

FORM LC-V  
(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 97 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt. Premwati wd/o Sh. Partap Singh, Smt. Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt. Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt. Shiksha M/o Hari Parkash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt. Suman Wd/o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh. Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the land measuring 108.006 acres falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Residential Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
  - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
  - f) That you shall derive permanent approach from the service road only.
  - g) That you will not give any advertisement for sale of Plats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
  - h) That the portion of sector/Master plan road which shall form part of the licenced 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.
  - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
  - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
  - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
  - m) That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
  - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
  - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence 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 zoning plan of the project.
  - p) The licence is valid upto 17-11-2014.

Dated: 18-11-2010.

Place: Chandigarh

(T.C. GUPTA, IAS)

Director

Town and Country Planning,  
Haryana, Chandigarh.

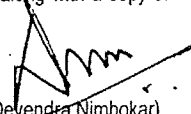
tphry@gmail.com

Endst No. LC-2169-B/DS(R)-2010 16341

Dated:- 19-11-10

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

1. M/s Vishnu Apartments Pvt. Ltd., M/s Metroline (Shivpuri) Estates Pvt. Ltd., M/s Foyer Propbuild Pvt. Ltd., M/s Garnet Propbuild Pvt. Ltd., M/s Jive Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Sonex Projects Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Foray Propbuild Pvt. Ltd., M/s Fount Propbuild Pvt. Ltd., M/s Frond Propbuild Pvt. Ltd., M/s Froth Propbuild Pvt. Ltd., M/s Gadget Propbuild Pvt. Ltd., M/s Glade Propbuild Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Toff Builders Pvt. Ltd., M/s Gems Buildcon Pvt. Ltd., M/s Fondant Propbuild Pvt. Ltd., Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal, Sh. Yogesh, , Vikas alias Vikesh, Ss/o Ved Parkash, Sh. Anil, Sh. Mumkesh S/o Sh. Pratap Singh, Smt.Premwati wd/o Sh. Partap Singh, Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar, Sh. Antesh Kumar Ss/o Hari Parkash, Rameshwari wd/o Sh. Hari Parkash, Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash, Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheru, Smt.Shiksha M/o Hari Prakash, Tarun Kumar S/o Hari Parkash, Natasha d/o Sh. Hari Parkash, Smt.Suman Wd /o Sh. Hari Parkash, Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera, Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal, Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas, Sh. Jaswant Singh, Dharambir, Mahabir, Surender Kumar S/o Sh. Sanker Lal, Sh. Adesh Tyagi s/o Mahavir Singh, Rajender Sharma S/o Satparkash, Sh. Kiran Tyagi w/o Sh. Adesh Tyagi C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
(Devendra Nimbokar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

To be read with Licence No. 97. of 2010

1 Land owned by M/s Foyer Propbuild Pvt. Ltd., village Maidawas, Distt. Gurgaon

Village	Rect. No.	Killa No.	Area k-m
Maidawas	34	10	8--0
	17	22	8--0
		23/1	6--4
	34	2	8--0
			Total= 30--4 or 3.775 Acre

2 Land owned by M/s Jive Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area k-m
Maidawas	17	13	8--0
	12	18	8--0
		19	8--0
		20/2min	1--10
		21 min	5--10
		22	8--0
	16	15	8--0
		18	8--0
		19/1	5--8
			Total= 60--8 or 7.55 Acre

3 Land owned by M/s Kamdhenu Projects Pvt. Ltd.

Village	Rect. No.	Killa No.	Area k-m
Maidawas	17	14/1	3--4
		14/2 min	4--8
			Total= 7--12 or 0.95 Acre

4 Land owned by M/s Metroline (Shivpuri) Estates Pvt. Ltd

Village	Rect. No.	Killa No.	Area k-m
Maidawas	19	10/1/3	4--7
		11/1	7--12
		19/2 min	0--5
		20/2 min	3--16
		21/1	2--9
		21/2	5--3
		21/3	0--8
		22/2	7--8
		22/1/1	0--8
		22/1/2	0--4
		23	8--0
		Total= 40--0 or 5 Acre	

5 Land owned by M/s Garnet Propbuild Pvt. Ltd. 3/59 share, Sonex Projects Pvt. Ltd. 56/59 share

Village	Rect. No.	Killa No.	Area k-m
Maidawas	16	24/2	1--12
		35	2--2
		4	7--15
		7/1	3--6
			Total= 14--15 or 1.844 acre

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D.T.C.P.  
H.L. J.H.D.  
Amulya K. Singh

To be read with Licence No. 97 of 2010.

