

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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FORM LC-V
(See Rule 12)

LICENCE NO. 138 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sarvpriya Securities Pvt Ltd C/c 457, Phase-V, Udyog Vihar, Gurgaon-122001 for development of Affordable Group Housing Colony over an area measuring 6.0 acres in the revenue estate of village Fazilpur Jharsa, District Gurgaon, Sector-71, Gurgaon-Manesar Urban Complex

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

The License is granted subject to the following conditions:-

a) That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 for Affordable Group Housing Colony.

b) That licensee shall transfer the portion of Service road along 60 m wide Sector road falling in Khasra no 24/2/2 min (0-16), 9/1 min (1-10), 12/2 (0-16) of village Fazilpur Jharsa which is forming part of the licensed area, free of cost to the Government/HUDA within one month from date of issue of licence or approval of zoning plan whichever is earlier

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

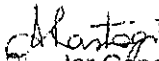
d) That licensee shall submit additional bank guarantee, if any, required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Building Plans, you would be required to furnish an additional bank guarantee within 30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

e) 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.

f) 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.

g) That licensee shall construct your 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 from 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 vest with the Government after such specify 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.

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


Director General
Town & Country Planning,
Haryana, Chandigarh

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

That licensee understands that development/construction cost of 24/18 m wide major internal roads is not included in the EDC rates and licensee 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.

- k) 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.
- l) That licensee shall obtain clearance from Competent Authority if required under PLPA, 1900 and any other clearance required under any other law
- m) That licensee shall pay the labour cess charges as per policy dated 4.5.2010
- 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 CFL fittings for internal as well as for campus lighting.
- q) That licensee shall submit the compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975

That licensee shall arrange electric connection from HVPN/DHBNL 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/DHBNL and complete the same before obtaining completion certificate for the colony.

- r) 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 towards meeting the cost of internal development works in the colony.

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.

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.

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

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

- s) That licensee shall pay the proportionate cost of construction of such percentage of sites of such School, Hospital, Community Centre and other community building and at such rates as specified by the Director.
- t) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaced do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC

- y) 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
- za) The licence shall convey the 'Ultimate Power Load Requirement' of the Project to the concerned power utility with a copy of the Director, within two months period from the date of grant of licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- zb) That licence shall submit the Building Plans within a period of 3 months from this order
- zc) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred if any.
- zd) That zoning plan shall be issued after receipt of report from District Revenue Officer, Gurgaon regarding verification of ownership in favour of licensee
- The license is valid up to 27/8/2019.

Place: Chandigarh
Dated: 28/8/2014

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

Endst.No.LC-3065-JE (S)-2014/

Dated:

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

- Regd. Sarvpriya Securities Pvt Ltd, c/o 457, Phase-V, Udyog Vihar, Gurgaon-122001
alongwith copies of agreement/bilateral agreement, schedule of land
- 1 Chief Administrator, HUDA, Panchkula alongwith a copy of agreement
- 2 Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement
- 3 MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
- 4 MD, Haryana State Pollution Control Board, Panchkula.
- 5 Addl. Director Urban Estates Haryana, Panchkula
- 6 Administrator HUDA, Gurgaon
- 7 Chief Engineer, HUDA, Panchkula
- 8 Superintending Engineer, HUDA Gurgaon, along with a copy of agreement
- 9 Senior Town Planner (E & V) Haryana, Chandigarh.
- 10 Senior Town Planner, Gurgaon
- 11 District Town Planner, Gurgaon along with a copy of agreement
- 12 Chief Accounts Officer of this Directorate

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

Endst.No.LC-3065-JE(S)-2014/

Dated:

A copy alongwith schedule of land is forwarded to Land Acquisition Officer, Gurgaon with the request to exclude land under acquisition and falling in the alignment of road (including service road), from Section-6 notification, provided licensee has made compliance of condition no 3(b) of this licence

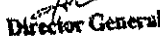
(Karmveer Singh)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No 138 of 2014 ^{126 R}₂₀₁₄

Detail of land owned by Sarvprya Securities Pvt. Ltd., District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Fazilpur Jharsa	24	13/2/1	3-19
		14	8-0
		17/2/1	0-12
		18/1	0-19
		2/2	1-10
		3/2	1-9
		6/2	1-14
		7/2	6-10
		8	8-0
		9/1	5-10
		12/2	5-11
		13/1	4-0
		26/2	0-6
		Total 48-0 Or 6.00 Acres	

Out of 6.0 acres an area measuring 3K-2M or 0.3875 acre in Killa No. 24/2/2 min OK-16M, 9/1 min 1K-10M, 12/2 min OK-16M falling in 12 mtr wide service road alongwith 60 mtr. Wide sector road between sector 71 and 73 of Gurgaon Manesar Urban Complex shall be transfer free of cost to HUDA.


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh