

**FORM LC-V**

**(See Rule-12)**

**Haryana Government**

**Town and Country Planning Department**

**Licence No. 97.-----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 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, Priyatan Bhawan, 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 2013/8<sup>11</sup>/<sub>2013</sub>

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**  
24/4/13

## Directorate of Town & Country Planning, Haryana

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

Regd. To

Delta Propcon Pvt. Ltd. & another,  
3<sup>rd</sup> 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.

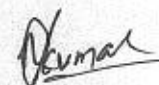
  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

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

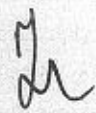
Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,  
web site: tcpharyana.gov.in; Phone: 0172-2549349;

### 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, 3<sup>rd</sup> 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.

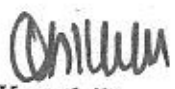
  
(T.L. Satyaprakash, IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh

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