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- 6 Land owned by Sh. Jaswant Singh, Sh. Dharmbir, Sh. Mahabir, Sh. Surender Kumar Ss/o Sh. Sankar Lal

Village	Rect. No.	Killa No.	Area k-m
Maidawas	34	7/2	1--2
		14	8--0
			Total= 9--2 or 1.138 Acre

- 7 Land owned by Sh. Krishan Kumar, Sh. Hariom, Sh. Bijender, Sh. Virender Ss/o Sh. Ramniwas

Village	Rect. No.	Killa No.	Area k-m	
Maidawas	33	6/1	0--4	
		6/2	1--0	
		6/3	3--16	
		6/4	3--0	
		7	8--0	
	32	10/1	7--5	
		10/2	0--9	
		11/1	2--12	
	33	14	8--0	
		15	8--0	
	39	9/1	2--0	
				Total= 44--6 or 5.537 Acre

- 8 Land owned by Sh.Om Prakash, Sh.Ved Prakash both Ss/o Sh.Govind Lal equal 1/2 Share, Sh. Anil, Sh. Mumkesh both Ss/o Sh.Pratap Singh equal 1/8 share, Smt. Asha D/o Sh.Pratap Singh 1/16 share, Smt.Premwati Wd/o Sh.Pratap Singh 1/16 share, Sh.Munesh Kumar, Sh. Antesh Kumar both Ss/o Sh.Hariprakash, Smt.Urmila, Smt.Pramila, Smt.Santosh Ds/o Sh.Hariprakash, Smt. Rameswari Wd/o Sh.Hariprakash equal 1/4 share,

Village	Rect. No.	Killa No.	Area k-m	
Maidawas	35	11/1	4--18	
		11/2	3--2	
		13	8--0	
		17/2/1	1--8	
		18	8--0	
		20	8--0	
		21	8--0	
		22	8--0	
		36	15	8--0
			16	8--0
	17/2 min		1--0	
	38	25 min	4--0	
		1 min	3--9	
		2 min	6--18	
		9 min	4--0	
		10/2	2--18	
		11	1--9	
		12/1	0--12	
	35	17/2/2	1--18	
				Total= 91--12 or 11.45 Acre

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H. C. D.  
S. M. S. S.

To be read with Licence No. 97 of 20.

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- 9 Land owned by Sh. Satparkash, Sh. Satbir both Ss/o Sh. Khacheru equal 2/3 share, smt. Shiksha M/o Hari Parkash, Tarun S/o Hari Parkash, Natasha D/o Hari Parkash, Suman Wd/o Hari Parkash equal 1/3 share

Village	Rect. No.	Killa No.	Area k-m
Maidawas	16	16	8--0
	17	11	8--0
			Total= 16-0 or 2 Acre

- 10 Land owned by Sh. Amit Kumar S/o Sh. Khacheru

Village	Rect. No.	Killa No.	Area k-m
Maidawas	17	10	8--0
			Total= 8--0 or 1 Acre

- 11 Land owned by Sh. Raj Kumar, Sh. Rajender Kumar, Sh. Mahesh Kumar, Sh. Umesh Kumar Ss/o Sh.Shera

Village	Rect. No.	Killa No.	Area k-m
Maidawas	13	5/2	1--16
		6	8--0
	35	3/1	1--9
		7/2	0--13
		8	7--0
		14	6--5
	15/1	0--6	
			Total= 25--9 or 3.181 Acre

- 12 Land owned by Sh.Om Prakash, Sh.Ved Prakash both Ss/o Sh.Govind Lal equal 1/3 share, Sh. Anil S/o Sh. Pratap Singh 1/8 share, Sh. Mumkesh S/o Sh. Pratap Singh 1/24 share, Smt.Premwati Wd/o Sh. Pratap Singh 1/24share , Smt. Asha D/o Sh.Pratap Singh 1/24share, Sh. Antesh Kumar S/o Sh.Hariprakash, Smt.Rameswari Wd/O Sh.Hariprakash, Smt.Urmila, Smt.Paramila, Smt.Santosh all D/o Sh.Hariprakash equal 5/30 share, Sh.Munesh Kumar S/o Sh.Hariprakash 1/9 share, Sh. Vikas @ c=Vikesh s/o Om Prakash 1/12 share, Yogesh s/o Ved Prakash 1/12 share

Village	Rect. No.	Killa No.	Area k-m
Maidawas	35	12	8--0
		19	8--0
		23	8--0
			Total= 24--0 or 3.00 Acres

- 13 Land owned by Sh.Asraj Singh, Sh. Sunder Singh both Ss/o Sh. Sohanlal

Village	Rect. No.	Killa No.	Area k-m
Maidawas	17	4/1min	0--3
			Total= 0--3 or 0.0188 Acre

