

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site [tcepharyana.gov.in](http://tcepharyana.gov.in)

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### FORM LC-V (See Rule 12)


LICENCE NO. 05 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Precision Realtors Pvt. Ltd, Blue Planet Infra Developers Ltd., Madeira Conbuild Pvt. Ltd., Global Estate, 305, 3<sup>rd</sup> Floor, Kanchan House, Karampura Commercial Complex, New Delhi-15 for development of Group Housing Colony over an area measuring **37.5125** acres falling in the revenue estate of village Dhumaspur and Maidawas, Sector 67-A of Gurgaon - Manesar Urban Complex, Dist. Gurgaon.

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 is granted subject to the following conditions:
  - a) That the residential Group Housing Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - e) That you shall take permanent access from service road proposed along the development plan road.
  - f) That licensee shall deposit the Infrastructural Development Charges @ Rs. 1000/- per Sqm for 150% FAR for commercial component, @ Rs. 625/- per Sqm for 175% FAR for Group Housing component in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - g) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - h) That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
  - i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.
  - j) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
  - k) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - l) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - m) That you shall pay the labour cess charges as per policy dated 4.5.2010.

- n) That you shall abide by the policy dated 3.2.2010 and subsequent policies duly hosted on the web site of Department namely [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) regarding allotment of EWS flats.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- q) That the developer will use only CFL fittings for internal as well as for campus lighting.
- r) The new rates of licence fee stands approved by the Government and therefore, you shall pay the same within a period of 30 days without any protest as and when demanded by the Department.
- s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- t) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flatshop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- u) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the flatshop owners for meeting the cost of internal development works in the colony.
- v) That the developer company shall be bound to pay the entire fee and charges to grant of licence and shall comply with the terms and conditions of the Act/Rules.

3. The license is valid up to 20/2/2017

  
**(Anurag Rastogi, I.A.S.)**  
**Director General, Town & Country Planning**  
**Haryana, Chandigarh**

Place: Chandigarh

Dated: 21/2/2013


Endst.No.LC-2456-JE (S)-2013/

31542

Dated: 22/2/13

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

- Regd. 1. ✓ Precision Realtors Pvt. Ltd, Blue Planet Infra Developer Ltd., Madeira Con Build Pvt. Ltd., Global Estates, 305, 3<sup>rd</sup> Floor, Kanchan House, Karampura Commercial Complex, New Delhi-15 [coordination.chd@ireo.in](mailto:coordination.chd@ireo.in) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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

1. Detailed of land owned by Precision Realtors Pvt. Ltd., District Gujraon.

Village	Rect. No.	Killa No.	Total Area	
			K	M
Dhumaspur	3	15/1	1	5
		15/2	6	7
	4	1	8	0
		10	8	0
	12	2	8	4
		3/2	3	14
		3/3	3	14
	3	5	8	0
	12	8/1	1	8
		8/2	6	12
		9	8	0
		10	3	12
	12	7	2	
	13	8	0	
	17	8	0	
	18/1	4	0	
	18/3	1	0	
	24	7	11	
<b>Total</b>		<b>102</b>	<b>9</b>	

2. Land owned by Blue Planet Infradevelopers Pvt. Ltd.

Dhumaspur	3	6	8	0
Maidawas	69	25/2	0	16
	70	5	5	12
		6	3	9
	71	1	8	0
		2	8	0
		3/2	2	4
		9	3	11
		10	7	14
		11	1	7
<b>Total</b>		<b>48</b>	<b>13</b>	

3. Land owned by Madeira Conbuild Pvt. Ltd.

Dhumaspur	3	14/2	5	16
		16	7	12
		17	8	0
		18	5	12
		22	6	2
		23	8	0
		24	7	11
		25	7	4
Maidawas	68	21/2	7	16
		22	8	0
		23	5	10
	71	3/1	1	0
	68	21/1	0	4
	69	25/1	0	16
<b>Total</b>		<b>79</b>	<b>3</b>	

*Shahbaz*  
KASTOR, D. (M. S.)

