

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172-2549349, Email: tcpharyana4@gmail.com, www.tcpharyana.gov.in

Memo No: LC-1233-2016/ 25393

Dated: 17-11-2016

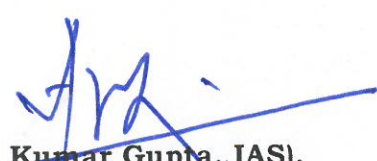
To

Sh. Amit and others
In collaboration with Tulip Infratech Pvt. Ltd
12th Floor, Indra Prakash Building 21,
Barakhamba Road
New Delhi-110001

Subject: Renewal of licence no. 78 of 2010 dated 15.10.2010 granted for development of Group Housing colony over an area measuring 25.44 acres falling in the revenue estate of village Badshahpur, Sector-69 Gurugram – Tulip Infratech Pvt. Ltd.

Please refer your letter dated 17.10.2016 on the matter cited as subject above.

1. Licence No. 78 of 2010 dated 15.10.2010 granted for development of Group Housing colony over an area measuring 25.44 acres falling in the revenue estate of village Badshahpur, Sector-69 Gurugram is hereby renewed upto **14.10.2018** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. That licensee shall allot the EWS flats within the current validity period of licence and get the offence compounded regarding non-allotment of EWS flats as per policy dated 16.08.2013 within the prescribed time frame.
4. The construction of community buildings will be completed as per the provisions of Section-3(3)(a)(iv) of Act no. 8 of The Haryana Development and Regulation of Urban Areas Act, 1975.


(Arun Kumar Gupta, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1233-2016/

Dated :

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.

(S.K. Sehrawat)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 78 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh Amit Sumit Ss/o Sh Chatter Singh, Sh Daya Nand S/o Sh Roshan Lal, Sh. Braham Parkash, Sh Ram Niwas, Sh Tek Ram s/o Sh Kunan Lal, Sh. Balbir S/o Sh Roshan Lal, Sh Mukesh s/o Sh Balbir Singh, Sh Lalit Kumar s/o Sh. Dayanand, Sh Mukal Kumar s/o Sh. Tek Chand, M/s Tulip Infratch Pvt Ltd. 12th Floor, Indraparkash Building, 21 Barakhamba Road, New Delhi-110001, to develop a Group Housing colony on the land measuring 25.44 Acres at Village Badshahpur Jharsa, District Gurgaon in residential sector-69 & 70 of the Gurgaon.
2. The particulars of 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 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 thereunder are duly complied with.
 - c) 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.
 - d) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) 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.
 - i) 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.
 - j) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - m) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence 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.
 - n) The licence is valid upto 14-10-2014.
Dated: 15-10-2010.
Place: Chandigarh

(T.C.GUPTA, IAS)

Director

Town and Country Planning,
Haryana, Chandigarh.

tcphry@gmail.com

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

1. Sh Amit Sumit Ss/o Sh Chattar Singh, Sh Daya Nand S/o Sh Roshan Lal, Sh. Braham Parkash, Sh Ram Niwas, Sh Tek Ram s/o Sh Kunan Lal, Sh. Balbir S/o Sh Roshan Lal, Sh Mukesh s/o Sh Balbir Singh, Sh Lalit Kumar s/o Sh. Dayanand, Sh Mukal Kumar s/o Sh. Tek Chand, M/s Tulip Infratch Pvt Ltd. 12th Floor, Indraparkash Building, 21 Barakhamba Road, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
11. ~~Chief Accounts Officer~~ % DTCPH along with original B&D IDN & EDC along with Agreement.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. 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.

1. Detail of land owned by Sh Amit , Sumit S/o Sh. Chatter Singh 13/36 Share , Sh. Dayanand S/o Roshan Lal 13/36 Share , Sh.Bharam Parkash 1/6 Share and Sh. Ram Niwas 1/9 Share Ss/o Roshan Lal.

Village	Rect.No.	Killa No.	Area K.M
Badhsapur	76	21/2 Min	0-19
	90	5/1	2-10
		5/2	4-0
		6	8-0
		7/2	1-12
		7/1	4-0
		7/3	0-17
		8/1/2	5-16
		8/2/2	1-5
		15	8-0
	91	1 Min	5-4
		10 Min	5-4
	Total		

2.Detail of land owned by Sh.Amit Kumar , Sumit Kumar Ss/o Chatter Singh ½ Share , Sh. Dayanand S/o Sh.Roshan Lal ½ Share

Village	Rect.No.	Killa No.	Area K.M
Badshapur	90	4	7-16
		8/1/1	0-13
		8/2/1	0-3
		9	8-0
		3	8-0
Total			24-12 or 3.075 Acre

3. Detail of land owned by Sh Amit , Sumit S/o Sh. Chatter Singh 11.5/502 Share , Sh. Dayanand S/o Roshan Lal 11.5/502 Share , Sh Ram Niwas S/o Roshan Lal 139/502 Share Sh.Bharam Parkash S/o Roshan Lal. 140/502 Share

Village	Rect.No.	Killa No.	Area K.M
Badshapur	76	20 Min	3-6
		21/1 Min	3-14
	77	16	7-9
		25	6-18
		Total	21-7 Or 2.669 Acre

D.T.C.R.

U.C. CHD.

21/10/11

4. Detail of land owned by Sh.Bharam Parkash S/o Roshan Lal.

Village	Rect.No.	Killa No.	Area K.M
Badshapur	90	2	8-0
		17	8-0
		18	8-0
		23	6-18
		24	6-18
	78	4	6-7
		26	1-13
		7/1	7-12
	Total		53-8 Or 6.675 Acre

5. Detail of land owned by Sh Ram Niwas S/o Sh. Roshan Lal 807/967 Share, Sh. Tek Ram S/o Sh. Kundan Lal 160/967 Share

Village	Rect.No.	Killa No.	Area K.M
Badshapur	77	10/2	7-10
		13	8-0
		14	7-8
		Total	22-18 Or 2.862 Acre

6. Detail of land owned by Sh. Ram Niwas S/o Roshan Lal.

Village	Rect.No.	Killa No.	Area K.M
Badshapur	78	14/1	7-8
		6 Min	4-19
		Total	12-7 Or 1.544 Acre

7. Detail of land owned by Sh Ram Niwas, Sh. Balbir Singh Ss/o Sh. Roshan Lal

Village	Rect.No.	Killa No.	Area K.M
Badshapur	77	11/1	4-0
		12	8-0
		Total	12-0 Or 1.50 Acre

8. Detail of land owned by Sh Balbir Singh S/o Sh. Roshan Lal.

Village	Rect.No.	Killa No.	Area K.M
Badshapur	77	11/2/2	1-11
		20	8-0
		Total	9-11 Or 1.194 Acre

G.Total 203 Kanal 10 Marla Or 25.44 Acre

Director
Town and Country Planning,
Haryana, Chandigarh
Chhotu Rjo