

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

LICENCE NO. 60 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to HLT Residency Pvt. Ltd., SAS Realtech LLP in collaboration with HL Promoters Pvt. Ltd., B-44, Vishrantika Apartments, Plot No. 5A, Sector 3, Dwarka, New Delhi-75 for development of a group housing colony over an area measuring 16.43125 acres falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh.

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/zoning plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder 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.
 - e. That you shall take permanent access from service road proposed along the development plan road.
 - f. That licensee shall deposit the Infrastructural Development Charges @ Rs. 500/- per sq m for commercial component and @ Rs. 320/- 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. The above said Infrastructural Development charges are applicable on permitted covered area on all floors.
 - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h. 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/HSIIDC.
 - i. 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.
 - j. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - k. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - m. That you shall abide by the policy dated 08.07.2013 regarding allotment of EWS flats.
 - n. That no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - o. That you shall provide the approach to the unlicensed pocket falling in the license area, while submitting the layout plan/site plan of the said Group Housing Colony.
 - 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 within a period of two months 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 no flat will be sold before approval of building plans.
 - u. That community buildings and EWS flats will be constructed as per the policy of the Department and also comply with the terms and conditions for allotment of same as per modifications being done by the Department in this policy.
 - v. That no construction shall be raised within ROW of 132 KV HT passing through the site.
 - w. That licensee shall construct a boundary wall towards the Western side of the colony to ensure safety and security of the residents in view of the fact that Nuna Majra Minor is flowing almost adjacent to the boundary of the applied site.
 - x. That licensee shall pay differential license fee amounting Rs. 33,72,570/- within a period of 30 days from issuance of demand notice in this regard by the Department.
 - y. That the pace of construction should be at least in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
 - z. That it will be a condition upon the licensee to follow the provisions of road circulation of relevant sector, in case revision is taken place in the same and they will transfer the land falling within alignment of proposed peripheral/internal circulation road, if any free of cost to the Govt.
 - aa. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
3. The license is valid up to 29/6/2019.

Place : Chandigarh
Dated: 30/6/2014.


(Anurag Rastogi)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-3101-PA(B)-2014/

Dated:

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

1. HLT Residency Pvt. Ltd., SAS Realtech LLP in collaboration with HL Promoters Pvt. Ltd., B-44, Vishrantika Apartments, Plot No. 5A, Sector 3, Dwarka, New Delhi-75. *Along with LCIV, IV D,*
2. Chief Administrator, HUDA, Panchkula along with a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula along with 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, Rohtak.
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Rohtak.
13. District Town Planner, Jhajjar 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 along with a copy of agreement.

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

To be read with Licence No. 60 of 2014/30⁶/₂₀₁₄

1. Detail of land owned by HLT Residency Pvt. Ltd., District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Nuna Majra	67	6/1	7-4
		7/1/1	3-17
	68	10/1/2	0-11
		10/2/2	4-17
		10/3/1	1-4
		7/2/1	3-14
	67	8/1	7-11
		9/1	7-15
		10	7-18
		6/1	2-9
	66	6/1	2-9
	45	21/2	6-12
	46	25/2	2-18
	68	1/1	7-0
		191/2	<u>3-11</u>
	Total		67-1

*Copy
Add*

2. Detail of land owned by SAS Realtech LLP, District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Nuna Majra	67	1/2	3-14
		2	7-11
		3	7-11
		4	7-11
		5/2	7-2
	46	26	0-12
		12/4/2	0-14
		18	8-0
		19/1	2-7
		22	6-12
		23	8-0
		25/1	<u>4-14</u>
	Total		64-8

Grand Total 131-9 or 16.43125 Acres

Director General
Town and Country Planning
Haryana, Chandigarh
Person

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

LICENCE NO. 120 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to HL Promoters Pvt. Ltd., B-44, Vishrantika Society, Plot No. 5A, Sector 3, Dwarka, New Delhi-75 for development of a group housing colony over an additional area measuring 5.278 acres (in addition to already licensed area measuring 16.43125 acres in license No. 60 of 2014) falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh.

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 group housing colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder are duly complied with.
 - c. That Infrastructural Development Charges shall be deposited @ Rs. 320/- per sqm for group housing component and Rs. 500/- per sqm for commercial component, calculated for the permissible covered area on all floors for both the components, in two equal installments; first within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - d. That the portion of Sector/Master plan road and internal circulation roads 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.
 - e. That all roads, open spaces, public park and public health services shall be maintained and upkeep 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.
 - f. That licensee shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of 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 Govt. after such specified period, free of cost, in which case the Govt. 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.
 - g. That proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings shall be paid at such rates, as specified by the Director.
 - h. That Director or any other officer authorized by him shall be allowed 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.
 - i. That area coming under the restricted belt/green belt/alignment of sector dividing road/service road, 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.

- j. 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.
 - k. That permanent access will be taken from service road proposed along the development plan road or internal circulation road of the sector, as the case may be.
 - l. That the services will be integrated with HUDA services as per approved service plans and as & when made available.
 - m. That arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director General, Town & Country Planning will be made till these services are made available from External Infrastructure, to be laid by Haryana Urban Development Authority.
 - n. 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.
 - o. That NOC as required under notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be submitted before executing development works at site.
 - p. That clearance under Punjab Land Preservation Land Act, 1900 or any other clearance under any other law, if required will be obtained from competent authority.
 - q. That labour cess charges will be deposited as per policy instructions issued by Haryana Govt. vide memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
 - r. That the EWS flats will be allotted in accordance with the policy parameters dated 08.07.2013 and as amended from time to time.
 - s. That no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - t. That rain water harvesting system at site will be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - u. That the licensee shall make the provision of solar water heating system as per recommendations of Haryana Renewable Energy Development Agency and shall make it operational, where applicable, before applying for Occupation Certificate.
 - v. That only CFL fittings will be used for internal as well as for campus lighting.
 - w. That ultimate power load requirement of the project shall be conveyed to the concerned Power Authority, with a copy to the Director within 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.
 - x. That no construction on the land falling within ROW of 132 KV HT line will be raised.
 - y. That no pre-launch/sale of flat/space will be undertaken before approval of the building plans.
 - z. That pace of construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - aa. That the company will give details of calculations per square meter/per square feet which is being demanded from the buyers, if the rates of plots/flats do not include IDC/EDC and are to be charged separately as per the rates fixed by the Government from the buyers.
 - ab. That permission from competent authority for construction of culvert over watercourse passing through the site will be submitted within 30 days from issuance of the license.
 - ac. That the zoning plan of licensed area will be got approved from the Department within 30 days from issuance of license.
3. The license is valid up to 21/8/2019.

Place : Chandigarh
Dated: 22/8/2014


(Anurag Rastogi)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-3101B-PA(B)-2014/

Dated:

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

1. HL Promoters Pvt. Ltd., B-44, Vishrantika Society, Plot No. 5A, Sector 3, Dwarka, New Delhi-75.
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.
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(S.K. Sehwat)

District Town Planner (HQ)

For Director General, Town & Country Planning
Haryana, Chandigarh