

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17-C, Chandigarh, Phone: 0172 2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Regd.

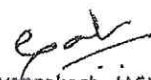
FORM LC -V  
(See Rule 12)

License No. 04 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Hightech Constructions Co. Pvt Ltd., Vashishth Builders and Engineers Pvt. Ltd., SPS Infrastructure Pvt. Ltd., Sunshine Town Planners Pvt. Ltd. in collaboration with Vashishth Builders Pvt. Ltd., Regd. Off. 152, 2<sup>nd</sup> Floor, Sarai Jullena, New Delhi - 110025 for setting up of Industrial plotted Colony under Enterprises Promotion Policy - 2015 over an area measuring 39.689 acres (after migration part of licence no 124 of 2012 granted over an area measuring 52.919 acres) in sector 72 and 73 in the revenue estate of village Mirtzapur and Nimka, Faridabad.

1. The particulars of the land, wherein the aforesaid affordable residential plotted 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) You shall deposit an amount of Rs. 166.47563 lacs on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - b) That the Industrial Plotted Colony will be laid out in confirmation to the approved layout/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 thereunder 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 integrate the services with Haryana Urban Development Authority services as and when made available.
  - f) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - g) 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 or any other execution agency.
  - h) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law
  - i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable

- j) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
  - k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
  - l) 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 license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  - m) That it will be made clear at the time of booking of plots/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. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
  - n) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
  - o) 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.
  - p) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
  - q) 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 you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - r) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
  - s) That the licensee shall abide by the terms and conditions of Enterprises Promotion Policy - 2015, its subsequent amendments, policies issued under Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 and other direction given by the Director time to time to execute the project.
  - t) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
3. The licence is valid up to 13/01/2023.

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

Dated: 14/01/2018  
 Place: Chandigarh


Endst. No. LC 3479- PA (SS)-2018/ 2021

Dated: 15-01-2018

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

1. Vashishth Builders Pvt. Ltd., Regd. Off. 152, 2<sup>nd</sup> Floor, Sarai Jullena, New Delhi - 110025, Email id: [info@vbegroup.in](mailto:info@vbegroup.in) alongwith a copy of agreement, LC-IV B & 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, Paryavaran Bhawan, Sector 2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Faridabad.
8. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad
11. District Revenue Officer, Faridabad.
12. District Town Planner, Faridabad along with a copy of agreement
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) with a request to host this licence on website.

  
(Vijender Singh)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh



1. Detail of land owned by Hitech Construction Co. Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	27	11/2 min	0-8
		12/1 min	1-17
	29	4/3 min East	1-13
		4/4 min East	0-7
		5/1/2	0-11
		7/1	7-10
		11/2/2	3-0
		12/1	0 17
		12/2	3-3
		18	8-0
		19/1	6-0
		22	8-0
	23/2	2-8	
	26	7/2/1	1-0
		14/2	4-19
11/2/1 min		3-16	
Nimka	25	15/2 min	0-12
		16 min	1-2
	26	20/2 min	4-12
	35	23/1	6-0
		Total	<u>65-15</u>

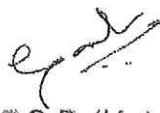
2. Detail of land owned by Vashisht Builders and Engineers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	20	20/2	1-12
	21	15/2/2	2-13
	26	16	8-0
		5	7-7
		6	7-7
	26	15/1	0-3
		26	0-13
	27	10 min	5-10
		11/1	0-10

*[Handwritten signature]*

2. Detail of land owned by Vashisht Builders and Engineers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	27	20 min	1-15
		21 min	1-15
		22 min	1-5
Nimka	28	1 min	3-13
		2 min	2-12
	25	25 min	2-12
		26	21 min
	35	1/1	2-12
		23/2	2-0
	36	5 min	3-2
		6	8-0
	36	15/1	0-1
		15/2	1-19
		15/3	6-0
	37	16	8-0
		25/1	3-2
		5/1	2-16
		6/1/1	4-2
14		8-0	
15		7-13	
38		2/1	0-4
		2/2	7-16
		3	8-0
38		8	8-0
	9/1	2-3	
	9/2	5-17	
	10	8-0	
	11	8-0	
	12/1	1-13	
	Total	<u>161-13</u>	

  
D.T.C.P (Hr.)


