

Directorate of Town & Country Planning, Haryana

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

To

Vatika Sovereign Park Pvt. Ltd,
(Formerly known as Planet Earth Estates Pvt. Ltd.)
Flat No. 224A, 2nd Floor, Devika Towers 6,
Nehru Place, New Delhi-110019.

Memo No. LC-2684 Vol-II-PA(VA)-2023/ 8225

Dated: 20/03/23

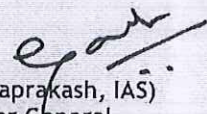
Subject: Renewal of licence no. 119 of 2012 dated 06.12.2012 granted for setting up of Group Housing Colony over an area measuring 10.03125 acres in Sector-99, Gurugram Manesar Urban Complex.

Please refer to your application dated 22.11.2018 & 08.04.2022 on the matter as subject cited above.

2. Licence no. 119 of 2012 dated 06.12.2012 granted for setting up of Group Housing Colony over an area measuring 10.03125 acres in Sector-99, Gurugram Manesar Urban Complex has been considered and hereby renewed upto 05.12.2025 after compounding the delay of 475 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 11,53,402/- 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:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall submit 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.
3. That you shall extend the validity of bank guarantee on account of IDW and submit the same within 30 days from the issuance of this memo.
4. That you shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. That 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.
6. That you shall get the licence renewal till the final completion of the colony is granted.

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


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

For Vatika Sovereign Park Pvt. Ltd.



Authorized Signatory

Endst. No. LC-2684 Vol-II-PA(VA)-2023/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Project Manager (IT Cell) O/o DGTCP with request to update the status on website.


(S.K. Sehwat)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tpharyana.gov.in - e-mail: tpharyana6@gmail.com

Regd.

To


Planet Earth Estates Pvt. Ltd.
(now known as Vatika Sovereign Park Pvt. Ltd.)
7th Floor, Vatika Triangle, Sushant Lok-I,
Block-A, MG Road, Gurugram

Memo No:- LC-2684/PA(SN)/2017/23962 Dated: 22-9-17

Subject: Renewal of Licence No. 119 of 2012 dated 06.12.2012 granted for setting up group housing colony on the land measuring 10.03125 acres in Sector-99, Gurugram-Manesar Urban Complex- Planet Earth Estates Pvt. Ltd. (now known as Vatika Sovereign Park Pvt. Ltd.).

Reference: Your application dated 03.11.2016 on the subject cited above.

1. Licence No. 119 of 2012 dated 06.12.2012 granted to the applicant company for setting up of group housing colony over an area measuring 10.03125 acres in Sector 99, GMUC, District Gurugram is hereby renewed up to 05.12.2018 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 licence of further period.
3. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
5. You shall deposit the composition fee as sought vide this office memo dated 12.01.2016 followed by reminder dated 29.08.2016 within a period of one month from the issuance of renewal.
6. You shall get approved the service plan estimates for public health services and electrical within the current validity period of licence.
7. You shall compound the offence of delay of allotment of EWS flats as per policy dated 16.08.2013
8. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2684/PA(SN)/2017/

Dated:

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

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

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

(Sanjay 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

License No. 119. 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 Planet Earth Estates Pvt. Ltd., C/o Vatika Ltd., 7th Floor, Vatika Triangle, Sushant Lok-I, Block A, MG Road, Grugaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.03125 acres in the revenue estate of village KherkiMajra-Dhankot, Sector 99, Gurgaon – Manesar Urban Complex.

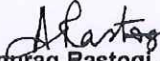
1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony 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 give 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 at the time of approval of building plans 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.

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

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 05/12/2016.

Dated: The 06/12/2012.
Chandigarh



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

Endst. No. LC-2684-JE (VA)-2012/ 24941

Dated: 7-12-12

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

- ✓ 1. Planet Earth Estates Pvt. Ltd., C/o Vatika Ltd., 7th Floor, Vatika Triangle, Sushant Lok-I, Block A, MG Road, 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 (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 & Country Planning
Haryana Chandigarh

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

To be read with License No. 119 dated 06/12/2012

1. Detail of the land owned by Planet Earth Estates (P) Ltd. Distt. Gurgaon.

Village	Rect No.	Killa No.	Area		
Kherki Majra - Dhankot	77	11/2/2	6-4 ✓		
		20/1/1	4-11 ✓		
		5/2	2-18 ✓		
		6/2/2	6-1 ✓		
		7/1	4-0 ✓		
		78	1/1/1	1-9 ✓	
			77	3	8-0 ✓
				4	8-0 ✓
			7/2/1	2-2 ✓	
			8/1	4-4 ✓	
	9/1		4-4 ✓		
	10/1/1		3-11 ✓		
	12		8-0 ✓		
	13/1		4-18 ✓		
	7/2/2		1-18 ✓		
	8/2	3-16 ✓			
	9/2	3-16 ✓			
	10/1/2	2-13 ✓			
	Total		80-5 or ✓		
			10.03125 Acres		

[Signature]
Director General
 Town & Country Planning
 Haryana Government
 Chandigarh

For Vatika Sovereign Park Pvt. Ltd.

