

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

To


Smt. Aarti Khandelwal W/o Sh. Parmil Khandelwal & others
C/o DSS Buildtech Pvt. Ltd.
A-47/12, DLF Phase-I, Gurugram

Memo No:-LC-2761-PA(SN)-2017/25076 Dated: 4-10-2017

Subject: Renewal of licence no. 77 of 2013 dated 10.08.2013 for setting up Group Housing Colony over an area measuring 17.41875 acres in Sector 35, Sohna District Gurugram- DSS Buildtech Pvt. Ltd.

Reference: Your application dated 18.07.2017 on the subject cited above.

1. Renewal of Licence No. 77 of 2013 dated 10.08.2013 for setting up Group Housing Colony over an area measuring 17.41875 acres in Sector 35, Sohna District Gurugram is hereby renewed up to 09.08.2019 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
4. That you shall allot EWS flats within the current validity period of licence and get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.



(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-2761/PA(SN)/2017/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


(Sanjay Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

FORM LC-V
(See Rule 12)

LICENCE NO. 77 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Smt. Aarti Khandelwal w/o Sh. Parmil Khandelwal, Smt. Rukmani Devi w/o Sh. Somnath Ahuja, Smt. Raj Rani w/o Sh. Sham Sunder, Smt. Neeta Rani w/o Sh. Sarwan Kumar, Smt. Neelam w/o Sh. Lalit Kumar, S/Sh. Sham Sunder, Lalit Kumar Ss/o Sh. Matwal Chand, C/o DSS Buildtech Pvt. Ltd., A-47/12, DLF Phase-I, Gurgaon for development of Group Housing Colony over an area measuring 17.41875 acres in the revenue estate of village Mohamadpur Gujjar, Sector-35 of Sohna, District Gurgaon.

1. The particulars of the 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 & 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 plan and 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 the Rules 1976 made there under 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 licensee shall deposit the Infrastructural Development Charges @ Rs. 460/- per Sqm for Group Housing component for 175 % FAR and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, 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, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) That licensee will have no objection to the regularization of the boundaries of the license 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.
 - h) That you 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 or any other Govt. Agency.
 - 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 14.09.03 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 04.05.2010.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) 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.
- o) That the developer will use only CFL fittings for internal as well as for campus lighting.
- p) The new rates of licence fee stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- q) 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 per centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- r) 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.
- s) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- u) That the provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- v) That you 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.
- w) The developer company, i.e., DSS Buildtech 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 which ever is earlier.

3. The license is valid up to 09/8/2017.

Place: Chandigarh
Dated: 10/8/2013

(Anurag Rastogi, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh


Endst.No.LC-2761-JE (S)-2013/ 48701.

Dated: 14/8/2013.

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

- Regd. 1. Smt. Aarti Khandelwal w/o Sh. Parmil Khandelwal, Smt. Rukmani Devi w/o Sh. Somnath Ahuja, Smt. Raj Rani w/o Sh. Sham Sunder, Smt. Neeta Rani w/o Sh. Sarwan Kumar, Smt. Neelam w/o Sh. Lalit Kumar, S/Sh. Sham Sunder, Lalit Kumar Ss/o Sh. Matwal Chand, C/o DSS Buildtech Pvt. Ltd., A-47/12, DLF Phase-I, Gurgaon, E-mail ID: (cmddss@gmail.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator: HI IDA 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.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.


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

Subject: - Grant of license to develop a Group Housing Colony on the land measuring 17.41875 acres in the revenue estate of village Mohamdpur Gujjar, Sector-35 of Sohna, District Gurgaon

To be read With Licence No 77 of 2013/10/8
2013.

1. Detail of Land owned by Smt.Aarti Khandelwal W/o Parmil Khandelwal Smt.Rukmani Devi W/o Somnath Ahuja equal share district Gurgaon

Village	Rect.No.	Killa No.	Area (K.M)
Mohammadpur Gujjar	7	10/2	4-16
	8	6	8-0
Total			12-16

2. Detail of Land owned by Smt. Raj Rani W/o Sham Sunder, Smt. Neeta Rani W/o Sarwan Kumar, Smt. Neelam W/o Lalit Kumar Equal Share District Gurgaon

Mohammandpur Gujjar	Rect.No.	Killa No.	Area
	5	8	0-11
		13	4-7
		14	2-7
		16	4-9
		17	8-0
	6	18	6-6
		25/1	6-2
		20	0-4
		21	6-10
		22	1-4
7	2	7-18	
	3	4-15	
	7	2-12	
	8	8-0	
Total			63-5

3. Detail of land owned by Sham Sunder, Lalit Kumar S/o Matwal Chand Equal Share, District Gurgaon.

Mohammadpur Gujjar	Rect.No.	Killa No.	Area
	5	22	0-6
		23	7-14
		24	8-0
		25/2	1-18
		7	8-0
	7	1	8-0
		9	8-0
		10/1	3-4
		8	2-4
		2	8-0
	8	3	8-0
		4	8-0
		5	8-0
		Total	

Grand Total 139-7 or 17.41875 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh