

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


LICENCE NO. 64. OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules, 1976 made there under to M/s Phonex Datatech Services Pvt. Ltd., M/s Prime Infoways Pvt. Ltd. & M/s Prime IT Solutions Pvt. Ltd., B-49A, Chatterpur Extension, New Delhi-74 for development of group housing colony over an area measuring 17.00 acres falling in the revenue estate of village Gadoli Khurd & Basai, Sector 37 C, Gurgaon.

1. The particular 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:
 - a. 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.
 - 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 Residential Group Housing 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 licensee shall construct the 12/18/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. 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.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. 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
10. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DITCP till these services are made available from External Infrastructure to be laid by HUDA.
11. That development/construction cost of 24 m/18 m wide major internal roads is not included in the IDC 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 DITCP, Haryana.
12. That the license will not give any advertisement for sale of shops/office/floor in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other clearance required under any other law.
15. That you shall abide by the policy dated 2.3.2010 pertaining to allotment of EWS flats.

16. That the 18 m wide internal circulation road, passing through the site shall be aligned in such a way that the area under this road will not decreased.
17. That you shall pay the labour cess charges as per policy dated 4.5.2010.
18. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
19. That the license 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.
20. That the developer will use only CFL fittings for internal as well as for campus lighting.
21. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month 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.
22. 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
23. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
24. The license is valid up to 15-7-2016.


Place : Chandigarh
Dated: 16-7-2011.


(T.C.GUPTA, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.I.C-1303-JE(B)-2011/ 9898 Dated: 21/7/11

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

1. M/s Phonex Datatech Services Pvt. Ltd., M/s Prime Infoways Pvt. Ltd. & M/s Prime IT Solutions Pvt. Ltd., B-49A, Chatterpur Extension, New Delhi-74.
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, Sector 8-C, 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)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana Chandigarh

1. Detail of land owned by M/s Phonex Datatech Services Pvt. Ltd. District Gurgaon.

Village	Kh. No.	Total Area B-B-B	Area Taken B-B-B
Basai	755	4-7-0	4-7-0
	771	5-9-0	5-9-0

		Total	9-16-0

2. Detail of land owned by M/s Prime Infoways Pvt. Ltd. District Gurgaon.

Village	Kh. No.	Total Area B-B-B	Area Taken B-B-B
Basai	770	5-11-0	5-11-0
		Total Sr. No. 1+2	15-7-0 or 9.594 acres

3. Detail of land owned by M/s Phonex Datatech Services Pvt. Ltd. District Gurgaon.

Village	Rect. No.	Kill No.	Area K-M	Area Taken K-M
Garoli Khurd	7	13	8-0	8-0
		14	8-0	8-0
		17/2	6-0	6-0
		18	8-0	8-0

			Total	30-0

4. Detail of land owned by M/s Prime I.T. Solutions Pvt. Ltd. District Gurgaon.

Village	Rect. No.	Kill No.	Area K-M	Area Taken K-M
Garoli Khurd	7	7/2	5-16	5-16
		8	3-19	3-19
		9	7-4	7-4

			Total	16-19

5. Detail of land owned by M/s Phonix Datatech Pvt. Ltd. 359/524 share, M/s Prime I.T. Solutions Pvt. Ltd. 165/524 share District Gurgaon.

Village	Rect. No.	Kill No.	Area K-M	Area Taken K-M
Garoli Khurd	7	1	4-7	4-7
		10/2	5-12	3-14
		8	7-13	3-13
		2	0-12	0-12

			Total	12-6

Total Sr. No. 3 to 5

12-6
59-5 or 7.406 acres

Grand Total

17.0 acres

Director General
Town & County Planning
Haryana, Chandigarh
Chhotu Singh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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

http://tcpharyana.gov.in

Regd.

To

Imperia Structures Ltd.
(Formerly known as Phonex Datatech Services Pvt. Ltd.)
Prime Infoways Pvt. Ltd.,
Prime IT Sololutions Pvt. Ltd.,
A-25, Mohan Co-operative Industrial Estate,
New Delhi-44.


Memo No. LC-1303-PA(RB)/2017/ 16607

Dated: 14-07-2017

Subject: **Renewal of licence No. 64 of 2011 dated 16.07.2011.**

Please refer to your application dated 06.06.2016, 23.11.2016 & 08.05.2017 on the matter cited as subject above.

2. Licence No. 64 of 2011 dated 16.07.2011, granted for setting up of group housing colony on the land measuring 17.00 acres in Sector 37C, Gurugram is hereby renewed upto **15.07.2017** 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 community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The outstanding EDC shall be paid strictly in accordance with the revised schedule to be issued by the department as per the policy dated 12.04.2016.



(T.L. Satyaprakash, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1303-PA(RB)/2017/

Dated:

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

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


(Sanjay Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, 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

Regd.

To


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Imperia Structures Ltd.
(Formerly known as Phonex Datatech Services Pvt. Ltd.)
Prime Infoways Pvt. Ltd.,
Prime IT Solutions Pvt. Ltd.,
A-25, Mohan Co-operative Industrial Estate,
New Delhi-44.

Memo No. LC-1303-PA(B)/2017/24759 Dated: 3-10-17

Subject: **Renewal of licence No. 64 of 2011 dated 16.07.2011.**

Please refer to your application dated 19.07.2017 & 06.09.2017 on the matter cited as subject above.

2. Licence No. 64 of 2011 dated 16.07.2011, granted for setting up of group housing colony on the land measuring 17.00 acres in Sector 37C, Gurugram is hereby renewed upto **15.07.2019** 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 community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. The BGs on account of EDC/IDW shall be got revalidated before 30 days of the expiry of the same.



(T.L. Satyaprakash, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1303-PA(B)/2017/

Dated:

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

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



(S.K. Sehrawat)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

ORDERS

Whereas, License No. 64 of 2011 dated 15.07.2011 stands granted to Imperia Structures Ltd. (Formerly known as Phonex Datatech Services Pvt. Ltd.), Prime Infoways Pvt. Ltd., Prime IT Solutions Pvt. Ltd., A-25, Mohan Co-operative Industrial Estate, New Delhi-44 for setting up of group housing colony over an area measuring 17.00 acres in Sector 37C, Gurugram Manesar Urban Complex 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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2017, the licensee has submitted a request for composition of said offence vide application dated 31.08.2017. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 12,000/-. The company has deposited composition charges amounting Rs. 12,000/- vide DD No. 014117 dated 30.08.2017.


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 31.03.2017.



(T.L. Satyaprakash, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh


Endst. No. LC-1303-PA(B)/2017/ 24766

Dated: 3-10-17

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

 Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.

 Imperia Structures Ltd. (Formerly known as Phonex Datatech Services Pvt. Ltd.), Prime Infoways Pvt. Ltd., Prime IT Solutions Pvt. Ltd., A-25, Mohan Co-operative Industrial Estate, New Delhi-44.


(S.K. Sehrawat)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh