

Directorate of Town & Country Planning, Haryana

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FORM LC-V

LICENCE NO 14 OF 2015 31215

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sunrays Infrastructure Pvt. Ltd. C/O H No 769, Sector-29, Faridabad. (Email Id - oldhomes@gmail.com) for development of Commercial Colony over an area measuring 2.725 acres (with: 1.5 FAR) in the revenue estate of village Badoli Sector-79, Faridabad

2. The schedule of land, wherein the aforesaid Commercial Colony is to be set up, is enclosed
3. The License is granted subject to the following conditions:-
 - a) That the Commercial Colony shall 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 licensee shall deposit the Infrastructural Development Charges @ Rs 750/- per Sqm. calculated for the permissible covered area on all floors, 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
 - c) That licensee shall maintain and upkeep of all roads, open spaces, public park 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 Act, 1975
 - d) That licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975
 - e) 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
 - f) 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
 - g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available
 - h) That licensee shall have no objection to the regularization of the boundaries of the licensee 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
 - i) That licensee 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project


- j) 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
- 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 licensee shall submit NOC as required under notification dated 14 09 06 issued by MOEF, GOI before actual execution of development works at site.
- m) That licensee shall obtain clearance from competent Authority, if required under P.U.A. 1900 and any other clearance required under any other law
- n) That licensee shall pay the labour cess charges vis-à-vis policy dated 04 05 2010 and updated policies.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) 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
- q) That licensee shall use only LED fittings for internal as well as for campus lighting.
- r) 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- s) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces 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, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC
- t) That the pace of construction should be atleast in accordance with the sale agreement executed with the buyers of the flats/shops as and when scheme is launched after approval of Building plans.
- u) That licensee shall not create third party rights without approval of Building plans
- v) That licensee shall obey all the directions/restriction given by this Department time to time in public interest.
- w) That licensee 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.

4 The license is valid up to 12-2-20

DA/as above.

Place: Chandigarh

Dated: 2-12-2015


(Arun Kumar Gupta)
Director General, Town & Country Planning
Haryana, Chandigarh