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

Licence No. 10 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. Attar Singh S/o Sh. Balu Ram, Sh. Beg Raj – Mahesh – Sandeep – Sareen Ss/o Sh. Madan Lal, Shiv Murti Realtors in collaboration with Shri Colonizers & Developers Pvt. Ltd., S-14, 2nd Floor, Jai Hind Commercial Centre, B.N. Road, Lucknow – Pin Code-226001 (Uttar Pardesh) for setting up of AFFORDABLE GROUP HOUSING COLONY on the land measuring 9.83125 acres (schedule of land enclosed) in the revenue estate of village Badshahpur, Sector - 67A, Gurgaon.

1. The Licence is granted subject to the following conditions:

a) That Affordable Group Housing Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plans.
b) That 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 thereunder are duly complied with.
c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, 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 you have understood that the development/construction cost of 24 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 wide major internal roads as and when finalized and demanded by the Department.
e) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you 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.
f) 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 HUDA or any other Govt. Agency.
g) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
h) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
i) That you 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 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 Rules, 1976.

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j) That you shall not raise any construction within the Right of Way of 220 KV, 66 KV & 11 KV HT Line passing through the applied site.

k) That you shall construct 24 mtr wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.

l) That you shall pay the labour cess charges as per policy dated 25.02.2010.

m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.

o) That you shall use only CFL fittings for internal as well as for campus lighting.

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 Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

q) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.

r) That you shall not create Third Party Right/ pre launch against the Licenced land, before approval of building plans.

s) That you have understood that provision of External Development Facilities may take time by HUDA, the Licencee shall not claim any damages against the Department for loss occurred, if any.

t) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of EDC, if being charged separately as per rates fixed by Govt.

u) That developer company, i.e., Shri Colonizers & Developers Pvt. Ltd. shall be responsible for compliance of all terms and conditions of Licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.

v) That you 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 purposal 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 you 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 you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

y) That you shall abide by the terms & conditions of the Affordable Housing Policy 2013, as notified on 19.08.2013.

z) That you shall submit the building plans within three months from the issuance of this Licence.

2. The Licence is valid up to 25/8/2021.

(Arun Kumar Gupta IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Dated: The 26/8/2016
Chandigarh

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Endst. No. LC-3185-JE (MS)-2016/18003-18018 Dated: 26/08/2016

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

1. Sh. Attar Singh S/o Sh. Balu Ram, Sh. Beg Raj – Mahesh – Sandeep – Sareen Ss/o Sh. Madan Lal, Shiv Murti Realtors C/o Shri Colonizers & Developers Pvt. Ltd., S-14, 2nd Floor, Jai Hind Commercial Centre, B.N. Road, Lucknow – Pin Code-226001 (Uttar Pardesh) alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana–Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

LC-3185

TO BE READ WITH LICENCE NO. 10 OF 2016/26/8/2016

1. **Details of land owned by Attar Singh S/o Balu Ram ½ share, Begraj – Mahesh, Sandeep Ss/o Madan Lal ½ share, Village- Badshahpur, District- Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Badshahpur	140	22/2	3-11
		23/2	3-16
		21/2	2-18
	149	1	5-4
		2	8-0
		3	8-0
		8	8-0
		9	8-0
		10	3-2
		13/1	6-9
		Total	57-0

2. **Land Owned by Begraj – Pardeep – Sareen S/o Madan Lal, District- Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Badshapur	140	19/3 Min	3-4
		20/2	2-0
		22/1	4-9
		23/1	4-4
		21/1	4-3
		Total	18-0

3. **Land Owned by Shiv Murti Realtors, District- Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Badshahpur	140	19/1/2	2-13
		19/2	1-0
		Total	3-13

G. Total 78 K- 13 M

Or 9.83125 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh