

Directorate of Town and Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

ORDER


Whereas, Licence no. 19 of 2019 dated 11.02.2019 was granted in favour of Revital Realty Pvt. Ltd. in collaboration with individual land owners and associate companies for setting up of colony under NILP over an area measuring 105.11819 acres (after migrating area measuring 99.113 acres from licence no. 134 of 2014 and containing 6.075 acres fresh applied land) in Sector-79 & 79B, GMUC under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter referred as Act 8 of 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.

And whereas, vide order dated 28.03.2022 Loon Land Development Ltd. was recognized as developer in the said licence. Loon Land Development Ltd. has submitted the application to migrate the part of licenced land measuring 8.1986 acres & 43.60 from colony under NILP to affordable plotted colony (DDJAY) under the migration policy dated 18.02.2016.

The request has been considered and an area measuring 8.1986 acres has been migrated under licence no. 194 of 2022 dated 29.11.2022, area measuring 43.60 acres migrated under licence no. 195 of 2022 dated 29.11.2022 for development of Affordable Residential Plotted Colony under DDJAY & an area measuring OK-1M was acquired from killa no. 69//12/2 of village Naurangpur.

In view of above the migrations and acquired land, balance land of Licence no. 19 of 2019 dated 11.02.2019 remains 53.3833 acres as per enclosed revised land schedule.

Dated: _____
Place: Chandigarh


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


Endst. No. LC-2938-B Loos-JE (SJ)-2022/ 37673

Dated: 14-12-2022

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

1. Loon land development Ltd.A-8B, 2nd floor, Friends Colony East, New Delhi-65 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

7. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
18. PM (IT) for updation on the website.


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

Revised Land Schedule

1. Detail of land owned by Loon Land development Ltd;

Village	Rect No	Killa No	Total Area (K-M)-	
Naurangpur	36	18/1	1-6-0	
		14	8-0-0	
		15 min	6-18-0	
		16	7-11-0	
		23/2	1-8-0	
		24	8-0-0	
		25	8-0-0	
		35	21/1	4-4-0
		49	4/2	2-4-0
		36	27	0-10-0
			17	7-2-0
		35	21/2	2-0-0
		36	21/2	2-0-0
			20	7-11-0
		21/1	6-0-0	
	57	2/2min	0-1-0	
		3/3	0-3-0	
		8/3min	0-0-3	
		13/1/1min	0-0-8	
		Khasra No.	114/1	3-12-0
			114/3	3-1-0
		Khasra No.	113	3-14-0
	50		19	8-0-0
			21/2	4-16-0
			22	8-0-0
			23/1	8-0-0
	56		3/2 min	3-11-0
	50		18	5-11-0
	49		1	8-0-0
	48		7/1	1-12-0
	49		11/2	2-8-0
	48		15/1	2-4-0
	49		11/1	4-8-0
	48		6	8-0-0
			15/2	5-16-0
	49		10	8-0-0
		11/3	1-4-0	
37		15/3	2-9-0	
		16	7-11-0	
		24/2	2-13-0	
		25/1	5-12-0	

Detail of land owned by Loon Land development Ltd;

48	4	7-12-0
	5/1	2-0-0
	7/3/1	4-3-0
	27	0-8-0
49	2/1/1	1-13-0
	2/2/1	1-1-0
	2/3/1	1-10-0
	9/2	4-0-0
	12/1	1-0-0
49	4/3/1	0-5-0
58	4/2/1min	0-2-0
37	25/2	2-8-0
48	5/2	6-0-0
55	21/1	0-9-0
	21/2	0-6-0
56	25/1	2-2-0
49	2/1/2	1-6-0
	2/2/2	0-17-0
	2/3/2	1-5-0
	9/1	4-0-0
55	22/1	0-4-0
56	13/1	2-5.5-0
	8	2-15-0
70	4min	2-3-0
	6min	1-14-0
71	10 min	2-8-0
	11/1	1-9-0
	Total	236-6.5-2

