

462

Directorate of Town & Country Planning, Haryana
Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in
Phone: 0172-2549349; e-mail:tcphry@gmail.com

Regd.

FORM LC-V
(See Rule-12)

Licence No. 105. of 2010

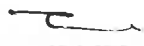
This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder to Sh. Narsingh S/o Sh. Subh Ram, Sh. Chand Roop Singh S/o Sh. Subh Ram, Sh. Dhare S/o Sh. Vijay Singh, Sh. Ram phool S/o Sh. Vijay Singh, Sh. Satish Kumar, Krishan Kumar, Ss/o Sh. Randhir, Sh. Lakhpat Singh, Mehar Singh Ss/o Sh. Om Parkash, Sh. Devinder Singh, Satpal, Narender Ss/o Dharma Pal, Smt. Raj Bala Wd/o Sh. Mahinder Singh, Sh. Sunil S/o Sh. Mahinder Singh, Sh. Rambir Singh, Sh. Rajibir Singh, Preet Singh Ss/o Sh. Ram Kalan, Sh. Vinod Kumar S/o Sh. Jagdish, Sh. Ashok Kumar s/o Daya Chand C/o M/s Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rehtak Road, New Delhi-110041, for setting up of Group Housing Colony on the land measuring 14.806 acres falling in the revenue estate of village Daultabad, Sector-103, District Gurgaon.

2. The particulars of land wherein the aforesaid residential Group Housing colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Group Housing Colony is laid out to conform to the approved building 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 demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct service road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
5. That you shall derive permanent approach from the 30 mt. sectoral plan.
6. That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
7. That the portion of sector/Master plan road which shall form part of the licenced area if any 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.
8. 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.

9. 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.
10. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
11. 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.
12. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
13. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
14. That the 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 Town & Country Planning, Haryana.
15. That you will intimate your official "Email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. 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.
17. The licence is valid upto 02.12.2014.

Dated: 03.12.2010.

The Chandigarh


(T.C. Gupta, I.A.S)
Director
Town & Country Planning
Haryana Chandigarh.

Endst No. LC-2408-JE (BR) - 2010/ 10928

Dated:- 4-12-10

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

1. Sh. Narsingh S/o Sh. Subh Ram, Sh. Chand Roop Singh S/o Sh. Subh Ram, Sh. Dhare S/o Sh. Vijay Singh, Sh. Ram phool S/o Sh. Vijay Singh, Sh. Satish Kumar, Krishan Kumar, Ss/o Sh. Randhir, Sh. Lakhpat Singh, Mehar Singh Ss/o Sh. Om Parkash, Sh. Devinder Singh, Satpal, Narender Ss/o Dharma Pal, Smt. Raj Bala Wd/o Sh. Mahinder Singh, Sh. Sunil S/o Sh. Mahinder Singh, Sh. Rambir Singh, Sh. Rajibir Singh, Preet Singh Ss/o Sh. Ram Kalan, Sh. Vinod Kumar S/o Sh. Jagdish, Sh. Ashok Kumar s/o Daya Chand C/o M/s Microtek Infratech Pvt. Ltd., S/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi-110041 along with copy of agreement LC-IV and bilateral agreement.
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 a copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

6. Joint Director, Environment Haryana -cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
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 (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
14. Land Acquisition Officer, Gurgaon.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring Cell) along with original Bank Guarantees (IDW & EDC) and copy of agreements.
16. District Town Planner, Gurgaon along with a copy of agreement.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Swati Anand)

District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh.

