

(ANNAXURE-3)



L.C.A.
(See Rule-12)

Haryana Government
Town & Country Planning Department

Licence No. 37/Of 2011

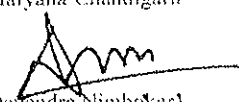
1. This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules there under M/s Tirupati Buildplaza Pvt. Ltd., Chamber No.1517, 15th Floor, Devika Tower-6, Nehru Place, New Delhi-110019 for setting up of a Group Housing Colony on land measuring 10.00 acres falling in revenue estate village Naurangpur, Sector-79, Gurgaon Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the 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 Rules, 1976 made thereunder are duly complied with.
 - c) That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director General, Town & country Planning Haryana.
 - d) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - e) That you shall derive permanent approval from the service road only.
 - f) That you will not give any advertisement for sale of Flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
 - g) That the portion of sector/Master plan road which shall form part of licenced 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.
 - h) That you shall obtain approval/NOC from the competent authority to fulfill the requirement of notification dated 14.09.2006 issued by the Ministry of Environment & Forest, Govt. of India before starting the development works in the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - l) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence 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.
 - m) The licence is valid upto 25-4-2015.

Dated: 26-4-2011.
Place:

(T.C. GUPTA, IAS)
Director General
Town and Country Planning,
Haryana, Chandigarh.
tcphrv@gmail.com

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

1. M/s Tirupati Buildplaza Pvt. Ltd., Chamber No.1517, 15th Floor, Devika Tower-6, Nehru Place, New Delhi-110019, along with copies of LC-IV and Bilateral Agreement. *Copy of Agreement*
2. Chairman, Pollution Control Board, Haryana Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana Sector-6, Panchkula along with copy of Agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum Secretary, Sector-6, Panchkula.
7. Addl. Director Urban Estates, Haryana Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. ~~Senior Town Planner (Monitoring Cell), Haryana, Chandigarh.~~
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (ii) above before starting the Development works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with copy of agreement.
16. Chief Account Officer (Monitoring Cell), O/o Director General, Town & Country Planning, Haryana Chandigarh along with original bank guarantees of IDW & EDC and copy of agreements.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana Chandigarh along with copy of agreements.


(Devendra Nimbekar)

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

TO BE READ WITH LICENCE NO. 37 Dated 24.4.2011

I. Detail of land owned by M/s Tirupati Build Plaza Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Naurangpur	50	10/2/1	6-0	
		49	6-18	
	49	23/2	5-11	
		6/2	4-9	
		14/2	6-12	
		25/2	5-4	
		15	8-0	
		16/2	4-2	
		17	9-2	
		57	5	8-0
		49	16/1	2-17
			25/1	2-16
	50	11/1	4-9	
		1/1	5-10	
		10/1	0-10	
Total			80-0 or 10.00 Acres.	

Director General
Town & Country Planning
Haryana, Chandigarh
Amarjit Singh