2. Detail of land owned by Surat Singh S/o Ramchander

Naurangpur	36	18/2	5-17-0
		22	7-19-0
		23/1	5-17-0
		Total	19-13-0

3. Detail of land owned by Revital Reality Pvt. Ltd. 186/325 share, Jasmine Megastructure Pvt. Ltd. 139/325 share

Naurangpur	36	1/2 min	4-4-4
		2 min	2-8-6
		Total	6-13-1


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

4. Detail of land owned by Revital Reality Pvt. Ltd. 376/501 share, Jasmine Megastructure Pvt. Ltd. 125/501 share
- | | | | |
|------------|----|--------------|---------------|
| Naurangpur | 36 | 4/1 min | 1-1-7 |
| | | 3 min | 1-11-2 |
| | | 8/2 min | 1-19-2 |
| | | 9 min | 5-5-6 |
| | | Total | 9-17-8 |
5. Detail of land owned by Surat Singh S/o Ram Chander 2/7 share, AashishYadav S/o Davinder 1/7 share and Loon Land development 4/7 share
- | | | | |
|------------|----|--------------|---------------|
| Naurangpur | 36 | 12/1 | 6-0-0 |
| | | 13 | 8-0-0 |
| | | Total | 14-0-0 |
6. Detail of land owned by Surat Singh S/o Ram Chander 38/132 share Aashish Yadav S/o Davinder 19/132share Loon Land developmentLtd 75/132 share.
- | | | | |
|------------|----|------|--------|
| Naurangpur | 36 | 19/1 | 6-12-0 |
|------------|----|------|--------|
7. Detail of land owned by Loon Land development Ltd 1/3 share and Surat Singh S/o Ram Chander 1/3 share and Kanwar Singh S/o Jagmal Singh 1/3 share.
- | | | | |
|------------|----|--------------|---------------|
| Naurangpur | 36 | 11/2/1 | 3-6-0 |
| | 37 | 15/4 | 1-4-0 |
| | | Total | 4-10-0 |
8. Detail of land owned by Land owned by Loon land development Ltd 172/301 share and Surat Singh S/o Ram Chander 86/301 share and Kanwar Singh S/o Jagmal Singh 43/301 share.
- | | | | |
|------------|----|--------------|---------------|
| Naurangpur | 36 | 10/3/2 | 0-19-0 |
| | | 11/1/1 | 2-14-0 |
| | | Total | 3-13-0 |
9. Land owned by Revital Reality Pvt Ltd 629/786 share and JasmineMegastructurePvt Ltd 157/786 share.
- | | | | |
|------------|----|--------|--------|
| Naurangpur | 35 | 11 min | 0-12-0 |
|------------|----|--------|--------|


D.G.I.C.P (HR)

10. Land owned by Loon Land development Ltd. 3/8 share,
Krishan-Abhay- Virender- Om Parkash Ss/o Arjun Singh 1/8 share
Smt. Sumitra W/o Daljeet Singh 1/8 share
GuruDatt- Shyoraj-Ss/o Deep Chand 1/4 share,
Bhagwani Wd/ and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share.

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	56	6/2	4-5-0
		7	7-11-0
		13/2min	0-9.5-0
		15/2	3-14-0
		17	8-0-0
		18	2-15-0
		Total	26-14.5-0

11. Land owned by Krishan- Abhay- Virender- Om ParkashSs/o Arjun Singh 1/8 share,
Smt Sumitra W/o Daljit Singh 1/8 share
Loon Land development Ltd 1/8 share,
Guru Datt- ShyorajSs/o Deep Chand 1/4 share,
SmtBhagwani Wd/o and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share,
Bhagwana S/o Ishwar 1/4 share

Village	Rect No	Killa No	Total Area (K-M-S)	
Naurangpur	56	4	5-5-0	
		14	8-0-0	
		15/1	3-14-0	
		16/2	2-12-0	
		23min	2-15-0	
		24	9-8-0	
		55	11/1	3-0-0
		Total	34-14-0	

12. Krishan- Abhay- Virender- Om Parkash Ss/o Arjun Singh 1/4 share,
Sumitra W/oDaljit Singh 1/4 share,
Loon Land developmentLtd 1/4 share,
BhagwaniWd/o and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share.

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	69	4/2	2-1-0
		5	3-4-0
		Total	5-5-0

13. Land owned by Revital Realty Pvt. Ltd.

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	36	10/2 min	1-11-0
	37	6/1 min	0-0-2
		Total	1-11-2

14. Detail of land owned by Revital Realty Pvt. 1/3 share

Surat Singh S/o Ram chander 1/3 share

Kanwar Singh S/o Jagmal Singh 1/3 share

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	37	6/2min	0-2-8

15. **Details of Land Owned by Govt of Haryana through gift deed (Part of 24mt wide road)**

