

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

Regd. To

Delta Propcon Pvt. Ltd. & another,
3rd Floor, Central Plaza Mall,
Sector-53 (Opp. DLF Golf Course)
Gurugram-122002, Haryana.

Memo No. LC-2822/JE(S)/2021/25839

Dated: 12-10-2021


Subject: Renewal of licence No. 38 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony over an area measuring 23.4188 acres falling in Sector-36A, District Gurugram being developed by Delta Propcon Pvt. Ltd.

Reference: Your application dated 23.06.2021 on the subject cited above.

Your request for renewal of licence No. 38 of 2013 dated 04.06.2013 granted for setting up of Group Housing Colony over an area measuring 23.4188 acres falling in Sector-36A, District Gurugram Manesar Urban Complex has been considered on the reason submitted that the construction work are dependent on the completion of the Northern Peripheral Road and the Central Peripheral Road to enhance the marketability of the project. The above mentioned license is hereby renewed up to 03.06.2026 on the terms and conditions laid down therein.

1. That this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall apply for approval of building plans within 3 months of the renewal of license and submit the NOC from MOEP.
3. The construction of community building will be completed as per provisions of section 3(3)(iv) of Act 8 of Haryana Development and Regulations of Urban Areas Act, 1975.
4. 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,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2822/JE (S)/2021/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Account officer of this Directorate
4. Project Manager (IT) for updation on website.


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

Directorate of Town & Country Planning, Haryana

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com http://tcpharyana.gov.in

Regd. To

Delta Propcon Pvt. Ltd. & another
461-462, Udyog Vihar,
Phase-3, Gurugram.

Memo No. LC-2822-Asstt.(RK)/2019/ 19850

Dated: 19-08-2019

Subject: Renewal of licence No. 38 of 2013 dated 04.06.2013.

Please refer to your application dated 02.05.2019 on the matter cited as subject above.

2. Licence No. 38 of 2013 dated 04.06.2013 granted for setting up of group housing colony on the land measuring 23.4188 acres in Sector 36A, Gurugram Manesar Urban Complex is hereby renewed upto **03.06.2021** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction at site shall be started within three months from issuance of renewal letter after getting building plans approved from competent authority.
5. The construction of community sites shall be completed as per provisions of section 3(3)(a)(iv) of Act of 1975.
6. The payment of outstanding EDC dues shall be made strictly in accordance with the revised payment schedule issued by the department vide letter dated 21.06.2019.
7. To submit the approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006 before starting the development works.

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

(K. Makrand Pandurang, IAS)
Director,

Town & Country Planning
Haryana, Chandigarh

Dated:

Endst. No.LC-2822-Asstt.(RK)/2019/

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

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.

(Narender Kumar)

Distt. Town Planner (HQ)

For Director, Town & Country Planning
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

ORDERS

Whereas, License No. 38 of 2013 dated 04.06.2013 has been granted to Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram for setting up of group housing colony over an area measuring 23.74188 acres in Sector 36A, Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2018. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 1,000/-. The said composition charges amounting Rs. 1,000/- may be adjusted from excess amount.

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 committed due to delay in compliance of above said Rules upto 31.03.2018.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2822-Asstt.(RK)/2019/ 19856

Dated: 19-08-2019

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram.

(Narender Kumar)

Distt. Town Planner (HQ)

For Director, Town & Country Planning
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

Regd. To

✓ Delta Propcon Pvt. Ltd. & another
461-462, Udyog Vihar,
Phase-3, Gurugram.

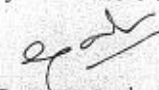
Memo No. LC-2822-PA(B)/2017/ 1623 Dated: 12-01-18

Subject: Renewal of licence No. 38 of 2013 dated 04.06.2013.

Please refer to your application dated 02.05.2017 on the matter cited as subject above.

2. Licence No. 38 of 2013 dated 04.06.2013 granted for setting up of group housing colony on the land measuring 23.4188 acres in Sector 36A, Gurugram Manesar Urban Complex is hereby renewed upto **03.06.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction at site shall be started within three months from issuance of renewal letter after getting building plans approved from competent authority.
5. The construction of community sites shall be completed as per provisions of section 3(3)(a)(iv) of Act of 1975.
6. The payment of outstanding EDC dues shall be made strictly in accordance with the revised payment schedule, to be issued by the department in this regard.

