

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

Licence No. 11 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to (i) M/s Gavel Builders & Construction (P) Ltd., (ii) M/s Keyna Builders & Construction (P) Ltd. (iii) M/s Jingle Builders & Developers (P) Ltd., (iv) M/s Morina Builders & Developers (P) Ltd. (v) M/s Jesen Builders & Developers (P) Ltd. (vi) M/s Morven Builders & Developers (P) Ltd. (vii) M/s Morgan Builders & Developers (P) Ltd., having their registered office at 1E, Jhandelwala Extension, Naaz Cinema Complex, New Delhi & (viii) Sh. Ghansham Singh S/o Sh Trilok Singh (ix) Sh. Vivek Singh S/o Sh. Ghansham Singh (x) S/ Sh Nirmal Singh, Karam Singh, Dharam Singh S/o Sh. Mehar Singh (xi) Sh. Rajpal Singh S/o Sh. Surat Singh & (xii) Sh. Mehar Singh S/o Sh. Puran Singh. C/o M/s DLF Homes Panchkula (P) Limited, 1E, Jhandewala Extension, Naaz Cinema Complex, New Delhi for setting up of Residential Plotted colony on the area measuring 118.562 acres falling in the revenue estate of village Bhagwanpur & Islam Nagar in Sector -3 of Pinjore Kalka Urban Complex.
2. The particulars of land wherein the aforesaid residential 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 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 demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
 - e) That you shall derive permanent approach from the service road along the development plan road.
 - f) That you will not give any advertisement for sale of floor area in Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
 - g) 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.
 - h) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification No.195 dated 19.01.2009 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 will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - k) 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.
 - l) That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - m) The licence is valid upto 01.02.2014.

Dated: Chandigarh

The 02.02.2010

(T.C. GUPTA, IAS)

Director,

Town & Country Planning,

Haryana, Chandigarh.

Email:-tcphry@gmail.com

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

1. (i) M/s Gavel Builders & Construction (P) Ltd., (ii) M/s Keyna Builders & Construction (P) Ltd. (iii) M/s Jingle Builders & Developers (P) Ltd., (iv) M/s Morina Builders & Developers (P) Ltd. (v) M/s Jesen Builders & Developers (P) Ltd. (vi) M/s Morven Builders & Developers (P) Ltd. (vii) M/s Morgan Builders & Developers (P) Ltd., having their registered office at 1E, Jhandelwalan Extension, Naaz Cinema Complex, New Delhi & (viii) Sh. Ghansham Singh S/o Sh Trilok Singh (ix) Sh. Vivek Singh S/o Sh. Ghansham Singh (x) S/ Sh Nirmal Singh, Karam Singh, Dharam Singh S/o Sh. Mehar Singh (xi) Sh. Rajpal Singh S/o Sh. Surat Singh & (xii) Sh. Mehar Singh S/o Sh. Puran Singh. C/o M/s DLF Homes Panchkula (P) Limited, 1E, Jhandewalan Extension, Naaz Cinema Complex, New Delhi 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. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh
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, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar)

District Town Planner (HQ)

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

To be read with licence No. 11 of 2010

1. Detail of land owned by M/s Gavel Builders & Construction Pvt. Ltd. Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	273/10/2	15-00
	229/2-3 min	01-18
	230	16-03
	231	07-00
	251	05-03
	252	01-18
	253	23-19
	254	04-16
	255	01-02
	256/1	02-15
	256	14-11

94-5 or 19.635 acs

2. Detail of land owned by M/s Keyna Builders & Construction Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	1/2	14-18
	2	03-04
	9	18-10
	257 min	03-15
	262/2	10-03

50-10 or 10.521 acs

3. Detail of land owned by M/s Jingle Builders & Developers Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	244/1 min	57-18

or 12.063 acs

4. Detail of land owned by M/s Morina Builders & Developers Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	1/1	14-15
	35	04-14
	36	00-11
	34/2	11-02
	214	46-05
	264	04-07
	264/1	31-C4

112-18 or 23.521 acs

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5. Detail of land owned by M/s Jesen Builders & Developers Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	21 min	04-05
	30	01-11
	202/1	00-11
	203	01-02
	206	00-10
	245	26-14
	246	09-15
	248	05-11
	250	13-00
	265	12-01
		<u>75-00 or 15.625 acs</u>

6. Detail of land owned by M/s Morven Builders & Developers Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	249	37-04
	260 min	04-15
	261 min	06-09
	263	07-01
	266	02-16
	267	05-10
	268	05-01
		<u>68-16 or 14.333 acs</u>

7. Detail of land owned by M/s Morgan Builders & Developers Pvt. Ltd. in Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	247	11-1
	232	05-00
	233	08-12
	234	09-01
	235	49-14
	259 min	01-01
		<u>84-09 or 17.594 acs</u>

Cont. page-3

D.T.C.P.
Hr. CHD.
Chhotu Singh

8. Detail of land owned by Sh. Ghanshyam Singh S/o Tirlok Singh Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	271/32	3-13 or 0.760 acs

9. Detail of land owned by Sh. Vivek Singh S/o Sh. Ghanshyam Singh Village Bhagwanpur, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Bhagwanpur	329/22/3	0-03
	331/23/1	0-01
	333/26/1	0-02
	341/48/2	1-03
	346/58/3	0-07
	348/59/1	0-01
	327/22/1	1-02
	343/48/4	0-03
	344/58/1	0-12
		<u>3-14 or 0.771 acs</u>