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	57	1/1	3-3-0
		2/1	3-14-0
		3/2	3-17-0
		8/2	2-17-0
		13/1/2	1-11-0
	50	23/2	0-8-0
	56	1/1	3-0-0
		3/1	3-2-0
		2/1/1	3-3-0
		25/2	2-13-0
	48	7/3/2	0-5-0
	57	18/2/1/2	1-14-0
	58	4/2/2	1-2-0
	55	21/3	2-13-0
		22/2	0-6-0
	70	2/1/2	2-6-0
		1/3/2	0-6-0
		1/2/2	0-17-0
		1/1/2	1-19-0
		5/2	2-3-0
	Khasra no	114/2	1-3-0
	58	5/1/1	3-3-0
	71	19/2	2-6-0
	69	2/2/2	0-13-0
		9/1/2	3-3-0
		3/1/3	4-7-0
		4/1/1/2	1-2-0

		Total	56-16-0
		Grand Total	427-1-3

OR 53.3833 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Deewan Lalwani

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

Licence No. 19 of 2019

This Licence is granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Revital Reality Pvt. Ltd., Surat Singh S/o Ramchander, Sh. Aashish Yadav S/o Sh. Davinder, Sh. Kanwar Singh S/o Sh. Jagmal Singh, Sh. Krishan, Abhay, Virender, Om Parkash Ss/o Sh. Arjun Singh, Smt. Sumitra W/o Daljit Singh, Guru Datt, Shyoraj Ss/o Deep Chand, Smt. Bhagwani Wd/o and Sh. Harpal, Lal Chand, Sudhir, Sunil Ss/o Rajbir, Sh. Bhagwana S/o Ishwar, Fimosys Infrastructure Pvt. Ltd., Standard Farms Pvt. Ltd., Jasmine Megastructure Pvt. Ltd., ASP Sarin Reality Pvt. Ltd., in collaboration with Revital Reality Pvt. Ltd., A-703-704, Signature Towers, South City-I, Gurugram-122001 for setting up of RESIDENTIAL PLOTTED COLONY on the land measuring 99.11319 acres from license no. 137 of 2014 dated 27.08.2014 and fresh additional area measuring 6.075 acres under New Integrated Licencing Policy-2016 (schedule of land enclosed) in the revenue estate of village Naurangpur, Sector-79 & 79 B, Gurugram.

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

- i) That Residential Plotted Colony will be laid out in confirmation to the approved layout plans and development works are executed according to the designs and specifications shown in the approved plan.
- ii) 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.
- iii) That licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. 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.
- iv) That licensee shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced 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.
- v) That licensee shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
- vi) That licensee understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you

alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.


- vii) That Licencee shall arrange electric connection from HVPN/DHBVNL for electrification of 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.
- viii) That licencee shall deposit an amount of ₹ 34,71,80,242/- on account of Infrastructural Development Charges (@ ₹ 625 x 5/7 per Sqm) for residential component and (@ ₹ 1000/- per Sqm) for commercial component in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, 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.
- ix) That licencee 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 HSVP or any other Govt. Agency.
- x) That licencee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xi) That licencee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xii) That licencee shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- xiii) That licencee shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
- xiv) That licencee shall pay the labour cess charges as per policy dated 04.05.2010.
- xv) That licencee shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.

- xvi) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- xvii) That licensee shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xviii) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xix) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.
- xx) That licensee shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- xxi) That licensee shall not create Third Party Right/ pre launch against the licenced land, before approval of building plans.
- xxii) That provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.
- xxiii) That licensee 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.
- xxiv) That developer company, i.e., Revital Reality Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- xxv) That licensee 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 HSVP 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.
- xxvi) That licensee 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 licence granted.
- xxvii) You shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within 60 days of grant of licence but before approval of building plans.
- xxviii) You shall transfer 12% of the colony area free of cost to the Government in the revenue records earmarked for EWS and NPPL

xxix) That licencee shall obey all the directions/restrictions imposed by the Department from time to time in public interest

2. The licence is valid up to 10/02/2024.


Dated: The 11/02/2019.
Chandigarh


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

Endst. No. LC-2938-B-JE (VA)-2019/4299-4315 Dated: 13-02-2019

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

1. Revital Reality Pvt. Ltd., Surat Singh S/o Ramchander, Aashish Yadav S/o Sh. Davinder, Sh. Kanwar Singh S/o Sh. Jagmal Singh, Sh. Krishan, Abhay, Virender, Om Parkash Ss/o Sh. Arjun Singh, Smt. Sumitra W/o Daljit Singh, Guru Datt, Shyoraj Ss/o Deep Chand, Smt. Bhagwani Wd/o and Sh. Harpal, Lal Chand, Sudhir, Sunil Ss/o Rajbir, Sh. Bhagwana S/o Ishwar, Fimosys Infrastructure Pvt. Ltd., Standard Farms Pvt. Ltd., Jasmine Megastructure Pvt. Ltd., ASP Sarin Reality Pvt. Ltd., in collaboration with Revital Reality Pvt. Ltd., A-703-704, Signature Towers, South City-I, Gurugram-122001 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer, Website updation with a request to host the same on the website of the Department