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


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

Endst. No.LC-2822-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate with the request to issue revised land schedule under EDC relief policy dated 12.04.2016 immediately.

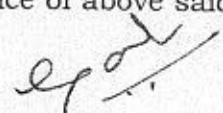
(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

ORDERS

Whereas, License No. 38 of 2013 dated 04.06.2013 & 97 of 2013 dated 08.11.2013 have been granted to Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram for setting up of group housing colony over an area measuring 25.11 acres in Sector 36A, Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, documents in compliance of Rule 24, 26(2), 27 & 28 of Rules 1976 upto 31.03.2017, submitted for an area measuring 23.4188 acres bearing license No. 38 of 2013 dated 04.06.2013, have duly been audited by the office and delay in compliance of the provisions of Rule 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 has been observed, which is compoundable as per the policy dated 14.06.2012. The licensee has submitted a request for composition of said offence vide application dated 13.12.2017. As per the rates finalized by the Govt. the composition fee has been worked out as Rs. 5,37,000/- . The company has deposited composition charges amounting Rs. 5,37,000/- through e-payment on 03.11.2017.

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 committed due to delay in compliance of above said Rules upto 31.03.2017.



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

Endst. No. LC-2822-PA(B)/2017/ 1630

Dated: 12-01-18

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram.


(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh

(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 38 of 2013

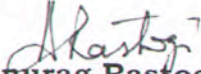
1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Delta Propcon Pvt. Ltd. in collaboration with Prompt Infravision Pvt. Ltd., 461-462, Udyog Vihar, Phase-3, Gurgaon, to develop a Group Housing on the land measuring 23.4188 acres in the revenue estate of village Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs 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, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Internal Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - m) 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.
 - n) 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

- o) That you shall convey '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 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 Building plan of the project.
- p) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs. /per sq. ft. to the allottee while raising such demand from the flats owners.

The licence is valid upto 03/6/2017.

Dated: 04/6/2017.

Place: Chandigarh


(Anurag Rastogi, IAS)

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

E-mail-tcphry@gmail.com

Endst No. LC-2822/DS(R)/2013/ 41786

Dated:- 5-6-13

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

1. Delta Propcon Pvt. Ltd. and Prompt Infravision Pvt. Ltd., 461-462, Udyog Vihar, Phase-3, Gurgaon, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
3. Administrator, HUDA, Gurgaon.
3. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon along with a copy of zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (g) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) original Bank Guarantees (IDW & EDC) already sent to Accounts Branch.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Sanjay Kumar)

District Town Planner (HQ)

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

1. Detail of land owned by Delta Propcon Pvt. Ltd. District Gurgaon.

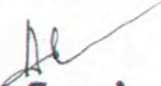
<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Harsaru	124	19/2	4-0	
		15	8-0	
		16	8-0	
		17	8-0	
		18/1	6-0	
		19/1	4-0	
		20/2	3-2	
		25	8-0	
		130	7	8-0
		123	22	8-0
		131	10	7-14
		130	6	8-0
			15	8-0
		125	16/2	6-0
124	<u>14 min</u>	<u>0-11</u>		
	Total	95-7		

2. Detail of land owned by Delta Propcon Pvt. Ltd. ½ share Prompt Infra vision Pvt. Ltd. ½ share District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Harsaru	123	21	8-0
		130	8-0
		131	8-0
			2
	Total	32-0	

3. Detail of land owned by Prompt Infra vision Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Harsaru	130	2	8-0	
		124	18/2	2-0
			22/2	6-4
			23	8-0
			24	8-0
	130	3/2	7-17	
		4	8-0	
		131	11	3-19
		124	21	8-0
		Total	60-0	
Grand Total		187-7 or 23.4188 acres		


Director General
Town and Country Planning,
Haryana, Chandigarh
21.10.13

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. -----⁹⁷of 2013

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Delta Propcon Pvt. Ltd. in collaboration with Prompt Infravision Pvt. Ltd., 461-462, Udyog Vihar, Phase-3, Gurgaon, to develop a Group Housing on the additional land measuring 1.6875 acres in addition to Licence no. 38 of 2013 area measuring 23.41875 acres in the revenue estate of village Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed here to and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there under are duly complied with.
 - c) That the cost of 24/18 mtrs 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, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That you shall derive permanent approach from the Service Road only.
 - f) That you shall comply with conditions of letter dated 06.03.2013 of Forest Department and you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) That you shall obtain clearance/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - i) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - j) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) That you shall provide the Solar Water Heating System as per the norms/instructions issued by HAREDA time to time and shall be made operational where applicable before applying for an occupation/part completion certificate.
 - m) 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

- n) That you shall convey '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 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 Building plan of the project.
- o) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs. /per sq. ft. to the allottees while raising such demand from the flats owners.
- p) That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- q) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.

