

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

License No. 63. 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 Great Value HPL Infratech Pvt. Ltd., 58A/4, Sanik Farms, New Delhi-110062 for setting up of a GROUP HOUSING COLONY on the land measuring 10.462 acres in the revenue estate of village Dhanwapur, Sector 104, 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 Demarcation Plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - c) 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 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 15.7.2015.

Dated: The 16-7-2011.
Chandigarh

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

Endst. No. LC-2505-JE(VA)-2011/ 9862

Dated: 20/7/11

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

1. M/s Great Value HPL Infratech Pvt. Ltd., 58A/4, Sanik Farms, New Delhi-110062 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 licence No 63 of 2011/16/7
2011

1. Detail of land owned by M/s Great Value HPL Infratech (P) Ltd Distt. Gurgaon.

Village	Rect. No	Killa No	Area K-M
Dhanwapur	27	21/1	4-0
		22	8-0
	38	11	8-0
		28/2	0-19
	27	26	1-8
		23/1	6-0
	38	3	7-11
		4	1-11
		9/3	2-10
		12	8-0
		13/2/1	2-10
		8	4-8
		13/1/1	4-11
		9/2	2-18
		10	7-10
		2	8-0
		9/1/2	1-0
		27	0-10
	20/1	4-8	

Total

83-14 or 10.462 acre

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

Regd.

To

Great Value HPL Infratech Pvt. Ltd.,
58A/4 Sainik Farms,
New Delhi-62.


Memo No. LC-2505/Asstt(AK)/2019/ 11246 dated: 06-05-2019

Subject: Renewal of Licence no. 63 of 2011 dated 16.07.2011 granted for setting up Group Housing colony over an area measuring 10.462 acres in Sector 104 GMUC - Great Value HPL Infratech Pvt. Ltd.

Reference: Your application dated 17.06.2015 & 10.11.2017 on the subject cited above.

1. Licence No. 63 of 2011 dated 16.07.2011 granted for setting up Group Housing colony over an area measuring 10.462 acres in Sector 104, Gurugram Manesar Urban Complex is hereby renewed up to 15.07.2019 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. 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-2505/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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcp_haryana7@gmail.com
Website: http://tcp_haryana.gov.in

Regd. To

To

Great Value HPL Infratech Pvt. Ltd,
Regd. Office 58/A/4, Sainik Farm,
New Delhi.

Memo No. LC-2505 Vol-II/JE(AK)/2025/ 22723 dated: 17-06-2025


Subject: Renewal of license no. 63 of 2011 dated 16.07.2011 granted for setting up Residential Group Housing Colony over an area measuring 10.462 acres in sector 104, Gurugram Manesar Urban Complex.

Reference: Your application dated 15.10.2024 on the subject cited above.

Your request for renewal of licence no. 63 of 2011 dated 16.07.2011 granted for setting up Residential Group Housing Colony over an area measuring 10.462 acres in sector 104, Gurugram Manesar Urban Complex has been considered and the aforesaid licence is hereby renewed upto **15.07.2027** on the same terms & conditions laid down therein:-

1. 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.
2. That you shall transfer the licenced area falling under sector plan road/ service road/ internal circulation road to the government within a period 30 days from issuance of this renewal.
3. That you shall get the revalidate of bank guarantee on account of IDW one month before its expiry.
4. That you shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

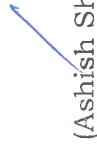

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst no: LC-2505 Vol-II/JE(AK)/2025/

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.


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

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

License No. _____ 10 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 Kaanha Infrastructure Pvt. Ltd., Sh. Mahtab Singh, Sh. Satbir, Sh. Harish Ss/o Sh. Raghbir Singh, Sh. Jagbir, Sh. Abhay Ss/o Sh. Rajpal Singh, Sh. Dharambir, Sh. Ranbir, Sh. Kapoor, Sh. Satbir, Sh. Parkashbir, Sh. Surjeet Ss/o Sh. Chandgi, Sh. Pankaj, Sh. Mehesh Ss/o Sh. Rajbir C/o Great Value HPL Infratech Pvt. Ltd., 58A/4, Sainik Farm, New Delhi for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 3.631 acres in the revenue estate of village Dhanwapur, Sector 104, Distt. Gurgaon.

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/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 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 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 Government notification as applicable.