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~~D.T.C.P.~~  
P.L.D.  
Amoyth  
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14 Detail of land owned by M/s Active Promoters Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	2	21	8--0
	16	17	8--0
	17	16/1min	0--4
	18	12/2	2--6
		19 min	7--18
		20 min	1--3
	33	16	8--0
		17 min	6--14
		24 min	2--17

Total= 45K-2 M or 5.6375 Acre

15 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	2	12	1--1
		18/2	0--11
		19	7--17
		20/2	4--0
		23/1	4--0
	12	1	8--0

Total= 25K-9M or 3.1813 Acre

16 Detail of land owned by M/s Fount Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	12	2	8--0
		3/1	4--0
		3/2	4--0
		8/1	4--0
		8/2	4--0
		9	8--0
		13/1	5--7

Total= 37K-7M or 4.669 Acre

17 Detail of land owned by M/s Frond Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	34	3	8--0

Total= 8K--0M or 1 Acre

18 Detail of land owned by M/s Gadget Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	18	13	8--0
		14	8--0

Total= 16K-0M or 2 Acre

19 Detail of land owned by M/s Gems Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
			K--M
Maidawas	18	17	8--0

Total= 8K--0M or 1 Acre

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**D.T.C.P.**  
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- 20 Detail of land owned by M/s Logical Developers Pvt. Ltd.
- | Village                     | Rect. No. | Killa No. | Area  |
|-----------------------------|-----------|-----------|-------|
|                             |           |           | K--M  |
| Maidawas                    | 12        | 11 min    | 5--10 |
| Total= 5K-10M or 0.687 Acre |           |           |       |
- 21 Detail of land owned by Adesh Tyagi s/o Mahavir Singh
- | Village                     | Rect. No. | Killa No. | Area  |
|-----------------------------|-----------|-----------|-------|
|                             |           |           | K--M  |
| Maidawas                    | 34        | 17 min    | 5--3  |
|                             |           | 18/1      | 4--0  |
|                             |           | 22/2 min  | 3--16 |
|                             |           | 23 min    | 4--16 |
|                             |           | 24 min    | 6--0  |
|                             |           | 25        | 7--7  |
|                             | 39        | 2/1 min   | 1--3  |
|                             |           | 2/2 min   | 2--2  |
|                             |           | 3 min     | 5--16 |
| Total= 40--3 or 5.018 Acres |           |           |       |
- 22 Detail of land owned by Sh. Rajender, S/o Sh. Sat Parkash
- | Village                     | Rect. No. | Killa No. | Area |
|-----------------------------|-----------|-----------|------|
|                             |           |           | K--M |
| Maidawas                    | 39        | 18        | 8--0 |
|                             |           | 23/1      | 7--5 |
| Total= 15K-5M or 1.906 Acre |           |           |      |
- 23 Detail of land owned by M/s Toff Builders Pvt. Ltd.
- | Village                 | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
|                         |           |           | K--M |
| Maidawas                | 12        | 10        | 8--0 |
| Total= 8K--0M or 1 Acre |           |           |      |
- 24 Detail of land owned by M/s Foray Propbuild Pvt. Ltd 25/36 share, M/s Gadget Propbuild Pvt. Ltd. 11/36 share
- | Village                    | Rect. No. | Killa No. | Area  |
|----------------------------|-----------|-----------|-------|
|                            |           |           | K--M  |
| Maidawas                   | 18        | 6         | 8--0  |
|                            | 19        | 10/2      | 1--12 |
| Total= 9K--12M or 1.2 Acre |           |           |       |
- 25 Details of Land owned by M/s Foray Propbuild Pvt.Ltd. 2/3 share, M/s Gadget Propbuild Pvt. Ltd. 1/3 share
- | Village                      | Rect. No. | Killa No. | Area  |
|------------------------------|-----------|-----------|-------|
|                              |           |           | K--M  |
| Maidawas                     | 18        | 15        | 8--0  |
|                              |           | 16 min    | 5--16 |
| Total= 13K-16M or 1.725 Acre |           |           |       |
- 26 Details of Land owned by M/s Fount Propbuild Pvt. Ltd. 1/2 share, M/s Foyer Propbuild Pvt.Ltd. 1/40 share and M/s Froth Propbuild Pvt. Ltd. 19/40 share
- | Village                 | Rect. No. | Killa No. | Area |
|-------------------------|-----------|-----------|------|
|                         |           |           | K--M |
| Maidawas                | 34        | 8         | 8--0 |
| Total= 8K--0M or 1 Acre |           |           |      |