To be read with Kienre No. 05/21.2.13.

4. Land owned by Global Estate.

Village	Rect. No.	Killa No.	Total Area	
			K	M
Dhumaspur	12	18/2	3	0
		19	3	18
		22	1	16
		23	7	11
	13	3	5	8
Total			21	13

5. Land owned by Precision Realtors Pvt. Ltd. (299/964), Maderia Conbuild Pvt. Ltd. (617/964) and Global Estate (48/964) share.

Dhumaspur	12	3/1	0	4
		4	8	0
		5	8	0
		6	8	0
		15	8	0
Total			32	4

6. Land owned by Precision Realtors Pvt. Ltd. (161/964), Maderia Conbuild Pvt. Ltd. (755/964) and Global Estate (48/964) share.

Dhumaspur	12	7	8	0
		14	8	0
		Total	16	0
Grand Total			K 300	M 2 or 37.5125 acres.

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


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

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh

Phone: 01772-2549349 e-mail:tcpharyana5@gmail.com

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

To

Precision Realtors Pvt. Ltd.,  
Blue Planet Infra Developers Ltd.,  
Madeira Conbuilid Pvt. Ltd.  
C/o Precision Realtors Pvt. Ltd.,  
304, 3<sup>rd</sup> Floor, Kanchan House,  
Karampura Commercial Complex,  
New delhi-110015.

Memo No. LC-2456-JE(VA)-2017/ 30178

Dated 27-11-2017

**Subject: -** Renewal of licence no. 05 of 2013 dated 21.02.2013 granted for setting up of Group Housing Colony over an area measuring 37.5125 acres falling in the revenue estate of village Dhumaspur and Mайдawas, Sector-67 A of Gurugram Manesar Urban Complex, District Gurugram.

**Reference:-** Your application dated 20.02.2017 on the subject mentioned above.

Licence no. 05 of 2013 dated 21.02.2013 granted vide this office Endst No. LC-2456-JE(S)-2013-31542-556 dated 22.02.2013 for setting up of Group Housing Colony over an area measuring 37.5125 acres falling in the revenue estate of village Dhumaspur and Mайдawas, Sector-67 A of Gurugram Manesar Urban Complex, District Gurugram is hereby renewed upto 20.02.2019 on the terms & conditions laid down therein and further subject to the following conditions:-

1. You shall get the licence renewed till the final completion of the colony is granted.
2. You shall complete the construction work of community site as per the provision of Haryana Act No. 4 of 2012 dated 03.04.2012
3. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.

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

Endst. No. LC-2456-JE (VA)-2017/

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

**ORDER**

Whereas, licence no 05 of 2013 dated 21.02.2013 has been granted to Precision Realtors Pvt. Ltd., Blue Planet Infra Developers Ltd., Madeira Conbuild Pvt. Ltd. C/o Precision Realtors Pvt. Ltd. granted vide this office Endst No. LC-2456-JE(S)-2013-31542-556 dated 22.02.2013 for setting up of Group Housing Colony over an area measuring **37.5125** acres falling in the revenue estate of village Dhumaspur and Maidawas, Sector-67 A of Gurugram Manesar Urban Complex. District Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and it Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide letter dated 22.06.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,58,000/-. Colonizer vide DD no. 760957 dated 22.06.2017 has deposited the composition fee.


3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2016.

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

Endst. No. LC-2456-JE(VA)-2017/ **30185** Dated: **27-11-2017**

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

1. Precision Realtors Pvt. Ltd., Blue Planet Infra Developers Ltd., Madeira Conbuild Pvt. Ltd. C/o Precision Realtors Pvt. Ltd., 304, 3<sup>rd</sup> Floor, Kanchan House, Karampura Commercial Complex, New delhi-110015
2. Chief Accounts Officer of this Directorate.

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