

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

To

1. M/s Barmalt India Pvt. Ltd.
2. Smt. Chander Kanta Wd/o. Sh. Parmil S/o, Smt. Asha, Aadesh, Manju Ds/o Sh. Puran Chand.
 Jharsa Road, Sector 31, Gurgaon

Memo, No. LC-2512-JE(B)-2011/ 6953 Dated: 25/5/11

Subject:- **Grant of license for setting up a group housing colony on the land measuring 13.275 acres at village Jharsa, in sector 31-32A, Distt. Gurgaon.**

Reference: Your application dated 15.12.2010 & 31.1.2011 on above cited subject.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a group housing residential colony on the area measuring 13.275 acres falling in the revenue estate of village Jharsa in Sector 31-32A, Gurgaon has been examined & considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of license shall be refused.

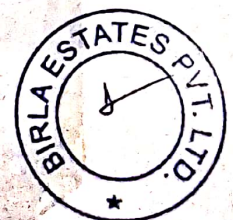
3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under :-

INTERNAL DEVELOPMENT WORKS:

| | Area (in acres) | Rate Per acre (in Lac) | Amount (in Lac) | 25% bank guarantee required (in Lac) | Remarks |
|--------------------------------------|--------------------|------------------------------|--------------------|---|-------------------------|
| Group Housing component | 13.275 | 50 | 663.75 | | |
| Construction cost of community sites | -- | -- | 67.05 | | |
| Total | | | 730.80 | 182.70 | Will be demanded in LOI |

EXTERNAL DEVELOPMENT WORKS:

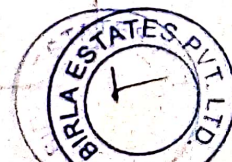
| | Area (in acres) | Rate Per acre (in Lac) | Amount (in Lac) | 25% bank guarantee required (in Lac) | Remarks |
|-------------------------|--------------------|------------------------------|--------------------|---|-------------------------|
| Group Housing component | 13.2086 | 213.30 | 2817.4 | | Will be demanded in LOI |
| Commercial component | 0.0664 | 284.60 | 18.90 | | |
| Total | | | 2836.30 | 709.07 | |



It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction and increase in the number of facilities in layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

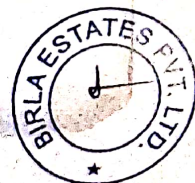
The rates of External Development Charges are under review and are likely to be finalized soon. In the event of increase of the rates of External Development Charges, you will have to pay the enhanced rates of EDC as and when demanded by DTCP, Haryana and furnish an undertaking in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of the road which shall form part of the licensed area, will 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.
6. To deposit an amount of ₹ 69,68,532/- (Rupees Sixty Nine lac Sixty Eight Thousand Five Hundred and Thirty Two Only) on account of deficit scrutiny and license fee be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
7. To deposit an amount of ₹ 87,84,515/- (Rupees Eighty Seven Lac Eighty Four Thousand Five Hundred and Fifteen Only) on account of balance conversion charges be sent through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
8. To furnish an undertaking that you shall deposit the Infrastructural Development Charges @ ₹ 625/- per sqm for group housing component and @ ₹ 1000/- per sqm for commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
9. To furnish an undertaking that you shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
10. That you shall submit the zoning plan/layout plan of the colony as per approved circulation plan of the sector.
11. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
12. To submit an undertaking that you shall take permanent access from proposed service road along the development plan road.
13. That you shall integrate the services with HUDA services as and when made available.
14. To submit an undertaking to the effect that you have not submitted any other application for grant of license 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.

15. To furnish an undertaking to the following effect:
 - a. That I understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and
 - b. That I 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.
16. To furnish an undertaking that you will have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.
17. That you will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
18. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.
19. That you 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 HUDA.
20. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
21. The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
22. The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
23. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
24. To furnish an undertaking that you 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.
25. 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
26. That you shall submit an affidavit dully attested by competent authority that you have not violated the provisions of The Haryana Ceiling on Land Holdings Act, 1972. It may be clearly understood that if it is found at any point of time that the provisions of this Act have been violated by you, the LOI/License granted in respect of this land shall be deemed to be void *abinitio* and you will indemnify the Director General, Town & Country Planning/Government for any loss due to this mis-representation.
27. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal.



28. The above demanded fee and charges are subject to audit and reconciliation of accounts.

29. That you shall demolish the construction of Industrial unit running at site before grant of license by all means, in failure of which, this letter of intent will be void ab-initio.

DA/Scheduled of land

(T.C. Gupta, IAS)
Director General
Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-2512-JE(B)-2011/

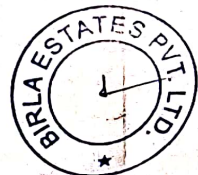
Dated:

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

1. Senior Town Planner, Gurgaon
2. District Town Planner, Gurgaon.

(JITENDEP SIHAG)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh

CONFIDENTIAL



ORDER

License No. 116 of 2011 dated 23.12.2011 was granted to Barmalt India Pvt. Ltd., Smt. Asha & Aadesh in collaboration with Barmalt India Pvt. Ltd. for setting up of Group Housing Colony over an area measuring 13.275 acres in Sector-31, 32A, Gurgaon Manesar Urban Complex.

