

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT
License No. 59 of 2009

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. Paradise System Pvt. Ltd, C/o M/s. Sunshine Telecom Pvt. Ltd., # 51, Furniture Block, Kirti Nagar, New Delhi for setting up of a Commercial Colony at village Nakhnaula, Sector M1-D, Gurgaon - Manesar Urban Complex.

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, Town & Country Planning, Haryana.
2. The license granted is subject to the following conditions:
 - a) That the Commercial 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 commercial colony area is submitted before starting the development works in the colony and for the approval of Zoning Plan.
3. 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.
4. That the licensee will not give any advertisement for sale of shops/office/ floor area in colony before the approval of layout plan/ building plans.
5. 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 of service. The decision of the competent authority shall be binding in this regard.
6. That you 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.
7. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
8. The license is valid up to 25-10-2013

Dated: The 26-10-2009
Chandigarh

T.C. Gupta, IAS
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1712-JE(VA)/2009/10840

Dated: 22-10-09

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

1. ✓ M/s. Paradise System Pvt. Ltd. C/o M/s. Sunshine Telecom Pvt. Ltd., # 51, Furniture Block, Kirti Nagar, New Delhi along with a copy of agreement, LC-IV B and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector - 6, Panchkula
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator HUDA, Gurgaon
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
8. Senior Town Planner (Enforcement) Chandigarh.
9. Senior Town Planner, Gurgaon, along with a copy of agreement
10. District Town Planner, Gurgaon along with a copy of agreement
11. Land Acquisition Officer, Gurgaon.
12. Sr. Town Planner (Monitoring cell) Chandigarh
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, and Chandigarh along with a Copy of agreement.

Hitesh

(Hitesh Sharma)

District Town Planner

For Director, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 59 of 2009

Detail of land owned by M/s Paradise System (P) Ltd. Village Lakhnaula, Distt. Gurgaon.

Village	Rect. No.	Killa No.	T. Area K-M	Area taken K-M
Lakhnaula	49	4/1 min	4-9	2-4
	46	22/1	6-9	1-1
	49	2	5-13	4-13
		3	8-0	8-0
		4/2	3-11	1-16
		7	7-11	3-15
			Total	21.9 or 2.681 acres

~~Director~~
Town and Country Planning,
Jaryana, Chandigarh
Chandigarh

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: tcphry@gmail.com

Regd.
To

Paradise System Pvt. Ltd.,
C/o Sunshine Telecom Pvt. Ltd.,
E-20, Lajpat Nagar-3,
New Delhi-24.

Memo No. LC-1712-JE (S)-2014/ 12283

Dated: 10/6/14

Subject: - Renewal of license no 59 of 2009 dated 26.10.2009 granted for setting up of commercial colony over an area measuring 2.681 acres in the revenue estate of village Manesar, Sector M-1-D, Gurgaon-Manesar Urban Complex.

Please refer to your application dated 25.10.2013 on the subject mentioned above.

License No. 59 of 2009 dated 26.10.2009 granted for setting up of a Commercial Colony over an area measuring 2.681 acres in the revenue estate of village Manesar, Sector M-1-D, Gurgaon-Manesar Urban Complex is hereby renewed for a further period of two years i.e. up to **25.10.2015** on the terms & conditions laid down therein.

2. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
3. You shall construct the building at least 25% of permissible FAR after approval of building plans within the current validity period of licence and submit quarterly progress report of construction in the office of Senior Town Planner, Gurgaon.
4. You shall submit the NOC/permission from Ministry of Environment and Forest.
5. You will get the licence renewed till the final completion of the colony is granted.


(Anurag Rastogi)

Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1712-JE (S)-2014/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula
2. Chief Engineer, HUDA, Sector 6, Panchkula
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.


(R.S. Batth)

Assistant Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.tcpharyana.gov.in
Phone: 0172-2549349; email: tcphry@gmail.com

Regd.

