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

License No. 70. of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s Shivnandan Buildtech Pvt. Ltd. MDLR Group, SCO-2, 3, 4, Old Judicial Complex, Jharsa Road, Gurgaon for setting up of a GROUP HOUSING COLONY on the land measuring 12.031 acres in the revenue estate of village Dhankot, Sector 99, Distt. Gurgaon.

1. The particulars of the land wherein the aforesaid 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 falling through your site side at your own costs and the entire 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)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee will not give any advertisement for sale of flats/plots/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 date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning 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 Govt. 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 you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. The license is valid up to 21-7-2015. ✓

Dated: The 22-7-2011.
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No . LC-2488-JE(VA)-2011/ 10199

Dated: 25/7/11

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

1. M/s Shivnandan Buildtech Pvt. Ltd. MDLR Group, SCO-2, 3, 4, Old Judicial Complex, Jharsa Road, Gurgaon alongwith a copy of agreement, LC-IV B and Bilateral agreement.
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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) 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 and Country Planning
Haryana, Chandigarh

To be read with License No. 70. of 2011/22 F
2011

1. Detail of the land owned by M/s Shivnandan Buildtech Pvt. Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Dhankot	121	6/1	6-0
		6/2	0-4
		15/2	6-18
		16/2	3-4
		25/2	0-4
	122	2/2/2	4-12
		9	8-0
		10	8-0
		11/1	4-13
		12	8-0
		13/1	4-0
		18/1/1	5-17
		23/1	3-8
		19	8-0
		20	8-0
		21/2	7-3
		22/1	5-0
		22/3	0-17
		124	1/2
	122	11/2	3-7
Total			96-5 or 12.031 acres

Director General
Town & Country Planning
Haryana, Chandigarh
21/11/11

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

To

Shivnandan Buildtech Pvt. Ltd.
MDLR Group, SCO 2, 3, 4,
Old Judicial Complex,
Jharsa Road, Gurgaon.
mdlr@mdlrgroup.com

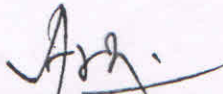
Memo No. LC-2488-PA(B)-2016/ 5316

Dated: 16/3/2016

Subject:- **Renewal of license No. 70 of 2011 dated 22.07.2011.**

Reference: Your application dated 12.08.2015 & subsequent letter dated 19.02.2016 above cited subject.

2. Licence No. 70 of 2011 dated 22.07.2011, granted for setting up of group housing colony on the land measuring 12.031 acres in Sector 99, Gurgaon Manesar Urban Complex is hereby renewed upto **21.07.2017** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of all the community buildings will be completed within four years from amendment in section 3 of Act 8 of 1975 i.e. upto 03.04.2016.
5. The delay in allotment of EWS flats, if any will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.



(Arun Kumar Gupta)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2488-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurgaon.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer of this Directorate.


(Ravi Sihag)
Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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

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

Regd.

To

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Shivanandan Buildtech Pvt. Ltd.,
MDLR Group, SCO 2,3,4,
Old Judicial Complex,
Jharsa Road, Gurugram.
mdlr@mdlrgroup.com


Memo No:-LC-2488-PA(SN)-2018/ 6865 Dated: 23-02-18

Subject: Renewal of Licence No. 70 of 2011 dated 22.07.2011 setting up Group Housing Colony over an area measuring 12.031 acres in Sector 99, Gurugram.

Reference: Your application dated 27.07.2017 on the subject cited above.

1. Licence No. 70 of 2011 dated 22.07.2011 granted for setting up Commercial Colony over an area measuring 12.031 acres in Sector 99, GMUC is hereby renewed up to 21.07.2019 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 construction of all the community building will be completed as per provision of Section 3 of Act no. 8 of 1975.
4. The delay in allotment of EWS flats, if any will be got compounded in accordance with the provision of Departmental policy dated 16.08.2013.
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 conditions mentioned above are not complied with.


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

Endst no: LC-2488/PA(SN)/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.


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

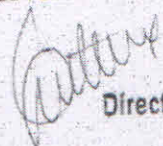
FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 82 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 Shivnandan Buildtech Pvt. Ltd., MDLR House, SCO No. 2, 3, 4, Old Judicial Complex, Jharsa Road, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 1.289 acres in the revenue estate of village Dhankot, Sector 99, 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)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
5. That the licensee will not give 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 at the time of approval of building plans 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.

For SHIVNANDAN BUILDTECH PVT. LTD.


Director

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 26/8/2016.

Dated: The 27/8/2012.
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-2488 B-JE(VA)-2012/ 16212 Dated: 28/8/12

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

1. Shivnandan Buildtech Pvt. Ltd., MDLR House, SCO No. 2, 3, 4, Old Judicial Complex, Jharsa Road, 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 (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

For SHIVNANDAN BUILDTECH PVT. LTD.

(Signature)
Director

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To be read with LOI Memo No. 7499 date 2/5/12

1. Detail of land owned by Shiv Nandan Buildtech Pvt. Ltd., Village Dhankot, Distt. Gaugaon

Village	Rect. No.	Killa No.	Area K-M-S	
Dhankot	121	7/1/2	2-16-4	
		6/4/2	1-10-8	
		14/2	0-2-0	
		2/2/1	1-4-0	
		3/1	4-0-0	
	122	18/1/2	0-13-0	
		Total		10-6-3
				Or 1.289 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

Amarjit K. Jha

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-2488-(B)-2017/ 6291

Dated: 5/4/17

To

Shivnandan Buildtech Pvt. Ltd.
4, Battery Lane, Rajpur Road
Civil Lines, Delhi - 110054

Subject: Renewal of licence no. 82 of 2012 dated 27.08.2012 granted for group housing colony over an additional area measuring 1.289 acres in Sector-99, Gurugram.

Please refer your letter dated 19.12.2016 on the matter cited as subject above.

1. Licence No. 82 of 2012 dated 27.08.2012 granted for group housing colony over an additional area measuring 1.289 acres in Sector-99, Gurugram is hereby renewed upto **26.08.2018** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. That you shall submit the revised building plan for approval within one month of renewal of licence.
4. That you shall complete the construction of EWS flats and make allotment within current validity period of licence.
5. That you shall apply for extension of time period to complete the construction of community building within one month from the issuance of renewal of licence.

(Signature)
3/4/17
(T.L. Satyaprakash),
Director

Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2488-(B)-2017/

Dated :

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurugram.
- iv. District Town Planner, Gurugram.
- v. Chief Account Officer O/o DTCP Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Schrawat)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh.

Regd.

To

Shivnandan Buildtech Pvt. Ltd.
4, Battery Lane, Rajpur Road,
Civil Lines, Delhi-110054


Memo No. LC-2488-B/Asstt(AK)/2019/ 11506 dated: 10-05-2019

Subject: Renewal of licence No. 82 of 2012 dated 27.08.2012 granted for setting up residential Group Housing Colony over an area additional area measuring 1.289 acres in sector 99, Gurugram - Shivnandan Buildtech Pvt. Ltd.

Reference: Your application dated 28.08.2018 & 8.02.2019 on the subject cited above.

1. Licence No. 82 of 2012 dated 27.08.2012 granted for setting up residential Group Housing Colony over an area additional area measuring 1.289 acres in sector 99, Gurugram is hereby renewed up to 26.08.2020 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. 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 compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
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-2488-B/Asstt(AK)/2019/

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.
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