

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


License No. 85 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 CSN Estates Pvt. Ltd. Sh. Naveen S/o Sh. S.P. Gupta, A.N. Buildwell Pvt. Ltd. C/o CSN Estates Pvt. Ltd., 128, Ground Floor, Sector 44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 8.875 acres in the revenue estate of village Bajghera, Sector 112-113, 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 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, within 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 28/8/2016


Dated: The 29/8/2012.
Chandigarh


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

Endst. No . LC-2577C-JE(VA)-2012/ 16597 Dated: 30/8/12

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

1. ✓ CSN Estates Pvt. Ltd. Sh. Naveen S/o Sh. S.P. Gupta, A.N. Buildwell Pvt. Ltd. C/o CSN Estates Pvt. Ltd., 128, Ground Floor, Sector 44, 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 License No. 85 of 2012/29⁸/₂₀₁₂

1. Detail of land owned by CSN Estates Pvt. Ltd. District-Gurgaon

Village	Rect. No	Killa No.	Area K- M
Bajghera	20	22/2	3-16 ✓
		23/1/2	0-5 ✓
	31	2/1	3-7 ✓
Total			7-8

2. Detail of land owned by Naveen s/o S.P Gupta, District-Gurgaon.

Village	Rect. No	Killa No.	Area K- M
Bajghera	20	23/3	6-12 ✓
		24	4-4 ✓
		32	0-8 ✓
		225-226	2-15 ✓
		247/1	1-9 ✓
Total			15-8 ✓

3. Detail of land owned by A.N Buildwell Pvt. Ltd., District-Gurgaon.

Village	Rect. No	Killa No.	Area K- M	
Bajghera	21	25/3/2	0-3 ✓	
		20	21/1/2	4-7 ✓
		20/2	0-7 ✓	
		22/1	4-4 ✓	
		23/1/1	0-15 ✓	
		30	0-9 ✓	
		13/2	0-13 ✓	
		14/2	0-6 ✓	
		17	3-18 ✓	
		18/1	7-3 ✓	
		18/2	0-2 ✓	
		31	0-5 ✓	
		9/1	0-18 ✓	
		11/2/2	0-1 ✓	
		12/2	5-19 ✓	
		19	7-15 ✓	
		8/4/2	1-14 ✓	
13/1	7-7 ✓			
14/1	1-18 ✓			
Total			48-4 ✓	
Grand Total			71-0 or 8.875 Acres ✓	

Director General
Town and Country Planning,
Haryana, Chandigarh
24/12/12

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

License No. 86 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 Sh. Bhay Ram S/o Sh. Lakhmi Chand Ltd. C/o CSN Estates Pvt. Ltd. 128, Ground Floor, Sector 44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 1.99375 acres in the revenue estate of village Bajghera, Sector 113, 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 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 EPA, 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, within 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 20/8/2016.

Dated: The 29/8/2012.
Chandigarh

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

Endst. No. LC-2577B-JE(VA)-2012/ 16613

Dated: 30/8/12

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


1. Sh. Bhay Ram S/o Sh. Lakhmi Chand Ltd. C/o CSN Estates Pvt. Ltd. 128, Ground Floor, Sector 44, Gurgaon alongwith a copy of agreement, LC-IV B & 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 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 License No.⁸⁶ of 2012/^{29^B}₂₀₁

1. Detail of the land owned by Bhay Ram S/o Lakhmi Chand, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Bajghera	19	11/1	0-8
		20/2	0-6
	20	15	9-3
		16/1	6-2
Total			15-19 or 1.99375 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chhotu K

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


CSN Estates Pvt. Ltd. & another
128, Ground Floor,
Sector 44, Gurgaon.

Memo No. LC-2577C-PA(B)/2016/ 21234. Dated: 04-10-2016

Subject: **Renewal of license No. 85 of 2012 dated 29.08.2012.**

Reference: Your application dated 28.07.2016 on above cited subject.

2. License No. 85 of 2012 dated 29.08.2012 was granted for setting up of group housing colony on the land measuring 8.875 acre in Sector 113, Gurgaon is hereby renewed upto **28.08.2018** on the same terms & conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
4. The EWS flats will be allotted in accordance with the Departmental policy/condition of the license and delay in allotment of same, if any, will be compounded as per policy dated 16.08.2013.