2. And, whereas, the request for grant of permission for assignment of development rights/ change of developer from Barmalt India Pvt. Ltd. to Birla Estates Pvt. Ltd. in respect of license no. 116 of 2011 dated 23.12.2011 was considered under the provisions of policy dated 18.02.2015 and in-principle approval was granted on 16.07.2024 to comply with the terms and conditions of the in-principle approval within a period of 90 days.

3. And, whereas, upon receipt of the compliance of said terms & conditions of in-principle approval issued on 14.08.2024, the assignment of development rights/ change of developer from Barmalt India Pvt. Ltd. to Birla Estates Pvt. Ltd. in respect of license no. 116 of 2011 dated 23.12.2011 granted for development of Group Housing Colony over an area measuring 13.275 acres in sector-31, 32A, GMUC is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same. Birla Estates Pvt. Ltd. shall comply with the same in letter & spirit. Birla Estates Pvt. Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate of the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Birla Estates Pvt. Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh and also paid the outstanding amount of EDC/IDC. All the liabilities of Barmalt India Pvt. Ltd. shall be owned by Birla Estates Pvt. Ltd.

4. These orders shall be read together with the Licence no. 116 of 2011 dated 23.12.2011 issued by this office. The copy of LC-IV agreement & Bilateral agreement are hereby enclosed.

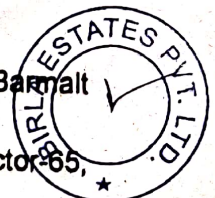
(Amit Khatri, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2512-JE(SK)/2024/28923

Dated 13-09-2024

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

- 1) Barmalt India Pvt. Ltd., Smt. Asha & Aadesh, in collaboration with Barmalt India Pvt. Ltd., Post Box no. 34, Jhasra Road, Gurugram-122001.
- 2) Birla Estates Pvt. Ltd., Unit No. 501, 5th Floor, Worldmark-3, Sector-65, Gurugram-122011.

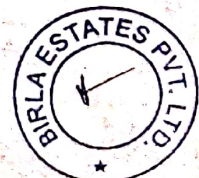


To be read with License No. 116 dated 23.12.2011

Revised Land Schedule

| Village | Name of owner | Rect. No. | Killa No. | Area (K-M-S) | |
|---------|------------------------|-----------|-------------|-----------------|-------|
| Jharsa | Barmalt India Pvt Ltd; | 37 | 20 | 7-12 | |
| | | 38 | 7 | 8-0 | |
| | | | 8/1 | 4-0 | |
| | | | 8/2 | 4-0 | |
| | | | 9 | 8-0 | |
| | | | 12/2 | 3-0 | |
| | | | 13 | 8-0 | |
| | | | 14 | 8-0 | |
| | | | 16 | 8-0 | |
| | | | 17/1 | 5-4 | |
| | | | 17/2 | 2-16 | |
| | | | 18 | 8-0 | |
| | | | 23/1 | 1-8 | |
| | | | 23/2 | 6-12 | |
| | | | 24/1 | 2-16 | |
| | | | 24/2 | 5-4 | |
| | | | 25/1 | 6-0 | |
| | | | Asha-Aadesh | 37 | 21 |
| | | | 38 | 25/2 | 2-0 |
| | | | | Total | 106-4 |
| | | | | OR 13.275 Acres | |

Director
Town & Country Planning
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail:tcphry@gmail.com; http://tcpharyana.gov.in

Regd. To

Birla Estates Pvt. Ltd.,
Unit No. 501, 5th Floor,
Worldmark-3, Sector-65,
Gurugram-122011.

Memo No. LC-2512-JE(SK)/2024/ 35752 Dated: 19-11-24

Subject: Renewal of license no. 116 of 2011 dated 23.12.2011 granted for development of Group Housing Colony over an area measuring 13.275 acres in Sector-31, 32A, GMUC being developed by Birla Estate Pvt. Ltd.

Reference:- Application dated 10.10.2024 on the matter cited as subject above.

Licence No. 116 of 2011 dated 23.12.2011 granted for development of Group Housing Colony over an area measuring 13.275 acres in Sector-31, 32A, GMUC is hereby renewed upto 22.12.2029 subject to fulfillment of terms and condition laid down in the license and the following conditions:-

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
2. That the community site shall be construction as per section 3(3)(a)(iv) of Act no. 8 of 1975.
3. That the bank guarantee shall be got revalidated one month, before its expiry.
4. That you shall get approve Service Plan Estimates of the colony within validity of this renewal.
5. That 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 above conditions is not complied with.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2512-JE(SK)/2024/ 35753-56

Dated: 19-11-24

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. Project Manager (IT) with a request to update the status of renewal of license on the website of the Department.

