

Directorate of Town & Country Planning, Haryana

Ayodha Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail: tcphry@gmail.com
http://tcpharyana.gov.in

CT.No.5

Regd. Post

To

✓ M/s Mapsko Builders Pvt. Ltd.
52, North Avenue Road, Punjabi Bagh West,
New Delhi-110026.

Memo No. LC-2438-JE(VA)-2011/19543 Dated: 27/12/11

Subject:- **Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Distt. Gurgaon.**

Ref: - Your application dated 05.12.2011 on the above noted subject.

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 RESIDENTIAL GROUP HOUSING COLONY on the land measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, 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.

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

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH	= ₹ 818.45 Lac
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ 44.70 Lac
C)	Total cost of Internal Development Works	= ₹ 863.15 Lac
D)	25% B.G. on account of IDW	= ₹ 215.7875 Lac ✓

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 3474.06 Lac
	(@ ₹ 213.30 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 23.28 Lac
	(@ ₹ 284.603 Lac/acre)	
C)	Total cost of Development	= ₹ 3497.34 Lac
D)	25% bank guarantee required	= ₹ <u>874.335 Lac</u> ✓

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.



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

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 1,08,31,576/- on account of conversion charges and amount of ₹ 86,37,778/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 4,15,27,482/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m 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.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license area, will 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. To submit an undertaking 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.



12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That the colonizer shall abide by the policy dated 03.02.2010 related to allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking 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.
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. To submit an affidavit duly attested by 1st Class Magistrate, to the effect 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. That you will 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.
19. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realised from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)

Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2438-JE(VA)-2011/

Dated :

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

-sd-

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



To be read with LOI Memo No. 19543 Date. 27/12/11

1. Detail of land owned by M/s Mapsko Builders Pvt. Ltd Village Naurangpur, Distt Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Naurangpur	37	7	8-0	7-6 ✓
		8/1/1	0-16	0-16 ✓
		8/2	5-2	5-2 ✓
		11	7-16	1-7 ✓
		12	7-16	4-1 ✓
		13/1	6-16	6-16 ✓
		13/2	0-16	0-16 ✓
		14/1	5-8	5-8 ✓
		18	7-4	7-4 ✓
		19	7-11	7-11 ✓
		20/1	3-16	3-16 ✓
		21/2	4-0	4-0 ✓
		22	8-0	8-0 ✓
		23/1	6-7	6-7 ✓
		23/2	1-5	1-5 ✓
		27	0-9	0-9 ✓
	48	1/1	6-3	6-3 ✓
		1/2	1-5	1-5 ✓
		1/3	0-12	0-12 ✓
		2	6-16	6-16 ✓
		3/1	0-17	0-17 ✓
		3/2	6-15	6-15 ✓
		8	7-12	7-12 ✓
		9	7-12	7-12 ✓
		10/1	5-12	5-12 ✓
		10/2	2-8	2-8 ✓
		11	7-11	7-11 ✓
		13	7-12	7-12 ✓
		Total	130-19	
		or 16.369 Acres		

Director General
Town and Country Planning,
Haryana, Chandigarh
21/12/11



57. No. 5

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector-18 A, Madhya Marg, Chandigarh

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Mapsko Builders Pvt. Ltd.
52, North Avenue Road, Punjabi Bagh (West),
New Delhi-26.

Memo No. LC-2438-II-JE (DS)-2022/ 35974 Dated: 01-12-2022

Subject: - Renewal of licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex.

Please refer to your application dated 13.08.2020 & 15.06.2021 on the subject cited above.

Licence no. 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79, Gurugram Manesar Urban Complex is hereby renewed upto 21.04.2025 after compounding the delay of 232 days in submission of the application for renewal in terms of the order dated 14.12.2021 and charging composition fees amounting ₹ 85,811 /- in form of interest @18% per annum. This renewal is further subject to fulfilment of terms & conditions laid down in the licence and following conditions:

- This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
- That you shall transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from the date of renewal.
- That you shall revalidate the Bank Guarantee on account of IDW before 30 days of its expiry.
- That licence shall be got renewed till the final completion of the colony as per terms and conditions of the licence.

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

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

Endst. No.LC-2438-II-JE(DS)-2022/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojna Bhawan, Sector-18 A, Madhya Marg, Chandigarh

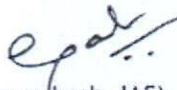
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence no 38 of 2012 dated 22.04.2012 granted for setting up of a Group Housing Colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector-78-79 of Gurugram Manesar Urban Complex 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 its 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 upto 31.03.2022, the licensee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as ₹ 1,12,000/- which have been deposited through e-payment dated 18.08.2022.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2022.



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

Endst. No. LC-2438-II-JE (DS)-2022/ 35981

Dated: 01-12-2022

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh (West), New Delhi-26.
2. Chief Accounts Officer of this Directorate.


(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh



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

LICENCE NO. 38 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 for development of residential housing colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid residential group housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the residential group housing colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c. That the 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.
 - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component, @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. That licensee will have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - j. That you 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 HUDA/HSIIDC.
 - k. That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
 - l. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - m. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - n. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - o. That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
 - p. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - q. That the 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.
 - r. That the developer will use only CFL fittings for internal as well as for campus lighting.



- s. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
- t. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- u. That you shall submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
- v. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.

3. The license is valid up to 21/4/2016.

Place : Chandigarh

Dated: 25/4/2012

Endst.No.LC-2438-JE(B)-2012/ 6061

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

Dated: 25/4/12

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 alongwith copies of agreement/bilateral agreement and zoning plan.
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. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

(P.F. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh



To be read with License No. 38 of 2012/22/12

1. Detail of land owned by Mapsko Builders Pvt. Ltd Village Naurangpur, Distt Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area K-M</u>	<u>Area Taken K-M</u>	
Naurangpur	37	7	8-0	7-6	
		8/1/1	0-16	0-16	
		8/2	5-2	5-2	
		11	7-16	1-7	
		12	7-16	4-1	
		13/1	6-16	6-16	
		13/2	0-16	0-16	
		14/1	5-8	5-8	
		18	7-4	7-4	
		19	7-11	7-11	
		20/1	3-16	3-16	
		21/2	4-0	4-0	
		22	8-0	8-0	
		23/1	6-7	6-7	
		23/2	1-5	1-5	
		27	0-9	0-9	
		1/1	6-3	6-3	
		1/2	1-5	1-5	
		1/3	0-12	0-12	
		2	6-16	6-16	
		3/1	0-17	0-17	
		3/2	6-15	6-15	
		8	7-12	7-12	
		9	7-12	7-12	
		10/1	5-12	5-12	
		10/2	2-8	2-8	
		11	7-11	7-11	
		13	7-12	7-12	
		Total			130-19

Or 16.369 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