[Signature]
 Authorized Signatory

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Planet Earth Estates Pvt. Ltd.
(now known as Vatika Sovereign Park Pvt. Ltd.)
7th Floor, Vatika Triangle, Sushant Lok-I
Block A, MG Road, Gurugram.

Memo No. LC-2684-B/Asstt.(AK)/2020/618 Dated: 06-03-2020

Subject: Renewal of licence No. 65 of 2013 dated 20.07.2013 granted for setting up Group Housing Colony over an additional area measuring 0.40 acres in sector 99 Gurugram- Planet Earth Estates Pvt. Ltd. (now known as Vatika Sovereign Park Pvt. Ltd.)

Reference: Your application dated 18.06.2019 and 31.10.2019 on the subject cited above.

1. Licence No. 65 of 2013 dated 20.07.2013 granted for setting up Group Housing Colony over an additional area measuring 0.40 acres in sector 99 Gurugram is hereby renewed up to 19.07.2024 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 apply for time extension to complete the construction of community sites and ensure its completion within extended period.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) if Act no. 1975.
5. You shall compound the offence of delay of allotment of EWS flats/plots as per policy dated 16.08.2013.
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 31.10.2019.
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 General,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2684-B/Asstt.(AK)/2020/

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

For Vatika Sovereign Park Pvt. Ltd.

Authorized Signatory

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

To

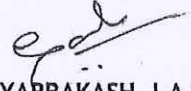
Planet Earth Estates Pvt. Ltd.
(now known as Vatika Sovereign Park Pvt. Ltd.)
7th Floor, Vatika Triangle, Sushant Lok-I,
Block-A, MG Road, Gurugram

Memo No:- LC-2684-B/PA(SN)/2017/23955 Dated: 22-9-17

Subject: Renewal of Licence No. 65 of 2013 dated 20.07.2013 granted for setting up group housing colony on the additional land measuring 0.40 acres in Sector-99, Gurugram-Manesar Urban Complex- Planet Earth Estates Pvt. Ltd. (now known as Vatika Sovereign Park Pvt. Ltd.).

Reference: Your application dated 15.06.2017 on the subject cited above.

1. Licence No. 65 of 2013 dated 20.07.2013 granted to the applicant company for setting up of group housing Colony over an area additional measuring 0.40 acres in Sector 99, GMUC, District Gurugram is hereby renewed up to 19.07.2019 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 licence of further period.
3. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
4. You shall complete the construction of community sites as per provisions of Section 3(3)(a)(iv) of Act no. 1975.
5. You shall get approved the service plan estimates for public health services and electrical within the current validity period of licence.
6. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2684-B/PA(SN)/2017/


Dated:

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

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

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

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory

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

License No. 65 of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Planet Earth Estates Pvt. Ltd. C/o Vatika Limited, 7th Floor, Vatika Triangle, Sushant Lok-I, Block-A, MG Road, Gurgaon - 122002 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 0.40 acres in the revenue estate of village Kherki Majra Dhankot, Sector 99, Gurgaon - Manesar Urban Complex.

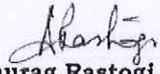
1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony 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 give 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-Station as per the norms prescribed by the power utility at the time of approval of building plans 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.

Planet Earth Estates Pvt. Ltd.


Authorized Signatory

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 & 14.06.2012 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 19/7/2017.

Dated: The 20/7/2013
Chandigarh

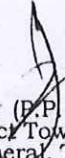

(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2684-B-JE (VA)-2013/ 46652

Dated: 22/7/13.

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

- ✓ 1. Planet Earth Estates Pvt. Ltd. C/o Vatika Limited, 7th Floor, Vatika Triangle, Sushant Lok-I, Block-A, MG Road, Gurgaon - 122002 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 (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 & Country Planning
Haryana Chandigarh

For Vatika Sovereign Park Pvt. Ltd.

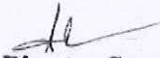

Authorized Signatory

TO BE READ WITH LICENSE NO. 65 OF 2013/20⁷/₂₀₁₃

Details of land owned by Planet Earth Estates Pvt. Ltd., Distt - Gurgaon

Village	Rect No.	Killa No.	Total Area (K-M)	Area Taken (K-M)
Kherki Majra Dhankot	76	6	6-16	3-4

or 0.40 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chhota

For Vatika Sovereign Park Pvt. Ltd.


Authorized Signatory