(1)

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

LICENCE NO. 21 OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 for development of Group Housing Colony on the additional land measuring 0.19375 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The Licence is granted subject to the following conditions:-

a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.

c) That licensee shall submit additional Bank Guarantee, if any, required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Building Plans, you would be required to furnish an additional Bank Guarantee within 30 days on demand. It is made clear that Bank Guarantee of Internal Development Works/EDC has been worked out on the interim rates.

d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.

D.G.T.C.P. (Hr.)

e) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 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.

f) That licensee shall construct at their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years form grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests 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 any Institution including a local

(2)

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.

i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licencee 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 DGTCP, Haryana.

j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.

k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.

l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.

m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space 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.

n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.

o) That licensee 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.

p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.

q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.

r) That licensee shall arrange power connection from HVPN/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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.

s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

t) That 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.

u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

w) That 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 licence granted.

x) That licensee shall not create third party rights/pre-launch before approval of building plans.

y) That licensee shall obey all the directions issued by this Department from time to time in public interest.

z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.

4. The licence is valid up to 16/11/2021.

(Arun Kumar Gupta, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh
Dated: 17/11/2016

Endst.No.LC-224(F)-PA(SN)-2016/ 25547 Dated: 18-11-2016

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

1. Moonlight Continental Pvt. Ltd. in collaboration with Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. LGF-10, Vasant Square Mall, Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.

(4)

5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

(5)

To be read with Licence No. ....21..... of 2016

Detail of land owned by Moonlight Continental Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	8/2	1-11
		Total	**1-11 or 0.19375 acres**

Director General
Town & Country Planning
Haryana, Chandigarh

(6)

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

LICENCE NO. 22 OF 2016

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration wtih Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurgaon for development of Group Housing Colony on the additional land measuring 1.75 acres in the revenue estate of village Sukhrali, Sector 28, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The Licence is granted subject to the following conditions:-

a) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

b) That licensee shall lay out the Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.

c) That licensee shall submit additional Bank Guarantee, if any, required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Building Plans, you would be required to furnish an additional Bank Guarantee within 30 days on demand. It is made clear that Bank Guarantee of Internal Development Works/EDC has been worked out on the interim rates.

d) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.

e) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 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.G.T.C.P. (HR)

f) That licensee shall construct at their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years form grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests 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 any Institution including a local

Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA.

i) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licencee 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 DGTCP, Haryana.

j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.

k) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.

l) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.

m) That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space 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.

n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.

o) That licensee 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.

p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.

q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.

r) That licensee shall arrange power connection from HVPN/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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.

s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank.

This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

t) That 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.

u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

v) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

w) That 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 licence granted.

x) That licensee shall not create third party rights/pre-launch before approval of building plans.

y) That licensee shall obey all the directions issued by this Department from time to time in public interest.

z) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.

4. The licence is valid up to 16/11/2021.

(Arun Kumar Gupta, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Place: Chandigarh
Dated: 17/11/2016

Endst.No.LC-224(G)-PA(SN)-2016/ 25562 Dated: 18-11-2016

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

1. Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration wtih Essel Housing Projects Pvt. Ltd. C/o Essel Housing Projects Pvt. Ltd. Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurgaon alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
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. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith copy of agreement and the zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement and the zoning plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

(10)

To be read with Licence No. 22 of 2016

Detail of land owned Sh. Ranbir Singh S/o Tek Chand (1/5 share) & Sh. Ajay S/o Ranbir Singh (4/5 share), District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	18/1	7-0
		23/2	7-0
		Total	**14-0 or 1.75 acres**

Director General
Town & Country Planning
Haryana, Chandigarh
Jaswant Patwari

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 30 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Group Housing Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made there-under are duly complied with.
   c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licencee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licencee shall derive permanent access from the existing colony.
6. That the licencee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. That the portion of sector/Master plan road which shall form part of the licenced 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.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licencee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-7-2013

Dated Chandigarh
The 11-7-2009

(T.C. Gupta, IAS),
Director
Town and Country Planning,
Haryana, Chandigarh
Dated:- 13-7-09

Endst No. DS-2009/ 6825

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

1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, 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. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar),
District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh.

12

TO BE READ WITH LICENCE NO. 32 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	18	20	8-0
		21	8-0
		Total	**16-0or 2.00 acres**

Director
Town and 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

The Indian Airlines Pilots Cooperative Housing Building Society Ltd.
In collaboration with Essel Housing Project Pvt. Ltd.
Suncity Business Tower,
2nd Floor, Golf Course Road,
Sector 54, Gurugram-02.