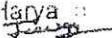
3. Detail of land owned by SPS Infrastructure Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	20	22	8 0
		21/2	7-3
		21/1	0-17
	21	25/1	0-17
		25/2	7-3
	27	1 min	5-18
		2	<u>8-0</u>
	Total	<u>37-18</u>	

4. Detail of land owned by Sunshine Town Planners Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	29	14	8-0
		17	8-0
		23/1	5-12
		24	8-0
Nimka	35	2	6-19
		9	7-13
		10	<u>8-0</u>
		Total	<u>52-4</u>

G. Total 317K-10M or 39.689 acres

  
D. S. S.  
Town & Co  
Haryana  


# Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Vashisth Builders and Engineers Ltd. and Others,  
Regd. Off. D-84, 2<sup>nd</sup> Floor,  
Okhla Industrial Area, Phase-1,  
Delhi-110020.

Memo. No. LC-3479 Vol-II-PA (SK)-2023/ 29748 Dated: 08-09-2023

**Subject:** Renewal of licence no. 04 of 2018 dated 14.01.2018 granted for setting up of Industrial Plotted Colony over an area measuring 39.689 acre in the revenue estate of village Mirzapur & Nimka, Sector-72 & 73, Faridabad - Vashisth Builders and Engineers Ltd. (earlier known as Vashisth Builders and Engineers Pvt. Ltd.) and Others.

Please refer to your application dated 13.06.2023 on the above cited subject.

The Licence No. 04 of 2018 dated 14.01.2018 granted for setting up of Industrial Plotted Colony over an area measuring 39.689 acre in the revenue estate of village Mirzapur & Nimka, Sector-72 & 73, Faridabad is hereby renewed upto 13.01.2028 on the following terms & conditions

1. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance entitled licensee for renewal of licence for further period and licensee will get the licence renewed upto the period till the final completion of the colony is granted.
2. That you shall submit the Compliance of Rule 24, 26, 27 and 28 for financial of Haryana Development and Regulation of Urban Areas Rules, 1976 timely online in future.
3. That you shall obtained approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006 within validity period of licence.
4. That you shall conveyed ultimate power load requirement of the project to the power utility within validity period of licence.
5. That you shall got the service plan estimates stands approved within validity period of licence.
6. That you shall abide by the terms and conditions of the licence and bilateral agreement as well as the Enterprises Promotion Policy-2015 and its subsequent amendments.

(T. L. Satyaprakash, IAS)

Director General, Town & Country Planning



Endst. No. LC-3479 -Vol-II-PA (SK)-2023/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Faridabad.
3. District Town Planner, Faridabad.
4. Chief Account Officer of this Directorate.
5. Website Administrator with a request to update the status of renewal of license on the website of the Department.

(Latit Bazard)  
District Town Planner (HQ)

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



# Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

## ORDER


Whereas, licence No. 04 of 2018 dated 14.01.2018 granted in favour of Vashisth Builders and Engineers Ltd. and Others, Regd. Off. D-84, 2nd Floor, Okhla Industrial Area, Phase-1, Delhi-110020 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Industrial Plotted Colony over an area measuring 39.689 acres in Sector-72 & 73, Faridabad. The licence is renewed upto 13.01.2028. As per terms and conditions of the licence and of the Bilateral agreement executed with Director, Town & Country Planning, 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 and conditions in the agreement.

2. Whereas, licensee has failed to comply the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, and whereas licensee has submitted a request as per policy dated 28.10.2022 under section 13 of Haryana Development and Regulation of Urban Areas Act, 1975 to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 6,40,000/- as per detail given below:-

Sr. No.	Rules	Delay Period	Rate of composition charges	Amount (Rs.)
1.	24	Upto 2022-2023	Rs. 10,000/- per quarter of delay in submission of copy of advertisement beyond 30 days	1,40,000/- + 1,20,000/-
2.	26 (2)	Upto 2022-2023	Rs. 1.0 lacs per annum (or part thereof) for delay statement in submission of account after 30 June for each financial year	2,00,000/- + 3,00,000/-
3.	27	Upto 2022-2023	Rs. 10,000/- per month (or part thereof) in delay submission of account details	4,20,000/- + 1,60,000/-
4.	28	Upto 2022-2023	Rs. 1,000/- per annum (or part thereof) for each delayed in submission of monthly statement	60,000/- + 60,000/-
Total				Rs. 14,60,000/-

The Colonizer has deposited the composition fee through online vide GRN no. 79716134 dated 22.07.2021 & 106318097 on 23.08.2023.

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 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2023.

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

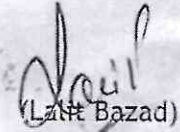


Endst. no. LC-3479 - Vol-II-PA (SK)-2023/ 29754

Dated: 08-09-2023

A copy is forwarded to the following for information:-

1. Vashisth Builders and Engineers Ltd. and Others, Regd. Off. D-84, 2nd Floor, Okhla Industrial Area, Phase-1, Delhi-110020.
2. Chief Accounts Officer of this Directorate.

  
(Lata Bazar)

District Town Planner (HQ)

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