The licence is valid upto 07/11/2017.

Dated: 08/11/2013.
Place: Chandigarh



(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-2816/DS(R)/2013/ 57586

Dated:- 15/11/2013

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

1. Delta Propcon Pvt. Ltd. and Prompt Infravision Pvt. Ltd., 461-462, Udyog Vihar, Phase-3, Gurgaon, Haryana along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Prayatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon along with a copy of zoning plan. He will ensure that the colonizer shall obtain clearance/NOC as per condition No. (h) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) original Bank Guarantees (IDW & EDC) already sent to Accounts Branch.
16. Accounts Officer, O/c Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with Licence No. 97 of 2013/8¹¹/₂₀₁₃

1. Detail of land owned by Delta Propcon Pvt. Ltd. district Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Harsaru	124	11	8-0	8-0
		12/2	3-7	0-12
		20/1	4-18	4-18
			Total	13-10 or 1.6875 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
2013

Directorate of Town & Country Planning, Haryana

Jojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in; Phone: 0172-2549349

Regd. To

Delta Propcon Pvt. Ltd. & another,
3rd Floor, Central Plaza Mall,
Sector-53 (Opp. DLF Golf Course)
Gurugram-122002, Haryana.

Memo No. LC-2816/JE(SJ)/2020/ 22303

Dated: 18-12-2020


Subject: Renewal of licence No. 97 of 2013 dated 08.11.2013 granted for setting up of Group Housing Colony over an area measuring 1.6875 acres in the revenue estate of village Harsaru, Sector 36 A, Gurugram Manesar Urban Complex - Delta Propcon Pvt. Ltd. & another.

Reference: Your application dated 10.10.2019 on the subject cited above.

License No. 97 of 2013 dated 08.11.2013 granted for setting up of Group Housing Colony over an area measuring 1.6875 acres in the revenue estate of village Harsaru, Sector 36 A, Gurugram Manesar Urban Complex is hereby renewed up to 07.11.2024 on the same terms and conditions laid down therein.

1. That this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. That you shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
2. The construction of community building will be completed as per provisions of section 3(3)(iv) of Act 8 of 1975.
3. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
4. The construction at site shall be started after getting buildings plans approved within three months from issuance of the renewal letter and also submit the NOC from MOEF.
5. You shall conveyed the ultimate power load approved from the Competent Authority within 6 months from the issuance of this renewal.
6. You shall submit the copy of ultimate power load requirement of the project.
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.

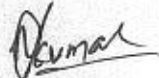

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2816/JE (S.I)/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. Project Manager (IT) for updation on website.


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

Directorate of Town & Country Planning, Haryana

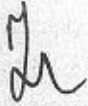
Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in; Phone: 0172-2549349;

ORDER

Whereas, license no. 97 of 2013 dated 08.11.2013 granted for setting up of Group Housing Colony over an area measuring 1.6875 acres in the revenue estate of village Harsaru, Sector 36A, Gurugram Manesar Urban Complex 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 license 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.

2. And, whereas, for non-compliance of the provisions of Rule 24, 26(2), 27 & 28 of Rules 1976 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee 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 Rs. 1,000/- for the year 2018-2019 and same has been paid by the company vide transaction no. TCP31613319122551930 dated 25.12.2019.

3. Accordingly, in exercise of power conferred under Section-13(I) 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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2019.

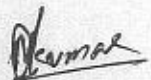

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. no. LC-2816/JE(SJ)/2020/ 22310-

Dated: 18-12-2020

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

1. Delta Propcon Pvt. Ltd. & another, 3rd Floor, Central Plaza Mall, Sector-53 (Opp. DLF Golf Course) Gurugram-122002, Haryana.
2. Chief Accounts Officer of this Directorate.


