

Regd.

To

JSG Builders Pvt. Ltd.,
NCC Urban Infrastructure Ltd.
B-110, south City-1, Gurugram


Memo No. LC-1758/Asstt. (AK)/2018 1289 dated: 16-01-2019

Subject: Renewal of licence no. 76 of 2010 dated 01.10.2010 granted for residential group housing colony on the land measuring 10.563 acres in, Sector-92, Gurugram- JSG Builders Pvt. Ltd.

Reference: Your application dated 04.08.2016 and 06.09.2018 on the subject cited above.

1. Licence no. 76 of 2010 dated 01.10.2010 granted for residential group housing colony on the land measuring 10.563 acres in, Sector-92, Gurugram is hereby renewed up to 30.09.2020 on the same terms and conditions laid down therein.
2. 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-1758/Asstt. (AK)/2018/

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)
O/o Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, licence no. 76 of 2010 dated 01.10.2010 granted for residential group housing colony on the land measuring 10.563 acres in, Sector-92, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, 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.

2. And, whereas, for non-compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 5,44,000/- for the period 2014-2016, Rs. 12,000/- for the period 2016-2017, Rs. 1,12,000/- for the period 2017-2018. Colonizer has deposited the composition fee of Rs. 5,44,000/- vide D.D. No. 250640 dated 16.08.2017, Rs. 12,000/- vide transaction No. TCP318617921335 dated 21.09.2017 and Rs. 1,12,000/- vide Transaction No. TCP318618112822005 Dated 28.11.2018.

3. Accordingly, in exercise of power conferred under Section 13(1) 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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Encls. no. LC-1758/Asstt. (AK)/2018/ 1296

dated: 16-01-2019

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

1. JSG Builders Pvt. Ltd., NCC Urban Infrastructure Ltd. B-110, South City-1, Gurugram.
2. Chief Accounts Officer of this Directorate.


(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

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

LICENCE NO. 76 OF 2010

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s J.S.G. Builders Pvt Ltd & M/s N.C.C. Urban Infrastructure Ltd, B-110, South City-I, Gurgaon-122001 for setting up of a residential Group Housing Colony at Village Wazirpur, Sector-92, Tehsil and District Gurgaon.
2. The particular 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, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the 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.
 - 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.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green belt.
5. That the portion of Sector/Master plan road which shall form part of the licenced 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.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/flat/floor in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential colony.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. The licence is valid up to 30-9-2014

Chandigarh the Dated: 1-10-2010

(T.C. GUPTA, IAS)

Director

Town & Country Planning
Haryana, Chandigarh

Email: - tcphry@gmail.com

TO BE READ WITH LICENCE NO. 76 of 2010

1. Detail of land owned by M/s J.S.G. Builders Pvt. Ltd. village Wazirpur, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K.	M.
Wazirpur	81	7	7	7
		8/1	6	8
		13/2	7	0
		14/1	4	0
		16/2	3	0
		17	8	0
		14/2	4	0
		3/1/2 min.	1	9
		3/2 min.	2	10
		Total	43	14 or 5.463 Acres

2. M/s N.C.C. Urban Infrastructure Ltd.


Village	Rect. No.	Killa No.	Area	
			K.	M.
Wazirpur	81	6	7	7
		16/1	5	0
	82	25/1	5	2
		10	7	7
	81	11	8	0
		15	8	0
	Total		40	16 or 5.1 acres

Grant Total 84 10 or 10.563 Acres.

Director
Town and Country Planning,
Haryana, Chandigarh.

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

1. ✓ M/s J.S.G. Builders Pvt. Ltd & M/s N.C.C Urban Infrastructure Ltd, B-110, South City-I, Gurgaon-122001 along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chairman, Haryana State Pollution Control Board, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector 6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Priyatan Bhawan, Sector-2, Panchkula.
7. Addl. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner, M. Cell, Sector-8C, Chandigarh along with a copy of agreements.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ NOC as per condition No.8 above before starting the Development works.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer, Monitoring Cell, along with original Bank Guarantees (IDW & EDC) & along with a copy of agreement.
17. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Swati Anand)
District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana Chandigarh.