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

50	19	8-0-0
	21/2	4-16-0
	22	8-0-0
	23	8-8-0
56	1	7-12-0
	10/1	4-18-0
56	3	8-0-0
50	18	5-11-0
56	2/1	5-7-0
49	1	8-0-0
48	7/1	1-12-0
49	11/2	2-8-0
48	15/1	2-4-0
49	11/1	4-8-0
48	6	8-0-0
	15/2	5-16-0
49	10	8-0-0
	11/3	1-4-0
36	10/2 min	1-11-0
37	6/1 min	0-0-2
56	11/2	3-8-0
37	15/3	2-9-0
	16	7-11-0
	24/2	2-13-0
	25/1	5-12-0
48	4	7-12-0
	5/1	2-0-0
	7/3	4-8-0
	27	0-8-0
49	2/1/1	1-13-0
	2/2/1	1-1-0
	2/3/1	1-10-0
	9/2	4-0-0
	12/1	1-0-0
57	18/1/1	1-0-0
	18/2/1	3-16-0
49	4/3/1	0-5-0
58	4/2	4-0-0
	14/2	1-1-0
	15/1	2-10-0

JL

58	6/3	2-13-0
37	25/2	2-8-0
48	5/2	6-0-0
58	6/2	2-4-0
55	21	8-0-0
56	25	6-0-0
70	5	7-2-0
	11/3	1-4-0
	12	8-0-0
	19	6-16-0
70	20/1	1-4-0
	2/1	5-11-0
	9/1	5-11-0
	10/1	0-16-0
	1/3	0-15-0
	1/2	2-2-0
	9/2	2-9-0
	1/1	4-14-0
	18/1	0-9-0
48	25/1/2	2-11-0
	25/2/2	1-14-0
	25/3	1-7-0
49	2/1/2	1-6-0
	2/2/2	0-17-0
	2/3/2	1-5-0
	9/1	4-0-0
55	14/1 min	0-1-0
	14/2 min	1-11-0
	15/1 min	0-10-0
58	7	8-0-0
	14/1/2	7-9-0
	5/1	6-4-0
69	17/1	2-10-0
	14/2/2	1-16-0
55	22	8-0-0
71	19	8-0-0
	20/1	2-8-0
	20/2	5-12-0
70	16	8-0-0
	17/1	2-8-0
	17/2	5-0-0

Total 479-13-2

2. Detail of land owned by Revital Reality Pvt. Ltd; 7/12 share and Fimosys Infrastructure Pvt. Ltd; 5/12 share

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	70	7/2	5-1-0
		14	6-2-0
		Total	11-3-0

3. Detail of land owned by Surat Singh S/o Ramchander

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	36	18/2	5-17-0
		22	7-19-0
		23/1	5-17-0
		Total	19-13-0

4. Detail of land owned by Standard Farms Pvt. Ltd.

Village	Rect No	Killa No	Total Area (K-M-S)	
Naurangpur	70	4	7-17-0	
		6	8-0-0	
		7/1	2-2-0	
		15	8-16-0	
		71	10	8-0-0
		11/1	6-12-0	
		Total	41-7-0	

5. Detail of land owned by Revital Reality Pvt. Ltd. 186/325 share,


Jasmine Megastructure Pvt. Ltd. 139/325 share

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	36	1/2 min	4-4-4
		2 min	2-8-6
		Total	6-13-1

6. Detail of land owned by Revital Reality Pvt. Ltd. 376/501 share,

Jasmine Megastructure Pvt. Ltd. 125/501 share

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	36	4/1 min	1-1-7
		3 min	1-11-2
		8/2 min	1-19-2
		9 min	5-5-6
		Total	9-17-8


 D.T.C.P (HR)
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7. Detail of land owned by Surat Singh S/o Ram Chander 2/7 share, Aashish Yadav S/o Davinder 1/7 share and Revital Reality Pvt.Ltd 4/7 share

Naurangpur	36	12/1	6-0-0
		13	8-0-0
		Total	14-0-0

8. Detail of land owned by Surat Singh S/o Ram Chander 38/132 share and Aashish Yadav S/o Davinder 19/132 share and Revital Reality Pvt. Ltd 75/132 share.