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**DTCP**  
**H&P**  
Amal Singh

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27 Details of Lad owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Froth Propbuild Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
Maidawas	17 35	20	K--M 8--0
		6/1	5--2

Total= 13K--2 M or 1.637 Acres

28 Details of Land owned by M/s Foyer Propbuild Pvt. Ltd. 1/20 share, M/s Glade Propbuild Pvt Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
Maidawas	33	18/1/1	K--M 0--1
		19/1min	2--7

Total= 2K--8 M or 0.3 Acre

29 Details of land owned by M/s Foyer Propbuild Pvt.Ltd. 1/10 share, M/s Fount Propbuild Pvt. Ltd. 4/5 share, M/s Vishnu Apartments Pvt. Ltd., 1/10 share

Village	Rect. No.	Killa No.	Area
Maidawas	17	4/2 min	K--M 0--18
		5/1min	2--9
		6/2min	0--13
		7min	4--10
		15 min	0--12
	18	1	8--0
		2	8--0
		11/1min	0--11

Total= 25K--13 M or 3.206 Acre

30 Details of land owned by M/s Foyer Propbuild Pvt. Ltd. 21/40 share, M/s Froth Propbuild Pvt. Ltd., 19/40 share

Village	Rect. No.	Killa No.	Area
Maidawas	34	9	K--M 8--0

Total= 8K--0M or 1 Acre

31 Details of land owned by M/s Froth Propbuild Pvt.Ltd. 19/20 share, M/s Garnet Propbuild Pvt.Ltd. 1/20 share

Village	Rect. No.	Killa No.	Area
Maidawas	17	3 min	K--M 7--17
		9	8--0

Total= 15K-17M or 1.981 Acre

32 Details of land owned by M/s Garnet Propbuild Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area	
Maidawas	16	6	K--M 8--0	
		7/1	6--16	
		25	8--0	
		17	18	8--0
		19	8--0	
	18	18	8--0	
		24 min	4--4	
		25 min	5--16	

Total= 56K--16M or 7.1 Acre

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~~D.T.C.P.~~  
H. K. D.  
Amritha



To be read with Licence No. 97 of 2010

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- 33 Details of land owned by M/s Logical Developers Pvt. Ltd. 1/20 share, M/s Sonex Projects Pvt. Ltd. 19/20 share

Village	Rect. No.	Killa No.	Area
Maidawas	32	1	K--M 8--0
			Total= 8K--0M or 1 Acre

- 34 Detail of land owned by M/s Fondant Propbuild Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Maidawas	32	2/1/1	K--M 1--12
		2/1/2	1--12
		2/1/3	1--2
		2/2	2--4
		9/1	7--1
		9/2	0--13
		12/2/1min	1--1
		12/2/2	3--17
			Total= 19--2 or 2.387 Acre

- 35 Detail of land owned by Kiran Tyagi w/o Aadesh Tyagi

Village	Rect. No.	Killa No.	Area
Maidawas	40	20/1	K--M 7--11
			Total= 7--11 or 0.944 Acre

- 36 Detail of land owned by Adesh Tyagi s/o Mahavir Singh 1/2 share, Kiran Tyagi w/o Aadesh Tyagi 1/2 share

Village	Rect. No.	Killa No.	Area
Maidawas	39	4	K--M 7--7
		5/1	6--14
		6/2	7--11
		7	8--0
		3/1	6--0
		8/2	1--0
		8/3	1--0
		14	8--0
		15/1	7--12
		16/2	7--12
		17	8--0
		24/1/1	2--13
		26	0--8
	40	11	8--0
		12	8--0
		13	8--0
			Total= 95--17 or 11.981 Acre

Director

Town and Country Planning,  
Haryana, Chandigarh

*Amrit Kumar*

Grand Total = 864--1 or 108.006 Acres



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

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

Regd. To

Tanmay Developers Pvt. Ltd. & others,  
C/o Emaar MGF Land Ltd.,  
ECE House, 1st Floor, 28 KG Marg,  
New Delhi-110017.