To be read with license No. 105 of 2010

1. Details of land owned by Nar Singh, Chandroop Singh Ss/o Subh Ram 1/3 share, Dhare- Ram Phool Ss/o Vijay Singh 1/6 share, Satish Kumar, Krishan Kumar Ss/o Randhir 1/6 share, Mehar Singh, Lakhpal Singh Ss/o Sh. Omparkash 1/6 share, Davinder -- Satpal -- Narinder Ss/o Dharampal 1/6 share in village Daultabad, District Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Daultabad	70	12/1	4-0
		12/2	4-0
		17/2	5-8
		13	8-0
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		23	8-0
		24	8-0

2. Details of land owned by Smt Raj Bala Wd/o Mohinder Singh, Sunil S/o Mahinder Singh ¼ share, Rambir Singh, Rajbir Singh- Preet Singh Ss/o Ram Kalan ¼ share in village Daultabad, District Gurgaon

Village	Rect No.	Killa No.	Area K-M
Daultabad	70	6	7-12
		14/2	7-13
		17/3	2-12
		Total	17-17 or 2.231 Acres

3. Details of land owned by Vinod Kumar S/o Jagdish 551/783 share, Ashok Kumar S/o Daya Chand 232/783 share in village Daultabad, District Gurgaon.

Village	Rect No.	Killa No.	Area K-M	
Daultabad	70	15/1	3-12	
		15/2	4-0	
		16	7-12	
		71	10	8-0
		Total	23-4 Or 2.9 Acres	

Grand Total 118K- 9 M or 14.806 Acres


 Director
 Town and Country Planning,
 Haryana, Chandigarh
 Chhota P. 1990

ORDER

In pursuance of this office memo no. LC-2408-JE(BR)-2010/16928-44 dated 04.12.2010, licence No. 105 of 2010 dated 03.12.2010 granted to Sh. Narsingh S/o Sh. Subh Ram, Sh. Chand Roop Singh S/o Sh. Subh Ram, Sh. Dhare S/o Sh. Vijay Singh, Sh. Ram Phool S/o Sh. Vijay Singh, Sh. Satish Kumar, Krishan Kumar Ss/o Sh. Randeir Sh. Lakhpat Singh, Mehar Singh Ss/o Sh. Om Parkash. Sh. Devinder Singh, Satpal, Narender Ss/o Sh. Dharma Pal, Smt. Raj Bala Wd/o Sh. Mahinder Singh, Sh. Sunil S/o Sh. Mahinder Singh, Sh. Rambir Singh, Sh. Rajbir Singh, Preet Singh Ss/o Sh. Ram Kalan, Sh. Vinod Kumar S/o Sh. Jagdish, Sh. Ashok Kumar S/o Daya Chand C/o Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi - 110041 for the land measuring 14.806 acres falling in the revenue estate of Village Daultabad, Sector 103, Distt. Gurgaon as per schedule of land annexed herewith and the licence mentioned above, is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of M/s Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi - 110041. The terms & conditions as stipulated in the above said licenses will remain the same and will be complied with by M/s Microtek Infratech Pvt. Ltd. The transferee company will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of M/s Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi - 110041.

(T.C. Gupta, IAS)

Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-2408-JE(VA)/2011/ 16135 Dated: 4/11/11

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

1. Sh. Narsingh S/o Sh. Subh Ram, Sh. Chand Roop Singh S/o Sh. Subh Ram, Sh. Dhare S/o Sh. Vijay Singh, Sh. Ram Phool S/o Sh. Vijay Singh, Sh. Satish Kumar, Krishan Kumar Ss/o Sh. Randeir Sh. Lakhpat Singh, Mehar Singh Ss/o Sh. Om Parkash. Sh. Devinder Singh, Satpal, Narender Ss/o Sh. Dharma Pal, Smt. Raj Bala Wd/o Sh. Mahinder Singh, Sh. Sunil S/o Sh. Mahinder Singh, Sh. Rambir Singh, Sh. Rajbir Singh, Preet Singh Ss/o Sh. Ram Kalan, Sh. Vinod Kumar S/o Sh. Jagdish, Sh. Ashok Kumar S/o Daya Chand C/o Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi - 110041
2. M/s Microtek Infratech Pvt. Ltd., R/o D-5, Udyog Nagar, Main Rohtak Road, New Delhi - 110041 for information and necessary action. He is requested to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.