Memo No. LC-697-PA(B)/2017/20244 Dated: 18-8-2017

Subject: **Renewal of licence No. 32 of 2009 dated 11.07.2009.**

Please refer to your application dated 03.07.2017 on the matter cited as subject above.

2. Licence No. 32 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 2.00 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2019** 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. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.

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

Endst. No. LC-697-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 (P), Gurugram.
v. Chief Account Officer of this Directorate.

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

LC-697

14

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail:tcphry@gmail.com
http\\:tcpharyana.gov.in

Regd.

To

The Indian Airlines Pilots Cooperative Housing Building Society Ltd.
In collaboration with Essel Housing Project Pvt. Ltd.
Suncity Business Tower,
2nd Floor, Golf Course Road,
Sector 54, Gurugram-02.

Memo No. LC-697-Asstt(RK)/2019/ 32158 Dated: 30-12-2019

Subject: **Renewal of licence No. 32 of 2009 dated 11.07.2009.**

Please refer to your application dated 25.06.2019 on the matter cited as subject above.

2. Licence No. 32 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 2.00 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2024** 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. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.
7. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

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

Endst. No. LC-697-Asstt(RK)/2019/ Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. PM (IT) of this office with a request to update the status of renewal of license on the website of the Department.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.

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

15

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 33 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to The Indian Airlines Pilots Cooperative House Building Society Ltd. c/o M/s Essel Housing Projects (P) Ltd. for setting up of Group Housing Colony at village Sukhrali, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Group Housing Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made there-under are duly complied with.
   c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licencee shall construct the portion of road which shall form part of the licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licencee shall derive permanent access from the existing colony.
6. That the licencee will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. That the portion of sector/Master plan road which shall form part of the licenced 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.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licencee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 10-7-2013

Dated Chandigarh
The 11-7-2009

(T.C. Gupta, IAS),
Director
Town and Country Planning,
Haryana, Chandigarh.

Endst No. DS-2009/ 6888 Dated:- 17-7-09

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

1. The Indian Airlines Pilots Cooperative House Building Society Ltd., C/o M/s Essel Housing Projects (P) Ltd., N-49, First Floor, Connaught Place, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, 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. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. District Town Planner, Gurgaon along with a copy of agreement.
13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar),
District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh.

16

TO BE READ WITH LICENCE NO. 33 OF 2009

Detail of land owned by The Indian Airlines Pilots Cooperative House Building Society Ltd., Village Sukhrali, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area K-M
Sukhrali	35	2/2	5-0
		9	8-0
		Total	13-0or 1.625 acres

Director
Town and Country Planning,
Haryana, Chandigarh

(17)

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

The Indian Airlines Pilots Cooperative Housing Building Society Ltd.
In collaboration with Essel Housing Project Pvt. Ltd.
Suncity Business Tower,
2nd Floor, Golf Course Road,
Sector 54, Gurugram-02.

Memo No. LC-458-PA(B)/2017/22117 Dated: 6-9-17

Subject: **Renewal of licence No. 33 of 2009 dated 11.07.2009.**

Please refer to your application dated 03.07.2017 on the matter cited as subject above.

2. Licence No. 33 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 1.625 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2019** 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. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.

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

Endst. No. LC-458-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 (P), Gurugram.
v. Chief Account Officer of this Directorate.

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

(18)

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail:tcphry@gmail.com
http\\:tcpharyana.gov.in

Regd. To

The Indian Airlines Pilots Cooperative Housing Building Society Ltd.
In collaboration with Essel Housing Project Pvt. Ltd.
Suncity Business Tower,
2nd Floor, Golf Course Road,
Sector 54, Gurugram-02.

Memo No. LC-458-Asstt(RK)/2019/ 32165 Dated: 30-12-2019

Subject: **Renewal of licence No. 33 of 2009 dated 11.07.2009.**

Please refer to your application dated 25.06.2019 on the matter cited as subject above.

2. Licence No. 33 of 2009 dated 11.07.2009 granted for setting up of group housing colony on the land measuring 1.625 acres in Sector 28, Gurugram Manesar Urban Complex is hereby renewed upto **10.07.2024** 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. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of IDW shall be got revalidated before 30 days of expiry of the same.
7. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.

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

Endst. No. LC-458-Asstt(RK)/2019/ Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. Website Administrator with a request to update the status of renewal of license on the website of the Department.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.