12. That you shall provide the Solar Water Heating System as per by HAREIDA and shall be made operational where applicable before applying for an occupation certificate.
13. That at the time of booking of the plots/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. 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.
17. The license is valid up to

Dated: The
Chandigarh

(T.C. Gupta, IAS)

Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No . LC-2505(B)-JE(VA)-2012/

Dated:

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

1. Kaanha Infrastructure Pvt. Ltd., Sh. Mahtab Singh, Sh. Satbir, Sh. Harish Ss/o Sh. Raghbir Singh, Sh. Jagbir, Sh. Abhay Ss/o Sh. Rajpal Singh, Sh. Dharambir, Sh. Ranbir, Sh. Kapoor, Sh. Satbir, Sh. Parkashbir, Sh. Surjeet Ss/o Sh. Chandgi, Sh. Pankaj, Sh. Mehesh Ss/o Sh. Rajbir C/o Great Value HPL Infratech Pvt. Ltd., 58A/4, Sainik Farm, New Delhi 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 (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 (IIQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 10 of 2012.

1. Detail of land owned by Kaanha Infrastructure Pvt. Ltd., Village-Dhanwapur, District- Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Dhanwapur	27	17	K-M 6-16
		19	7-7
		23/2	2-0
		<u>24/1</u>	<u>0-10</u>
		Total	16-13

2. Detail of land owned by Sh. Mahtab Singh, Satbir, Harish Ss/o Raghbir Singh 1/2 Share, Jagbir, Abhay Ss/o Rajpal 1/2 Share, Village- Dhanwapur, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Dhanwapur	27	24/2	K-M 6-4

3. Detail of land owned by Sh. Dharambir, Ranbir, Kapoor, Satbir, Parkashbir, Surjeet Ss/o Chandgi 6/7 Share, Pankaj, Mahesh Ss/o Rajbir 1/7 Share., Village- Dhanwapur, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>
Dhanwapur	27	18	K-M 6-4

Grand Total =29-1 or 3.631 acres.

Director General
Town and Country Planning,
Haryana, Chandigarh

Ch. L. Singh

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: tcpharyana7@gmail.com

Regd.

To


Great Value HPL Infratech Pvt. Ltd.,
58A/4 Sainik Farms,
New Delhi-62.

Memo No. LC-2505-B/Asstt(AK)/2019/11255 dated: 06-05-2019

Subject: Renewal of license no. 10 of 2012 dated 03.02.2012 granted for setting up Group Housing Colony over an additional area measuring 3.631 acres in Sector 104, Gurugram Manesar Urban Complex - Great Value HPL Infratech Pvt. Ltd.

Reference: Your application dated 19.05.2016 & 18.03.2019 on the subject cited above.

1. Licence No. 10 of 2012 dated 03.02.2012 granted for setting up Group Housing Colony over an additional area measuring 3.631 acres in Sector 104, Gurugram Manesar Urban Complex is hereby renewed up to 02.02.2020 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

Dated:

Endst no: LC-2505-B/Asstt(AK)/2019/

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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

Great Value HPL Infratech Pvt. Ltd,
Regd. Office 58/A/4, Sainik Farm,
New Delhi.

Memo No. LC-2505-B/JE(AK)/2025/ 13312

dated: 16-04-2025

Subject: Renewal of license no. 10 of 2012 dated 03.02.2012 granted for setting up Group Housing Colony over an area measuring 3.631 acres in Sector 104, Gurugram Manesar Urban Complex.

Reference: Your application dated 15.10.2024 & 10.12.2024 on the subject cited above.

Your request for renewal of licence no. 10 of 2012 dated 03.02.2012 granted for setting up Group Housing Colony over an area measuring 3.631 acres in Sector 104, Gurugram Manesar Urban Complex has been considered and the aforesaid licence is hereby renewed upto **02.02.2027** on the same terms & conditions laid down therein:-

1. 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.
2. That you shall transfer the licenced area falling under sector plan road/service road/ internal circulation road to the government within a period 30 days from issuance of this renewal.
3. The you shall get the revalidate of bank guarantee on account of IDW one month before its expiry.
4. That you shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst no: LC-2505-B/JE(AK)/2025/

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.

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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

ORDER

Whereas, Licence No. 10 of 2012 dated 03.02.2012 granted for setting up of Group Housing Colony over an area measuring 3.631 acres in Sector-104, 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 Rules, 1976 thereof.

2. And, whereas, for delay in 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 worked out to be Rs. 13,44,000/-. Colonizer has deposited the composition fee of Rs. 13,44,000/- vide GR No. 126659189 dated 16.01.2025.

3. Accordingly, in exercise of power conferred under Section-13(I) 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 31.03.2024.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2505-B/JE(AK)/2025/ 13319

Dated: 16-04-2025

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

1. Great Value HPL Infratech Pvt. Ltd., Regd. Office 58A/4, Sainik Farm, New Delhi - 110062.
2. Chief Accounts Officer of this Directorate.
3. Nodal Officer (IT Cell) O/o DTCP with request to update the status on website.

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