Memo No. LC-2169-JE (VA)-2021/ 10185

Dated: 20-04-2021


**Subject: - Renewal of Licence no. 97 of 2010 dated 18.11.2010 granted for setting up of Additional Residential Plotted Colony over an area measuring 106.856 acres (after de-license 1.5 acres from 108.006 acres) falling in the revenue estate of village Maidawas, Sector-65 & 66, Gurugram - Emaar MGF Land Ltd.**

**Ref:** Please refer to your request dated received on 07.12.2020 on the matter as subject cited above.

License No. 97 of 2010 dated 18.11.2010 granted to Emaar MGF Land Pvt. Ltd. For setting up of Residential Plotted Colony over an area 106.856 acres (after de-license 1.5 acres from 108.006 acres) falling in the revenue estate of village Maidawas, Sector-65 & 66, Gurugram is hereby renewed upto **18.11.2022** 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 get approved the electrical service plan estimate approved from competent authority within validity of renewal permission.
3. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
4. To complete the construction work of community sites after getting the time period extended as per the provision of Haryana Act no. 7 of 2019 dated 31.01.2019 & amendment dated 05.02.2020 in Rules 1976.
5. The renewal is subject to the orders of Hon'ble Supreme Court in CA no. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
6. 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-2169-JE (VA)-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.

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

**FORM LC-V**  
**(See Rule-12)**  
**Haryana Government**  
**Town and Country Planning Department**

Licence No. 41 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the additional land measuring 1.063 acres (108.006+1.063= 109.069 acres) falling in revenue estate village Maidawas, Sector-65 & 66, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Residential Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
  - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
  - f) That you shall derive permanent approach from the service road only.
  - g) That you will not give any advertisement for sale of Flats/floor area in Residential Plotted Colony before the approval of layout plan/building plans.
  - h) That the portion of sector/Master plan road which shall form part of the licenced 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.
  - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
  - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
  - l) To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
  - m) That colonizer shall abide by the policy dated 03.02.2010 relating to allotment of EWS plot.
  - n) That you will use only CFL fittings for internal lighting as well as campus lighting.
  - o) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence 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 zoning plan of the project.
  - p) The licence is valid upto 2-5-2015.  
Dated: 3-5-2011.  
Place: Chandigarh

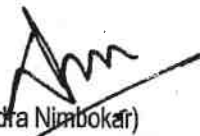
  
**(T.C.GUPTA, IAS)**  
Director General  
Town and Country Planning,  
Haryana, Chandigarh.  
tcphry@gmail.com

Endst No.- DS(R)-LC-2169-B/ 2011/ 5839

Dated:- 4-5-11

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

- ✓ 1. M/s Foyer Propbuild Pvt. Ltd., M/s Toff Builders Pvt. Ltd., C/o M/s Emaar MGF Land Ltd., ECE House, 28 Kasturba Gandhi Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement. *ELOP.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of land schedule.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of land schedule.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval as per condition No. (i) above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of land schedule.
15. Chief Accounts Officer (Monitoring Cell) with copy of land schedule
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of land schedule

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

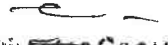
1-5-11

Page 28

To be read with Licence No. 411 of 2011/35  
2011

1 Detail of land owned by M/s Foray Propbuild Pvt. Ltd.  
Village Rect. No. Killa No. Area  
K--M  
Maidawas 2 22 8--0  
Total= 8--0 or 1.00 Acre

2 Detail of land owned by M/s Toff Builders Pvt. Ltd.  
Village Rect. No. Killa No. Area  
K--M  
Maidawas 32 12/2/1min 0--10  
Total= 0--10 or 0.063 Acre  
K--M  
G.Total= 8--10 or 1.063 Acres

  
~~Director General~~  
Town & Country Planning  
Haridwar, Chandigarh  
Anoop Singh



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

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Foray Propbuild Pvt. Ltd. and others,  
C/o Emaar MGF Land Ltd.,  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi.


Memo No. LC-2169 Vol-II-B-JE(VA)-2020/ 16362 Dated 15-09-2020

**Subject: - Request for renewal of licence no. 41 of 2011 dated 03.05.2011 granted for setting up of Additional Residential Plotted Colony over an area measuring 1.063 acres in Sector-65 & 66, Gurugram.**

**Reference: - Your application dated 05.04. 2019 on the subject mentioned above.**

Licence no. 41 of 2011 dated 03.05.2011 granted for setting up of Residential Plotted Colony over an additional area measuring 1.063 acres falling in the revenue estate of village Maidawas Sector-65 & 66, Gurugram is hereby renewed upto **03.05.2024** 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 submit approved letter of assurance regarding ultimate power load requirement of the project from the concerned authority within 60 days from date of renewal of licence.
3. You shall transfer the portion of Sector/Master plan road which shall form part of licensed area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the validity of renewal permission.
4. The bank guarantee of IDW are valid up to 16.07.2022. You shall submit the revalidated bank guarantee of IDW at least 1 month before their expiry. The validity of bank guarantee should be co-terminus with the validity of licence.
5. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012.
6. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
7. You shall get the licence renewed till the final completion of the colony is granted

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

Endst. No. LC-2169 Vol-II-B-JE(VA)-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. Sehwat)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh



