

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

V.A. Agriculture Pvt. Ltd.,
5948, Room NO. 3 Basti Harphool Singh,
Sadar Bazar Delhi-110006.

Memo No. LC-3122-JE (SK)-2024/ 29565

Dated:

18/09/24

Subject: - Renewal of licence no. 50 of 2019 dated 07.03.2019 granted for setting up of Group Housing Colony under TOD policy over an area measuring 5.875 acres the revenue estate of village Fazilpur Jharsa & Ghasola, Sector-49, Gurugram.

Reference: Your application dated 12.03.2024 & subsequent letter dated 14.05.2024 on the subject cited above.

Your request for renewal of license No. 50 of 2019 dated 07.03.2019 granted for setting up of Group Housing Colony under TOD policy over an area measuring 5.875 acres the revenue estate of village Fazilpur Jharsa & Ghasola, Sector-49, Gurugram has been considered and licence is hereby renewed upto **06.03.2029** subject to fulfillment of terms and condition laid down in the license and the following condition:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. That you shall transfer area falling under sector road/green belt/road widening/internal circulation road etc. (if any) forming part of license land free of cost to Govt. within a period of 30 days from issuance of this renewal.
3. That the bank guarantee shall be got revalidated one month, before its expiry.
4. That 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.

(Amit Khatri, IAS)

Director,

Town & Country Planning
Haryana Chandigarh

Dated:

Endst. No.LC-3122/JE(SK)-2024/

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(Sunena)

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

Directorate of Town & Country Planning, Haryana

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ORDER

Whereas, Licence No. License No. 50 of 2019 dated 07.03.2019 granted for setting up of Group Housing Colony under TOD policy over an area measuring 5.875 acres the revenue estate of village Fazilpur Jharsa & Ghasola, Sector-49, Gurugram.

2. In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 50 of 2019 dated 07.03.2019 is $30+155+17+5=207$ days.

3. Whereas, colonizer has deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period. The total interest amount deposited by colonizer is ₹ 86,573/- + 2,924/- + 69/- + 13/- = ₹ 89,579/-.

4. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

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

Endst.no. LC-3122-JE (SK)/2024/ 29569

Dated: 18/09/24

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

1. V.A. Agriculture Pvt. Ltd., 5948, Room NO. 3 Basti Harphool Singh, Sadar Bazar Delhi-110006.
2. Chief Accounts Officer of this Directorate.


(Sunena)
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. 50 of 2019


This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to V.A Agriculture Pvt. Ltd., 5948, Room No. 3, Basti Harphool Singh, Sadar Thana Road, Sadar Bazar, New Delhi-06 for setting up of a group housing colony under TOD policy over an area measuring 5.875 acres in the revenue estate of village Fazilpur Jharsa & Ghasola, Sector 49, Gurugram -Manesar Urban Complex, District Gurugram.

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, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the Infrastructure Development Charges in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That the licensee shall deposit balance 50% of the conversion charges, licence fee and Infrastructure Augmentation Charges respectively in two equal instalment of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period, through online payment in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh and abide by the policy dated 26.12.2018 and sub-sequent amendments.
 - c) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - e) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
 - f) That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
 - g) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.


Director
Town & Country Planning,
Haryana, Chandigarh

- h) That no other application has been submitted for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- i) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- k) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- p) That the licensee 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 licensed land for Transformers/Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- s) That no sale of applied land has taken place after submission of license application.
- t) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- u) That licensee shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- v) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

- w) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt
- x) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- y) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- z) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.
- aa) That you shall not obtained the compensation amount of the Awarded land falling in Khasra No. 33//15 min measuring 0.09375 acres (0-15M) and transfer the said land to NHAI free of cost.
3. The licence is valid up to 06/03/2024.

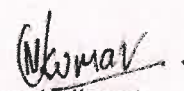

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Dated: 07/03/2019,
Chandigarh

Endst. No. LC-3122-JE (SK)-2019/ 6689-6704 Dated: 07-03-2019

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

1. V.A Agriculture Pvt. Ltd., 5948, Room No. 3, Basti Harphool Singh, Sadar Thana Road, Sadar Bazar, New Delhi-06 alongwith a copy of agreement, LC-IV Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License⁵⁰.....dated^{07/03}.....2019

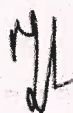
Detail of land owned by V.A. Agriculture Pvt. Ltd:

Village	Rect No	Killa No	Area (K-M)
Fazilpur Jharsa	33	5/2	4-2
		6	4-2
		15	2-6
	34	1/1	4-14
		10/1	1-3
		1/2	4-12
		10/2	0-9
		10/3	6-4
		11	5-10
Ghasola	19	5	3-14
		6	4-14
	20	1/1	1-14
		1/2	3-16

Total

47-0

Or 5.875 Acres


Director,
Town & Country Planning
Haryana