5. Chief Engineer, HUDA, Gurgaon.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon; and
11. Accounts officer of this Directorate.

(P. P. SINGH)

District Town Planner(HQ)
Per Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No-105 of 2010.

Revised Schedule of land owned by M/s Microtech Infratech (P) Ltd. Distt. Gurgaon.

Village	Rect. No	Killa No.	Area
Doultabad	70	12/1	4-0
		12/2	4-0
		17/2	5-8
		13	8-0
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		23	8-0
		24	8-0
		6	7-12
		14/2	7-13
		17/1	2-12
		15/1	3-12
		15/2	4-0
		16	7-12
	71	10	8-0
		Total	118-9 or 14.806 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chishty Kgo

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Microtek Infratech LLP
D-5, Udyog Nagar, Main Rohtak Road
New Delhi-110041.

Memo no. LC-2408-II/JE (DS)/2021/ 22656

Dated: 09-09-2021

Subject: Renewal of licence No. 105 of 2010 dated 03.12.2010 granted for setting up Group Housing Colony over an area measuring 14.806 acres in the revenue estate of village Daultabad, Sector 103, Gurugram.

Please refer to your application received on 10.11.2020 & 03.06.2021, on the subject cited above.

Your request for renewal of license no. 105 of 2010 dated 03.12.2010 granted for setting up Group Housing Colony over an area measuring 14.806 acres in the revenue estate of village Daultabad, Sector 103, Gurugram-Manesar Urban Complex has been considered on account of reason submitted by you that the project could not be launched due to market recession. Hence, license is hereby renewed upto 02.12.2025 on the same terms and 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. You shall bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction /transfer of community sites.
3. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall convey ultimate power load requirement of the project and got approved from the competent authority.
6. You shall submit the copy of MOEF clearance within 90 days from issuance of the renewal letter.
7. You shall submit the service plan estimate for Public Health Services, Horticulture and Street Lighting from competent authority within validity of this renewal.

8. You shall get the bank guarantee of IDW revalidated at least one month before its expiry.
9. You shall get the licence 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-2408-II-JE (DS)/2021/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


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

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

Licence No. 29 of 2024

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Godrej Vestamark LLP, 3rd Floor, UM House, Tower-A, Plot No.35, Sector-44, Gurugram-122001 for setting up of Residential Group Housing Colony over an additional area measuring 0.05625 acre in addition to earlier granted licence no. 105 of 2010 dated 03.12.2010 for the land measuring 14.806 acres in the revenue estate of village Daultabad, Sector-103, District Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges 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 Group Housing Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c) 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.
 - d) 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.
 - e) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - g) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - h) 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.

Director
Town & Country Planning
Haryana, Chandigarh

- i) 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 Shahari Vikas Pradhikaran.
- j) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) That it will be made clear at the time of booking of flats/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- o) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That the 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.
- q) That the licensee will pay 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 the 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 licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- s) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.

- t) That the owner/developer shall integrate the 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 online 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.
- u) 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 the Government treasury against EDC.
- v) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- w) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
3. That the licensee shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest law/notifications before the approval of building plan.
4. The licence is valid up to 20-02-2029.

(Amit Khatri, IAS)
Director,

Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh

Dated: 21-02-2024.

Endst. No. LC-2408-B-PA (VA)-2024/ 6597

Dated: 22-02-2024

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

1. ✓ Godrej Vestamark LLP, 3rd Floor, UM House, Tower-A, Plot No.35, Sector-44, Gurugram-122001 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved 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. 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. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(ASHISH SHARMA)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....²⁹.....Dated^{21/02/}.....of 2024

Detail of land owned by Godrej Vestamark LLP.:-

Village	Rect.No	Killa No	Area (K-M)
Daultabad	69	16/3/1/1	0-9
		Total	0K-9M or 0.05625 acre.


Director
Town & Country Planning
Haryana, Chandigarh

