

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

✓ ELAN Avenue Ltd. (Formerly known as Airmid Developers Ltd.),
15th Floor, Two Horizon Centre, DLF Phase 5,
Sector-43, Golf Course Road,
Gurugram-122002.


Memo No. LC-2593 Vol. III/JE(AK)/2024/28586 dated: 11-09-2024

Subject: Renewal of Licence no. 80 of 2012 dated 17.08.2012 granted for setting up Group Housing Colony over an additional area measuring 24.10 acres in Sector 106, Gurugram Manesar Urban Complex.

Reference: Your application dated 11.07.2024 on the subject cited above.

Your request for renewal of Licence no. 80 of 2012 dated 17.08.2012 granted for setting up Group Housing Colony over an additional area measuring 24.10 acres in Sector 106, Gurugram has been considered and license is hereby renewed up to **16.08.2029** on the following terms and conditions: -

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall transfer the licenced area falling under sector plan road/service road/ green belt/internal circulation road to the government within a period 30 days from issuance of this renewal.
3. You shall get the BG on account of IDW revalidated one month before its expiry. 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.

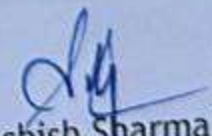

(Amit Khatri, IAS),
Town & Country Planning
Haryana Chandigarh

Dated:

Endst no: LC-2593 Vol. III/JE(AK)/2024/

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.


(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

Airmid Developers Ltd.,
Indiabulls House, 448-51, Udyog vihar, Phase-V,
Gurugram.

Memo No. LC-2593/JE(DS)/2022/ 8512 Dated: 29-03-2022

Subject: Renewal of license No. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing Colony over an area measuring 24.10 acres in Sector-106, Gurugram Manesar Urban Complex.

Please refer to your application dated 31.12.2021, 27.01.2022 and 14.02.2022 on the subject cited above.

Your request for renewal of license No. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing Colony over an area measuring 24.10 acres in Sector-106, Gurugram Manesar Urban Complex has been accepted on account of reason submitted by you that more time is required for construction activities. Hence, the licence is hereby renewed up to 16.08.2024 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 be 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 get the approval of get building plan and start construction at site within 6 months of the renewal.
4. You shall get the Bank Guarantee on account of IDW revalidated one month before its expiry.
5. You shall convey the ultimate power load required of the project to the power utility within 60 days of this renewal.
6. 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-2593/JE(DS)/2022/

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

89
(28.8.18)
Acres
④

Directorate of Town & Country Planning, Haryana
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Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Airmid Developers Ltd. & others,
Plot No. 448-451, Udyog Vihar,
Phase-V, Gurugram

Memo No. LC-2593/JE(MK)/2018/26290 dated: 12-09-2018

Subject:

Renewal of Licence No. 80 of 2012 dated 17.08.2012 granted for setting up of Residential Group Housing Colony on the land measuring 24.10 acres falling in Sector-106, Gurugram-Manesar Urban Complex- Airmid Developers Pvt. Ltd.

Reference:

Your application dated 16.07.2018 on the subject cited above.

1.

Licence No. 80 of 2012 dated 17.08.2012 granted for setting up of Residential Group Housing Colony on the land measuring 24.10 acres falling in Sector-106, Gurugram-Manesar Urban Complex is hereby renewed up to 16.08.2020 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.

That you shall be 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.

4.

You shall get the approval of building plan and start construction at site within the current validity period of licence.

5.

You shall submit the revalidated the Bank Guarantee on account of IDW within 15 days from the issuance of renewal.

6.

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-2593/JE(MK)/2018/

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, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

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(24.10)
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Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

To

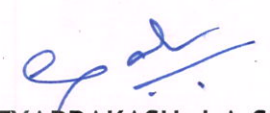
Airmid Developers Ltd. & others.
Plot No. 448-451, Udyog Vihar,
Phase-V, Gurgaon.

Memo No:-LC-2593-PA(SN)-2017/ 27050 Dated: 27-10-17

Subject: Renewal of licence no. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing colony over an area measuring 24.10 acres falling in sector-106, District Gurugram being developed by Airmid Developers Ltd & others.

Reference: Your application dated 20.07.2016 on the subject cited above.

1. Renewal of Licence No. 80 of 2012 dated 17.08.2012 granted for setting up of Group Housing colony over an area measuring 24.10 acres falling in sector-106, District Gurugram is hereby renewed up to **16.08.2018** 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 approved the demarcation plan/zoning plan and start the development works at site within the current validity period of licence.
4. You shall complete the construction of community sites as per provisions of section 3(3)(a)(iv) of Act No. 1975.
5. You shall get compound the offence the delay in allotment of EWS flats as per policy dated 16.08.2013
6. You shall get the licence renewed till final completion of the colony is granted.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2593/PA(SN)/2017/

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, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

FORM LC -V
(See Rule 12)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 80. of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 448-451, Udyog Vihar, Phase-V, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 24.10 acres in the revenue estate of village Pawala Khusrupur, Sector 106, Gurgaon - Manesar Urban Complex.

1. The particulars of the land wherein the aforesaid Group Housing Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(e)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee will not issue any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

12. 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.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. The license is valid up to 16/8/2016

Dated: The 17/8/2012.
Chandigarh

(T.C. Gupta, IAS)

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

Endst. No. LC-2593-JE(VA)-2012/ 15503 Dated: 22/8/12

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

1. Airmid Developers Ltd., Mariana Developers & Albina Properties Pvt. Ltd. C/o Airmid Developers Ltd., Plot No. 448-451, Udyog Vihar, Phase-V, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 80 of 2012/17-8
2012.

1. Detail of land owned by Airmid Developers Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K-M
Pawala	18	21	8-0
		22/2	4-0
Khusrupur	19	16/2	4-0
		24	8-0
	22	25	8-0
		5	7-3
	23	6	8-0
		15/1	4-0
	22	27	0-17
		1	8-0
		2	8-0
		3	4-7
		9/2	3-9
		10	7-13
		7	8-0

Total 91-9

2. Detail of land owned by Mariana Developers Ltd., District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K-M
Pawala	19	23	8-0
		4	8-0
Khusrupur	22	13	8-0
		3	8-0
	19	18/2	3-5
		22/2	4-0
	22	8	8-0
		14	8-7
	22	1/2/2	1-3
		2/1/2	0-10
		2/2	2-7
		9/2	3-12
	19	10	5-16
		12/1	2-0
21	21	22/1 min	0-7
		5	5-12
22	22	1/1	6-5
		1/2/1	0-12
		2/1/1	1-0

Total 87-10

3. Detail of land owned by Albina Properties Ltd.,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K-M
Pawala	22	2/3	3-3
		9/1	4-8
Khusrupur		12/2	5-3
		18/3	1-3

Total 13-17

Grand Total 192-16 or 24.1 acres

Director General
Town and Country Planning
Haryana, Chandigarh
E. S. G. Singh