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	36	19/1	6-12-0

9. Detail of land owned by Revital Reality Pvt. Ltd 1/3 share and Surat Singh S/o Ram Chander 1/3 share and Kanwar Singh S/o Jagmal Singh 1/3 share.

Naurangpur	36	11/2/1	3-6-0
	37	6/2 min	0-2-8
		15/4	1-4-0
		Total	4-12-8

10. Detail of land owned by Land owned by Revital Reality Pvt Ltd 172/301 share and Surat Singh S/o Ram Chander 86/301 share and Kanwar Singh S/o Jagmal Singh 43/301 share. Naurangpur

Naurangpur	36	10/3/2	0-19-0
		11/1/1	2-14-0
		Total	3-13-0

11. Land owned by Revital Reality Pvt Ltd 629/786 share and Jasmine Megastructurepvt Ltd 157/786 share.

Naurangpur	35	11 min	0-12-0
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12. Land owned by Revital Reality Pvt Ltd 46/54 share and ASP Sarin Reality Pvt Ltd 8/54 share.


Naurangpur	56	13/1	6-13-0
		9/2	7-4-0
		8	8-0-0
		9/1	0-16-0
		Total	22-13-0

13. Land owned by Revital Reality Pvt Ltd 23/27 share and ASP Sarin Reality Pvt Ltd 4/27 share.

Naurangpur	56	12/1	6-13-0
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14. Land owned by Revital Reality Pvt Ltd 3/8 share, Krishan- Abhay- Virender- Om Parkash Ss/o Arjun Singh 1/8 share, Smt Sumitra W/o Daljit Singh 1/8 share, Guru Datt- Shyoraj Ss/o Deep Chand 1/4 share, Bhagwani Wd/o and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share.

Village	Rect No	Killa No	Total Area (K-M-S)
Naurangpur	56	6/2	4-5-0
		7	7-11-0
		12/2	1-7-0
		13/2	1-7-0
		15/2	3-14-0
		17	8-0-0
		18	8-0-0
		19/1	6-4-0
		22/2	6-4-0
		Total	46-12-0

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● 5. Land owned by Krishan- Abhay- Virender- Om Parkash Ss/o Arjun Singh 1/8 share, Smt Sumitra W/o Daljit Singh 1/8 share, Revital Reality Pvt Ltd 1/8 share, Guru Datt- Shyora Ss/o Deep Chand 1/4 share, Smt Bhagwani Wd/o and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share, Bhagwana S/o Ishwar 1/4 share

Naurangpur	56	4	5-5-0
		14	8-0-0
		15/1	3-14-0
		16/2	2-12-0
		23	8-0-0
		24	9-8-0
	55	11/1	3-0-0
		Total	39-19-0

16. Land owned by Krishan- Abhay- Virender- Om Parkash Ss/o Arjun Singh 1/4 share, Smt Sumitra W/o Daljit Singh 1/4 share, Revital Reality Pvt Ltd 1/4 share, Smt Bhagwani Wd/o and Harpal- Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share.

Naurangpur	56	10/2	3-2-0
		19/2	1-16-0
		22/1	1-16-0
		21	8-0-0
		11/1	4-12-0
		20/1	3-11-0
		20/2	4-9-0
	57	15	8-0-0
		16	8-0-0
		25	8-0-0
		6/2	4-4-0
	69	4/2	5-4-0
		5	8-0-0
		Total	68-14-0

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To be read with License.....¹⁹.....dated.....^{11/02}.....of 2019

17. Land owned by Revital Reality Pvt Ltd 154/375 share, ASP Sarin Reality Pvt Ltd 221/375 share.

Naurangpur	69	6/2	2-16-0
		7/1	5-8-0
		14/1/2	2-16-0
		15/1	5-0-0
		16/2	2-15-0
		Total	18-15-0

18. Land owned by Revital Reality Pvt Ltd 236/549 share, ASP Sarin Reality Pvt Ltd 313/549 share.

Naurangpur	69	2/2	6-12-0
		9/1	6-12-0
		12/2	0-11-0
		3/1	6-0-0
		4/1/1	1-8-0
		70	10/2/1
		11/1/2	2-10-0
		Total	27-9-0

19. Land owned by Revital Reality Pvt Ltd 1/2 share, ASP Sarin Reality Pvt Ltd 1/2 share.

Naurangpur	70	11/2/2	1-1-0
		20/2/1	4-6-0
		Total	5-7-0

20. Land owned by Revital Reality Pvt Ltd 88/512 share, ASP Sarin Reality Pvt Ltd 424/512 share.

Naurangpur	55	17/1min	3-12-0
		18 min	3-11-0
		19 min	0-8-0
		Total	7-11-0
		Grand Total	841-10-1

OR
105.18819 Acres


Director,
Town & Country Planning

Directorate of Town & Country Planning, Haryana

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

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

Loon Land Development Ltd.,
Office No. 1221-A, Devika Tower,
12th Floor, 6, Nehru Place,
New Delhi-110019.

