## ORDER

Whereas, licence no 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79 of 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 delay in compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2022, the licensee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as ₹ 1,12,000/- which have been deposited through e-payment dated 18.08.2022.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2022.


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

Endst. No. LC-2438-II-JE (DS)-2022/ 35981

Dated: 01-12-2022

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh (West), New Delhi-26.
2. Chief Accounts Officer of this Directorate.

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