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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

Regd. To


Delta Propcon Pvt. Ltd. & another
461-462, Udyog Vihar,
Phase-3, Gurugram.

Memo No. LC-2816-PA(B)/2017/ 32152 Dated: 14-12-2017

Subject: Renewal of license No. 97 of 2013 dated 08.11.2013.

Please refer to application dated 31.10.2017 & subsequent letter dated 29.11.2017 on the matter cited as subject above.

2. Licence No. 97 of 2013 dated 08.11.2013, granted for setting up of group housing colony on the additional land measuring 1.6875 acres in Sector 36A, Gurugram is hereby renewed upto **07.11.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The construction at site shall be started after getting building plans approved within three months from issuance of renewal letter.



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

Endst. No. LC-2816-PA(B)/2017/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer of this Directorate.



(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

ORDERS

Whereas, License No. 97 of 2013 dated 08.11.2013 stands granted to Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram for setting up of group housing colony over an additional area measuring 1.6875 acres in Sector 36A, Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2017, the licensee has submitted a request for composition of said offence vide application dated 29.11.2017. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 5,21,000/-. The company has deposited composition charges amounting Rs. 5,21,000/- through RTGS.

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 committed due to delay in compliance of above said Rules upto 31.03.2017.

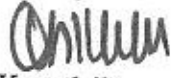

(T.L. Satyaprakash, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh

Endst. No. LC-2816-PA(B)/2017/ 32159

Dated: 14-12-2017

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Delta Propcon Pvt. Ltd. & another, 461-462, Udyog Vihar, Phase-3, Gurugram.


(Rajesh Kaushik)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh

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

Licence No. 167. of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Namu Realtech Pvt. Ltd., In collaboration with Delta Propcon Pvt. Ltd., 3rd Floor, Central Plaza Mall, Sector-53, Gurugram-122002 for setting up Group Housing Colony under TOD policy over an additional area measuring 1.05 acres in addition to license no. 38 of 2013 dated 04.06.2013 & 97 of 2013 dated 08.11.2013 falling in the revenue estate of village Harsaru, Sector-36A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony (under TOD Policy) 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) That the licensee shall deposit the Internal Development Charges amounting to ₹ 93,23,605/- in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - b) That the 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 Layout Plan, you will 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.
 - c) That the licensee shall maintain and upkeep of all roads, open spaces, public park 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 Act, 1975.
 - d) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. 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 institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - e) That the 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


Director General
Town & Country Planning
& Haryana, Chandigarh

execution of the layout and development works in accordance with the licence granted.

- f) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- h) That no other application has been submitted for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- i) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) That the licensee 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 Haryana Urban Development Authority.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) That the licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.

- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- s) That pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- u) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- v) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- x) That the area under mortgage shall be developed on priority and mortgaged built-up area shall be completed and fit for issuance of occupation certificate along with the first half of the project considered for grant of occupation certificate.
- y) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.
- z) That the license shall maintain the horizontal clearance of ROW of 400 KV HT line passing through the site.
3. The licence is valid up to 17/08/2028.

Dated: The 18/08/2023,
Chandigarh


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

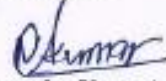
Endst. No. LC-2822-B-JE (SK)-2023/ 27358

Dated: 21-08-2023

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

1. 1 Namo Realtech Pvt. Ltd., In collaboration with Delta Propcon Pvt. Ltd., 3rd Floor, Central Plaza Mall, Sector-53, Gurugram-122002 alongwith a copy of agreement, LC-IV Bilateral agreement & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Executive Office, GMDA, Gurugram.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

6. Joint Director, Environment Haryana - Cum-Secretary, SFAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Superintending Engineer, HSVP, Gurugram.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram.
12. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
13. PM(IT) O/o DGTCP for updation on departmental website.



(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 167 Dated 18/08/ of 2023

Detail of land owned by Namu Realtech Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Harsaru	123	20/2	5-8-0
	125	16/1	1-16-0
		17/2/1	0-7-0
		25/2/1/1	0-17-0
		Total	8-8-0
		OR 1.05 Acres	


Director General
Town & Country Planning
Haryana, Chandigarh
Jeev Verma

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