Memo No. LC-2938-B/Asstt(RK)/2024/ 6774


Dated: 23/02/24

Subject: Renewal of licence no. 19 of 2019 dated 11.02.2019 granted for setting up Residential Plotted Colony (under NILP) over an area measuring 53.3833 acres (after migration of licence no. 194-195 of 2022) in the revenue estate of village Naurangpur, Sector-79 & 79B, Gurugram Manesar Urban Complex – Loon Land Development Ltd.

Please refer to your application dated 20.02.2024 on the matter as subject cited above.

Your request for renewal of licence no. 19 of 2019 dated 11.02.2019 granted for setting up Residential Plotted Colony (under NILP) over an area measuring 53.3833 acres (after migration of licence no. 194-195 of 2022) in the revenue estate of village Naurangpur, Sector-79 & 79B, Gurugram Manesar Urban Complex has been considered and the aforesaid licence is hereby renewed upto **10.02.2026** on the same terms & conditions laid down therein.

1. 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.
2. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iii) of Act No. 8 of 1975 as amended from time to time regarding construction/ transfer of community site.
3. To get the licence renewed till final completion of the colony is granted.
4. That the renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.



(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2938-B/Asstt(RK)/2024/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner (P), Gurugram.
3. District Town Planner (Enf), Gurugram.
4. Chief Accounts Officer O/o DTCP, Chandigarh.
5. PM (IT) with a request to update the status of renewal of license on the website of the Department.


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

Directorate of Town & Country Planning, Haryana

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

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

ORDER

Whereas, licence no. 19 of 2019 dated 11.02.2019 was granted in favour of Loon Land Development Ltd. for setting up of Residential Plotted Colony (under NILP) over an area measuring 53.3833 acres (after migration of licence no. 194-195 of 2022) in the revenue estate of village Naurangpur, Sector-79 & 79B, Gurugram Manesar Urban Complex, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975.

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.

And, whereas, for non-compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2023, the licensee has submitted a request as per policy dated 14.06.2012 under Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs.11,60,000/-. The same has been deposited vide transaction no. TCP317924220153138 dated 21.02.2024.

Accordingly, in exercise of power conferred under Section-13 of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the offence of non-compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2023.

(Amit Khatri, IAS)

Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2938-B/Asstt(RK)/2024/ 6780

Dated: 23/02/24

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

1. Loon Land Development Ltd., Office No. 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019.
2. Chief Accounts Officer of this Directorate.
3. Nodal Officer (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

Directorate of Town & Country Planning, Haryana

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

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

ORDER

Whereas, licence no. 19 of 2019 dated 11.02.2019 was granted in favour of Loon Land Development Ltd. for setting up of Residential Plotted Colony (under NILP) over an area measuring 53.3833 acres (after migration of licence no. 194-195 of 2022) in the revenue estate of village Naurangpur, Sector-79 & 79B, Gurugram Manesar Urban Complex, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975.

In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 19 of 2019 dated 11.02.2019 is 41 days.

Whereas, you deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period. The total interest amount deposited is Rs.2,80,635/-.

In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(Amit Khatri, IAS)

Director, Town & Country Planning
& Haryana, Chandigarh

Endst. No. LC-2938-B/Asstt(RK)/2024/ 6783

Dated: 23/02/24

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

1. Loon Land Development Ltd., Office No. 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019.
2. Chief Accounts Officer of this Directorate.
3. PM (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

License No. 226 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Abhay-Virender-Om Prakash Ss/o Arjun, Harpal-Lal Chand-Sudhir-Sunil Ss/o Rajbir, Deepak Yadav Ss/o Daljeet Singh, Ajaypal, Sarjit Singh, Guru Dutt-Shyoraj Ss/o Deep Chand, Baljeet S/o Sh. Liluram, Satender -Vinod Ss/o Mahender, Harish Yadav S/o Satpal and Loon Land Development Ltd. in collaboration with Loon Land Development Ltd., Regd. Office: 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019 for setting up of additional licence (through migration of licence policy for an area measuring 20.41 acres from licence no. 195 of 2022 granted for DDJAY for an area measuring 45.1625 acres in the revenue estate of village Naurangpur, in sector-79 and 79B Gurugram) to already licenced land measuring 53.3833 acres (license no. 19 of 2019) in revenue estate of village Naurangpur, Sector-78 & 79B, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP-2022 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 Licence is granted subject to the following conditions: -
 - a) You will pay the Infrastructure Development Charges amounting to Rs. **4,30,65,789/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
 - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.


