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

License No. 151 of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Oasis Buildhome Pvt. Ltd. 19, Lotus Enclave, Parwana Road, Pitampura Delhi-110034 for setting up of GROUP HOUSING COLONY on the additional land measuring 0.925 acres (schedule of land enclosed) in the revenue estate of village Harsaru, Sector 88A, Gurgaon.

1. The License is granted subject to the following conditions:


- a) That Group Housing Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
- b) That 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 thereunder are duly complied with.
- c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- d) That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
- e) That you shall construct 24 mtrs wide service road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
- f) That you have understood that the development/construction cost of 24/30 m 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 24/30 m wide major internal roads as and when finalized and demanded by the Department.
- g) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- h) That you shall deposit an amount of ₹ 41,02,647/- on account of Infrastructural Development Charges @ ₹ 625/- per Sqm (175 FAR) of group housing component and @ ₹ 1000/- per Sqm (150 FAR) of commercial component in two equal installments, first within 60 days and second within six months of issuance of license through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.

  
D.G.T.C.P. (Hr.)

- v) That you shall not create Third Party Right/ pre launch against the licensed land, before approval of building plans.
- w) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- x) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- y) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- z) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- aa) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

2. The license is valid up to 04/9/2019.

Dated: 05/9/2014  
Chandigarh

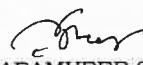
  
(Anurag Rastogi)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: tcphry@gmail.com

Endst. No. LC-2751-B-JE (VA)-2014 21428-443

Dated: 5/9/14

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


1. Oasis Buildhome Pvt. Ltd. 19, Lotus Enclave, Parwana Road, Pitampura Delhi-110034 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 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 (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with Licence No. 151 of 2014 / 5<sup>1</sup> / 2014

1. Detail of land owned by Oasis Buildhome Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Applied Area</u> <u>K-M</u>
Harsaru	73	7/2	4-0	2-8
		4	8-0	5-0
			<b>Total</b>	<b>7-8 Or 0.925 Acres</b>

  
**Director General**  
**Town and Country Planning,**  
**Haryana, Chandigarh**  
24.11.13

# Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya 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

Oasis Landmarks LLP,  
Godrej One, 5<sup>th</sup> Floor, Pirojshangar,  
Eastern Express Highway,  
Vikhroli (East), Mumbai- 400079.

Memo No. LC-2751-B/Asstt.(AK)/2019/26415 Dated:

25-10-19

**Subject:** Renewal of Licence no. 151 of 2014 dated 05.09.2014 granted for setting up of Group Housing Colony over an area measuring 0.925 acres in Sector 88 A, Gurugram- Oasis Buildhome Pvt. Ltd.

Please refer to your application dated 03.08.2019 on the subject cited above.

1. Licence no. 151 of 2014 dated 05.09.2014 granted for setting up of Group Housing Colony over an area measuring 0.925 acres in Sector 88 A, Gurugram is hereby renewed up to **04.09.2024** 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 complete the construction of community sites as per provisions of Section 3(3)(a)(iv) if Act no. 1975.
4. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
5. 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 failing which license renewal shall be void ab-initio as per your undertaking dated 18.10.2019.
6. You shall get the licence 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-2751-B/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