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

(19)

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: tcpharyana4@gmail.com

Regd. (LC-III, See Rule 10)

To

Sh. Ranbir Singh S/o Tek Chand &
Sh. Ajay S/o Ranbir Singh
In collaboration with Essel Housing Projects Pvt. Ltd.,
C/o Essel Housing Projects Pvt. Ltd.,
Suncity Business Tower, 2nd Floor,
Golf Course Road, Sector 54, Gurgaon.

Memo No. LC-224(G)-PA(SN) 2016/ 30025 Dated: 29/9/2016

Subject:- Letter of Intent to develop an Group Housing Colony over an additional area measuring 1.75 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon – Sh. Ranbir Singh S/o Tek Chand & Sh. Ajay S/o Ranbir Singh in collaboration with Essel Housing Projects Pvt. Ltd.

Please refer to your application dated 15.02.2016 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Group Housing Colony over an additional area measuring 1.75 acres in the revenue estate of village Sukhrali, Sector-28, District Gurgaon, has been examined/considered by the Department and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

3. To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW)

i)	Total Area	= 1.75 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 87.50 Lac
vi)	25% bank guarantee required	= Rs. 21.875 Lac

EXTERNAL DEVELOPMENT CHARGES (EDC)

i)	Total Area under Group Housing	= 1.74125 acres
ii)	Interim rate for EDC	= Rs. 312.29 Lacs per acre
iii)	Total Cost of development	= Rs. 543.775 Lacs
iv)	Area under commercial component	= 0.00875 acre
v)	Interim rate of EDC	= Rs. 416.6514 Lac per acre
vi)	Total cost of development	= Rs. 3.646 Lacs
	Grand Total (iii + vi)	= Rs. 547.421 Lacs
vii)	25% bank guarantee required	= Rs. 136.855 Lacs

20

4. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is further made clear that the rate of EDC have been calculated on the basis of EDC indexation mechanism policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand and furnish additional bank guarantee and submit an undertaking in this regard.
5. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
6. That you shall deposit an amount of **Rs. 54,86,000/-** on account of balance Licence fee through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
7. That you shall deposit an amount of **Rs. 11,58,020/-** on account of conversion charges through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.
8. To submit an undertaking that you will pay the Infrastructure Development Charges amounting to **Rs. 77,60,597/-** @ Rs.1000/- per sq. mtr for the commercial area measuring 0.00875 acres (150 FAR) and @ Rs. 625/- per sq. mtr for the Group Housing component measuring 1.74125 acres (175 FAR), in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
9. To furnish an undertaking to the effect:-
   a. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
   b. That you 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.

c. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

d. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DG,TCP Haryana.

e. That the Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

f. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which 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 any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

g. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

h. That you have not submitted any other application 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 you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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 you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

k. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

l. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

m. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make

22

operational where applicable before applying for an Occupation Certificate.

n. That you shall use only LED fitting for internal lighting as well as campus lighting.

o. 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 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.

p. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

q. That you shall permit the Director or any other office 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.

r. That you shall not give any advertisement for sale of commercial area and flat in Group Housing area before the approval of layout plan / building plans of the same.

s. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

t. That at the time of booking of the plots/flats/commercial space in the licenced colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space 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.

u. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

v. That you shall not give any marketing and selling rights to any other company other than collaborator company.

w. You shall submit a fresh registered collaboration agreement in continuation of the collaboration agreement submitted earlier may be entered into that:-

   i. Essel Housing Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony

or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

ii. The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

10. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
11. You shall submit an affidavit from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer and also that the presently there is no collaboration agreement enforced with any other person for the same land.
12. You shall submit a certificate from the Deputy Commissioner, Gurgaon/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant company is the owner of the land.
13. You shall submit a certificate from DFO, Gurgaon to the effect that the land is not affected by section 4 & 5 of the Punjab Land Preservation Land Act, 1900 and other Forest Laws.
14. You shall intimate his official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.

(ARUN KUMAR GUPTA, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. LC-224(G)-PA(SN) 2016/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HUDA, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon, with the direction to verify demarcation at the site.

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

24

To be read with LOI No. 20025 dated 29/9/2016

Detail of land owned Sh. Ranbir Singh S/o Tek Chand (1/5 share) & Sh. Ajay S/o Ranbir Singh (4/5 share), District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Sukhrali	18	18/1	7-0
		23/2	7-0
		Total	**14-0 or 1.75 acres**

Director General
Town & Country Planning
Haryana, Chandigarh