Director General
Town & Country Planning
& Haryana, Chandigarh

- g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) 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.
- m) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- o) 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 licence granted.
- p) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- q) That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.


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- r) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That you shall not give any marketing and selling rights to any other company other than the collaborator company
- t) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- u) That you shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit seventy percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- v) That you shall transfer 10% of area of the licenced colony (in compact block) free of cost to the Government for provision of community facilities duly made in the layout plan before obtaining completion certificate.
- w) That you shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
- x) The you shall not encroach the Revenue Rasta passes through the applied site and keep it thoroughfare movement of general public.
- y) That you shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- z) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- aa) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- bb) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
- cc) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- dd) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.



- ee) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
2. You shall submit NOC from District Forest Officer, Gurugram w.r.t. complete khasra nos. within a period of 30 days from grant of licence.
 3. That the licence is subject to outcome of CWP No. 2095/2023 and 411/2023 pending in the Hon'ble Punjab and Haryana High Court.
 4. That the land measuring 10.390625 acres shown in Purple colour in the layout plan shall remain freezed for the purpose of development/creation of third party rights till said land is either purchased by the developer company or execution of registered collaboration agreement with the land owners/land owning companies
 5. The licence is valid up to 30/10/2028.

Dated: 31/10/2023,
Place: Chandigarh


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

Endst. No. LC-2938-D/JE (SK)-2023/ 37159

Dated: 02-11-2023

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

1. Abhay-Virender-Om Prakash Ss/o Arjun, Harpal-Lal Chand-Sudhir-Sunil Ss/o Rajbir, Deepak Yadav Ss/o Daljeet Singh, Ajaypal, Sarjit Singh, Guru Dutt-Shyoraj Ss/o Deep Chand, Baljeet S/o Sh. Liluram, Satender -Vinod Ss/o Mahender, Harish Yadav S/o Satpal and Loon Land Development Ltd. in collaboration with Loon Land Development Ltd., Regd. Office: 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019 alongwith copy of combined zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with License No.....226.....Dated.....31/10.....of 2023

Detail of land owned by Loon Land Development Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Naurangpur	70	1/1/1	1-1
		2/1/1	0-15
	56	9/2	7-4-
		13/1min	4-7.5
	70	1/2/1	0-8
	56	1/2	4-12
		10/1	4-18
		8min	5-5
		9/1	0-16
		3/2min	1-7
	56	11/2	3-8
	57	7	8-0
		14	8-0
		17	8-0
		8/1	0-19
		13/1/3	0-18
		18/2/1/1	0-10
		18/2/1/3	1-12
	69	3/1/2	0-1
		4/1/1/1	0-3
	70	1/3/1	0-3
	56	2/1/2	2-4
		12/1	6-13
	57	24	8-0
		18/1/1	1-0
		Total	80-4.5

Detail of land owned by Loon Land Development Ltd. 1/4 share,

Abhay-Virender-Om ParkashSs/o Arjun 3/16share,

Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share

Deepak Yadav S/o Daljeet Singh 1/4 share

Ajaypal S/o Arjun Singh 1/16 share

Village	Rect. No.	Killa No	Area (K-M)
Naurangpur	56	19/2	1-16
		22/1	1-16
		Total	3-12


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

Abhay-Virender-Om ParkashSs/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share
Detail of land owned by Loon Land Development Ltd. 179/1188 share,
Ajaypal S/o Arjun Singh 1/16 share
Sarjit Singh S/o Parkash Singh 59/594 share

69	4/2min	0-12
	5min	1-18
	Total	2-10

Detail of land owned by Loon Land Development Ltd. 3/8 share,
Abhay-Virender-Om ParkashSs/o Arjun 3/32share,
Ajaypal S/o Krishan 1/32 share
Guru Datt- ShyorajSs/o Deepchand1/4 share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share
Deepak Yadav S/o Daljeet Singh 1/8 share