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

Endst. No. LC-2577C-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

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

License No. 105 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 ABAG Hi-tech Education Pvt. Ltd. M/s CSN Estates Pvt. Ltd. Sh. Om Parkash, Roop Singh, Ajeet Singh, Satish-alias-Satbir, Jagdish, Jagbir, Karamveer Ss/o Raghbir singh C/o M/s CSN Estates Pvt. Ltd. 128 GF, Sector-44, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.175 acres in the revenue estate of village Bajghera, Sector 113, 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 24/30 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 10/12/2015.

Dated: The 11/12/2011
Chandigarh

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

Endst. No. LC-2577-JE(VA)-2011/ 18487

Dated: 12-12-11

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

1. M/s ABAG Hi-tech Education Pvt. Ltd. M/s CSN Estates Pvt. Ltd. Sh. Om Parkash, Roop Singh, Ajeet singh, Satish-alias-Satbir, Jagdish, Jagbir, Karamveer Ss/o Raghbir Singh C/o M/s CSN Estates Pvt. Ltd. 128 GF, Sector-44, Gurgaon alongwith a copy of agreement, LC-IV B and Bilateral agreement. & *Approved zoning*.
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. ¹⁰⁵..... of 2011/11/12
2011.

1. Detail of the land owned by M/s ABAG Hi-Tech Education (P) Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Bajghera	16	21	7-7
		22/2	2-0
	19	2/1	0-9
		2/3	2-1
		Total	11-17

2. Detail of the land owned by M/s CSN Estates (P) Ltd. Distt. Gurgaon.

Bajghera	15	24/2	5-5
		25	7-7
	16	22/1	1-13
		22/3/1	1-10
		19	1/1
	20	4/1	4-10
		5/1	5-7
		28	0-5
		Total	31-4

3. Detail of the land owned by Om Parkash, Roop Singh, Ajeet Singh, Satish uref Satbir, Jagdish, Jagbir, Karambir Ss/o Raghbir, Distt. Gurgaon.

Bajghera	16	19/3	1-17	
		22/3/2	1-5	
		20	4/2	1-19
			5/2	2-13
			6	7-7
			7	4-4
	29		0-11	
	19	1/2	2-13	
		2/2	4-7	
		9/1	4-18	
		10/2	0-14	
		10/3	5-10	
		11/2	0-9	
Total		38-7		

G. Total 81-8 or 10.175 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

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

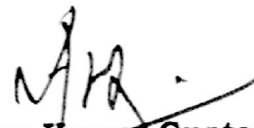
CSN Estates Pvt. Ltd. & others,
Plot No. 128, GF, Sector 44, Gurgaon

Memo No. LC-2577-PA(B)/2016/ 7147 Dated: 8/4/2016

Subject: **Renewal of license No. 105 of 2011 dated 11.12.2011.**

Reference: Your application dated 30.10.2015 above cited subject.

2. License No. 105 of 2011 dated 11.12.2011 was granted for setting up of group housing colony on the land measuring 10.175 acre in Sector 113, Gurgaon is hereby renewed upto **10.12.2017** 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 delay in allotment of EWS flats, 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-2577-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

ORDERS

Whereas, License No. 105 of 2011 (10.175 acres), 85 of 2012 (8.88 acres) & 86 of 2012 (1.99 acres) stands granted to CSN Estates Pvt. Ltd. & others, Plot No. 128, GF, Sector 44, Gurgaon for setting up of group housing colony over an integrated area measuring 21.045 acres under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 24, 26 (2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2015, the licensee has submitted a request for composition of said offence vide application dated 18.03.2016. As per the rates finalized by the Govt. the composition fee has worked out to Rs. 25,29,000/- and colonizer has deposited composition fee amounting Rs. 25,29,000/- vide DD No. 378592 dated 15.03.2016.

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 committed due to delay in compliance of above said Rules upto 31.03.2015.


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

Endst. No. LC-2577-PA(B)/2016/ 7153-7154

Dated: 8/4/2016

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

1. Chief Accounts Officer, O/o Director General Town and Country Planning Haryana Chandigarh.
2. CSN Estates Pvt. Ltd. & others, Plot No. 128, GF, Sector 44, Gurgaon.

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