

Directorate of Town & Country Planning, Haryana

Ayोजना 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	Rate Per acre	Amount	25% bank guarantee required	Remarks
	(in acres)	(in Lac)	(in Lac)	(in Lac)	
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	Rate Per acre	Amount	25% bank guarantee required	Remarks
	(in acres)	(in Lac)	(in Lac)	(in Lac)	
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.

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

CONFIDENTIAL

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

LICENCE NO. 116. OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to M/s Barmalt India Pvt. Ltd. Smt. Chander Kanta Wd/o, Sh. Parmil S/o, Smt. Asha, Aadesh, Manju Ds/o Sh. Puran Chand, Jharsa Road, Sector 31, Gurgaon for development of group housing colony over an area measuring 13.275 acres falling in the revenue estate of village Jharsa, Sector 31-32A, Gurgaon.

1. The particulars of the 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 General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - That the Residential Group Housing Colony 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.
 - 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.
 - 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) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - That you shall submit the Layout Plan of the site as per approved circulation plan of the sector.
 - That you shall take permanent access from service road proposed along the development plan road.
 - That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - 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.
 - That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
 - That the licensee will not give any advertisement for sale of floor in colony before the approval of building plans.
 - That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.

- That you shall abide by the policy dated 2.3.2010 pertaining to allotment of EWS flats.
 - That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
 - That the developer will use only CFL fittings for internal as well as for campus lighting.
 - That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two months from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
 - 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.
 - That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
 - That you shall demolish the construction of industrial unit running at site within two years from issuance of license and start development works in the said licensed colony during this period, which may be completed within validity period of the license.
3. The license is valid up to 22-12-2015.

Place : Chandigarh

Dated: 23-12-2011

(T.C. GUPTA, IAS)

Director General

Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-2512-JE(B)-2011/ 19954

Dated: 29/12/11

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

1. M/s Barmalt India Pvt. Ltd. Smt. Chander Kanta Wd/o, Sh. Parmil S/o, Smt. Asha, Aadesh, Manju Ds/o Sh. Puran Chand, Jharsa Road, Sector 31, Gurgaon
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(JITENDER SIHAG)

Senior Town Planner (E&V)

For Director General, Town and Country Planning
Haryana Chandigarh

To be read with license no-116. of 2011/23¹²/₂₀₁₁

1. Detail of land owned by M/s Barmalt India Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Khasra No.</u>	<u>Area</u>
			K-M
Jharsa	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
		Total	96-12

2. Detail of land owned by Smt. Chander Kanta Wd/o Puran Chand, Permil S/o Puran Chand, Smt. Asha, Aadesh, Manju Ds/o Puran Chand equal share..

<u>Village</u>	<u>Rect No</u>	<u>Khasra No.</u>	<u>Area</u>
			K-M
Jharsa	37	21	7-12
	38	25/2	2-0
		Total	9-12
		G.T.	106-4 or 13.275 Acres

Director General
Town and 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/ 35152

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/

Dated:

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.

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