Naurangpur	56	12/2	1-7
		13/2min	0-17.5
		18min	5-5
		19/1	6-4
		22/2	6-4
		Total	19-17.5

Detail of land owned by Loon Land Development Ltd. 1/4 share,
Abhay-Virender-Om ParkashSs/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share
Ajaypal S/o Arjun Singh 1/16 share

Naurangpur	56	20/2	4-9
		Total	4-9

Detail of land owned by Ajaypal S/o Krishan 1/32 share
Abhay-Virender-Om ParkashSs/o Arjun 3/32 share,
Deepak Yadav 1/8 share,
Loon Land Development Ltd. 673/6264 share,
Guru Datt- ShyorajSs/o Deepchand ¼ share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share
Baljeet S/o Liluram 1/12 share,
Satender –VinodSs/o Mahender 1/12 share
Harish Yadav S/o Satpal 1/12 share
Sarjeet S/o Parkash 55/3132 share

Naurangpur	56	23min	5-5
		Total	5-5

Yadav
D.G.T.C.P (HR)

Detail of land owned by Loon Land Development Ltd. 1/4 share,
Abhay-Virender-Om ParkashSs/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share
Ajaypal S/o Arjun Singh 1/16 share

Naurangpur	56	10/2	3-2
	57	15	8-0
		Total	11-2

Detail of land owned by Loon Land Development Ltd. 1/4 share,
Abhay-Virender-Om ParkashSs/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share
Ajaypal S/o Arjun Singh 1/16 share

Naurangpur	56	21	8-0
	57	16	8-0
		25	8-0
	56	11/1	4-12
		20/1	3-11
	57	6/2	4-4
		Total	36-7
		Grand Total	163K-7M
			Or 20.41875 acres

Note:- Killa no. 36//16(7-11-0),25(8-0-0),17(7-2-0),27(0-10-0),18/1(1-6-0),24min(0-13-4),35//21/1(4-4-0),21/2(2-0-0),49//5/1min(2-10-0),113min(1-6-5) total 35K-3M of village Naurangpur has mortgaged.


 Director General
 Town & Country Planning
 Haryana, Chandigarh
 Jais (ary)

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

FORM LC -V
(See Rule 12)

License No. 227 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Loon Land Development Ltd., Regd. Office: 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019 to set up an Residential Colony under New Integrated Licensing Policy (NILP-2016) over an additional area measuring 1.54375 acres in addition to already licenced land measuring 53.3833 acres (license no. 19 of 2019) in revenue estate of village Naurangpur, Sector-78 & 79B, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP - 2022 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 Licence is granted subject to the following conditions: -
 - a) You will pay the Infrastructure Development Charges amounting to Rs. 51,22,996/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
 - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.


Director General
Town & Country Planning
& Haryana, Chandigarh

- g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) 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.
- m) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- o) 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 licence granted.
- p) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.

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HARYANA
10/09/2014

- q) That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- r) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That you shall not give any marketing and selling rights to any other company other than the collaborator company
- t) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- u) That you shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- v) That you shall transfer 10% of area of the licenced colony (in compact block) free of cost to the Government for provision of community facilities duly made in the layout plan before obtaining completion certificate.
- w) That you shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
- x) The you shall not encroach the Revenue Rasta passes through the applied site and keep it thoroughfare movement of general public.
- y) That you shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- z) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- aa) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- bb) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
- cc) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net




profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.

- dd) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ee) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.

3. The licence is valid up to 30/10/2028.

Dated: 31/10/2023.
Place: Chandigarh


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

Endst. No. LC-2938-C-JE (SK)-2023/ 37175

Dated: 02-11-2023

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

1. Loon Land Development Ltd., Regd. Office: 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi-110019 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
18. PM (IT) for updation on the website.


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

To be read with License No.....227.....Dated.....31/10.....of 2023

Detail of land owned by Loon Land Development Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Naurangpur	55	1/1	0-2
	56	5/1/2	6-10
	49	5/1	4-0
		6/1/2	1-15
		Total	12-7

Or 1.54375 acres

Note:- Killa no. 36//16(7-11-0), 25(8-0-0),17(7-2-0),27(0-10-0),18/1(1-6-0),24min(0-13-4),35//21/1(4-4-0),21/2(2-0-0),49//5/1min(2-10-0),113min(1-6-5) total 35K-3M of village Naurangpur has mortgage.


Director General
Town & Country Planning
Haryana, Chandigarh
Jender Singh