To

Paradise System Pvt. Ltd.
C/o Sunshine Tele Services Pvt. Ltd
#51, Furniture Block, Kirti Nagar, New Delhi.

Memo No. LC-1712 Vol.-II-JE(MS)-2016/ 27542 Dated:- 20-12-2016

Subject: Renewal of licence no. 59 of 2009 dated 26.10.2009 granted for setting up of Commercial Colony over an area measuring 2.681 acres in the revenue estate of village Manesar, Sector-M-1D, GMUC - Paradise System Pvt. Ltd. C/o Sunshine Tele Services Pvt. Ltd.

Reference: Your application dated Nil received on 21.09.2016 on the subject mentioned above.

Licence no. 59 of 2009 dated 26.10.2009 granted to Paradise System Pvt. Ltd. C/o Sunshine Tele Services Pvt. Ltd for setting up of Commercial Colony over area 2.681 acres in Sector-M-1D of GMUC, Distt. Gurgaon is hereby renewed up to **25.10.2017** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall get the service plan estimate for public health services, horticulture, street lighting and electrical service plan estimate approved from competent authority within validity of renewal permission.
3. You shall submit substantial progress in the construction work quarterly basis through STP, Gurgaon.
4. You shall get the renewal of the licence till the final completion of the colony is granted.


(Arun Kumar Gupta, IAS)

Director General,
Town & Country Planning Department,
Haryana, Chandigarh. *msm*

Endst no: LC-1712 Vol-II-JE(MS)-2016/

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's officer O/o DG, TCP.
4. Senior Town Planner, Gurgaon.
5. Project Manager (IT Cell) O/o DG, TCP with request to update the status on website.
6. District Town Planner (P) Gurgaon.

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director General, Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in


ORDER

Whereas, licence no. 59 of 2009 dated 26.10.2009 has been granted to Paradise Systems Pvt. Ltd. C/o Sunshine Telecom Pvt. Ltd. vide endst. No. LC-1712-JE (VA)/2009/10840 dated 27.10.2009 for setting up of Commercial Colony on the land measuring 2.681 acres in the revenue estate of village Lakhnaula, Sector-M-1D, Gurugram Manesar Urban Complex 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 license, the colonizer is required to renew their license as per the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof. And, the license was already renewed upto 25.10.2017 vide this office memo no. 27542 dated 20.12.2016.

2. The Hon'ble Supreme Court vide its orders dated 24.04.2015 passed in CA no. 8788 of 2015 has ordered that there shall be no further construction on the land in question which also included the present licence. These stay orders have finally not been in operation after disposal of CA No. 8788 of 2015 on 12.03.2018.

3. During the period when no construction was permitted, the request of the applicant company was received on 29.09.2017, 29.11.2017 & 20.03.2018 to treat the period during which no construction order in force as 'zero period' and extension of validity of licence without charging of renewal fee for the said period. No construction period was in operation from 24.04.2015 to 12.03.2018 (1053 days). The Government has considered the request and validity of the licence for the said period shall be without charging of renewal fees.

4. The Department had meanwhile renewed the licence upto 25.10.2017 after obtaining the requisite renewal fee. The period for which licence was renewed also includes the period which is to be treated as zero period for renewal of licence without charging renewal fee. Accordingly, in accordance with the approval from the Government validity of the license shall be considered upto 12.09.2020 by treating the period (24.04.2015 to 12.03.2018) during which no construction order in force as 'zero period' for validity of the licence without charging of renewal fees.



(K. Makrand Pandurang, I.A.S)
Director,
Town & Country Planning
Haryana, Chandigarh ✓

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

1. Paradise Systems Pvt. Ltd. C/o Sunshine Telecom Pvt. Ltd. C-43 (LGF), Jangpura Extension, New Delhi-110014 with a direction to make the compliance of Rule 24, 26, 27 & 28 for the period 2016-2018 within 30 days from the date of issuance of order.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Engineer, HUDA, Panchkula
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Accounts Officer of this Directorate.
7. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

HSharma

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