10. Detail of land owned by Sh. Nirmal Singh, Karam Singh, Dharam Singh SS/o Sh. Mehar Singh Equal Share 60/113 Share & Raj Pal Singh S/o Sh/ Surat Singh 53/113 share in Village Ishlam Nagar, Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Ishlam Nagar	246	9-3
	249	2-3
		<u>11-6 or 2.354 acs</u>

11. Detail of land owned by Sh. Mehar Singh S/o Sh. Pooran Singh in Village Ishlam Nagar Tehsil Kalka, Distt. Panchkula.

Village	Khasra No.	Area B-B
Ishlam Nagar	240	1-13
	241	1-13
	244	3-07
		<u>6-13 or 1.385 acs</u>

Grand Total 569 B - 2 B or 118.562 acs


 Director
 Town and Country Planning,
 Haryana, Chandigarh
 28/11/2020

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Ayojna Bhawan Site No. 3, Sector-18A, Madhya Marg, Chandigarh-160018,
Phone No. 0172-2549349, E-mail-tcpharyana7@gmail.com
www.tcpharyana.gov.in

Regd.
To

DLF Homes Panchkula Pvt. Ltd.,
SCO No. 190-192, 2nd Floor,
Sector-8-C, Chandigarh.

Memo No. LC-1647-JE(SD)/2021/ 20218

Dated: 19-08-2021

Subject:- Renewal of licence no. 11 of 2010 dated 02.02.2010 granted for setting up of Residential Plotted Colony over an area measuring 118.562 acres in Sector-3, Pinjore Kalka, District Panchkula- DLF Homes Panchkula Pvt. Ltd.

Reference: Your application dated 31.12.2019 on the subject cited above.

1. Whereas Part completion certificate for an area measuring 75 acres and 27.728 acres were issued on 17.07.2017 and 23.08.2018 respectively for Licence no. 11 of 2010 dated 02.02.2010 granted for setting up of Residential Plotted Colony over an area measuring 118.562 acres in Sector-3, Pinjore Kalka, District Panchkula, however final completion has not yet been issued therefore Licence no. 11 of 2010 dated 02.02.2010 is hereby renewed upto 01.02.2025 for carrying out completion of all the development works at site on the same terms and conditions laid down therein.
2. 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.
3. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence 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-1647-JE(SD)/2021/

Dated:

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

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


(Rohit Chauhan)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

Regd.

LC-IX
(See Rule 16 (2))

To

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Gavel Builders and Construction Pvt. Ltd., Keyna Builders and Construction Pvt. Ltd., Jingle Builders and Developers Pvt.Ltd., Morina Builders and Developers Pvt. Ltd. Jesen Builders and Developers Pvt. Ltd., Morven Builders and Developers Pvt. Ltd., Morgan Builders and Developers Pvt.Ltd., Ghansham Singh S/o Trilok Singh, Vivek Singh S/o Gansham Singh, Nirman Singh, Karam Singh, Dharam Singh S/o Mehar Singh, Rajpal Singh S/o Surat Singh, Mehar Singh S/o Puran Singh C/o DLF Homes Panchkula Pvt. Ltd. SCO No.190-192, Sector-8-C, Chandigarh.

Memo No. LC-1647 Vol-III-JE(VA)-2017/ 16792 Dated: 17-07-2017

Subject: Request for issuance of part completion certificate for the land measuring 75.0 acres w.r.t. Licence No. 11 of 2010 dated 02.02.2010 granted for setting up of Residential Plotted Colony over an area measuring 118.562 acres falling in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula.

Refer your application dated 19.02.2015, requesting to grant part completion certificate in respect of Residential Plotted Colony being developed over an area measuring 118.562 acres bearing Licence No. 11 of 2010 dated 02.02.2010 falling in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula.

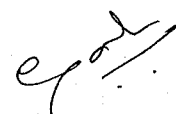
Chief Engineer, HUDA, Panchkula vide memo no. 6179 dated 25.05.2015 informed that the services with respect to Residential Plotted Colony of DLF Homes Panchkula Pvt. Ltd. in their Residential Plotted Colony in an area of 118.562 acres in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Senior Town Planner, Panchkula vide memo no. 1763 dated 08.05.2015 has confirmed about laying of the colony for the land measuring 75.0 acres out of total licenced area measuring 118.562 acres (licence no. 11 of 2010 dated 02.02.2010) as per approval plans.

In view of these reports, it is hereby certified that the required development works on the land measuring 75.0 acres in the said Residential Plotted Colony at Panchkula comprising of Licence mentioned above for 118.562 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The part completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Panchkula.

2. That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HUDA/State Government as per their scheme.
3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That the roof top rain harvesting system shall be maintained properly and kept operational all the time to come.
5. That in case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HUDA water supply line.
6. That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
7. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 13.06.2011 and the conditions imposed by CA-HUDA, Panchkula in the letter annexed as Annexure A-1.
11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
13. That you shall complete the construction of community buildings as per provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975.
14. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
15. This part completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

DA/As above.


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

Endst. No. LC-1647 Vol-III-JE(VA)-2017/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Panchkula.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.

(VIJENDER SINGH)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh