

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


License No. 08 of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Dharam Singh S/o Shish Ram C/o Home Town Property Pvt. Ltd. 8586, Manglapuri Gurgaon to Mahrohli Road, New Delhi for setting up of a COMMERCIAL COLONY on the additional land measuring 3.0326 acres in the revenue estate of village Sihi, Sector 83, Gurgaon Manesar Urban Complex, Gurgaon.

1. The particulars of the land wherein the aforesaid 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 granted is subject to the following conditions:
 - a) That the Commercial Colony area is laid out to conform 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 development/construction cost of 24 mtrs. 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 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - e) 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.
 - f) That the licensee will not issue any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
 - g) That you 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 integration service. The decision of the competent authority shall be binding in this regard.
 - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of 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 developer will use only CFL fittings for internal lighting as well as campus lighting.

- k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the building plan of the project.
- l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/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 sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- q) The license is valid up to 04/3/2017.

Dated: The 05/3/2013
Chandigarh


(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2532 -JE (VA)-2013/

Dated:

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

1. Dharam Singh S/o Shish Ram C/o Home Town Property Pvt. Ltd. 8586, Manglapuri Gurgaon to Mahrohli Road, New Delhi alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & zoning plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 08 of 2013/53₂₀₁₃

Detail of land owned by Dharam Singh S/o Sh. Shish Ram District

Gurgaon

Village	Rect. No.	Killa No.	Total Area K-M	Applied area K-M-S
Sihi	53	9/2	2-9	2-9-0
		12	8-0	8-0-0
		19	8-0	7-16-0
		21/1	6-9	2-18-0
		22/1	6-9	3-2-2
			Total	24-5-2 or 3.0326 acres

Kastop
Director General
Town and Country Planning,
Haryana, Chandigarh
Chisti

Directorate of Town & Country Planning, Haryana

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

Web site: tcharyana.gov.in - e-mail: tcharyana5@gmail.com

Regd.

To

Home Town Properties
294/1, Vishwakarma Colony Opp;ICD
M.B. Road Lal Kaun
New Delhi

Memo No:-LC-2532-PA(SN)-2017/23665 Dated: 20-9-17

Subject: Renewal of Licence No. 08 of 2013 dated 05.03.2013 granted for setting up of Commercial colony over an area measuring 3.0326 acres in Sector 83, District Gurugram.

Reference: Your application dated 14.06.2017 on the subject cited above.

1. Renewal of Licence No. 08 of 2013 dated 05.03.2013 granted for setting up of Commercial colony over an area measuring 3.0326 acres in Sector-83, District Gurugram is hereby renewed up to 04.03.2019 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.



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

Endst no: LC-2532/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


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

ORDER

Whereas, Licence no. 08 of 2013 dated 05.03.2013 granted for setting up of Commercial colony over an area measuring 3.0326 acres in Sector 83, District Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 18.07.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 12,20,000/-. Colonizer has deposited the composition fee vide DD no. 159889 dated 02.08.2017.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 31.03.2017.


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

Endst. no LC-2532/PA(SN)/2017/ 23672 Dated: 20-9-17

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

1. Home Town Properties, 294/1, Vishwakarma Colony Opp;ICD, M.B. Road Lal Kaun New Delhi.
2. Chief Accounts Officer of this Directorate.

/

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

o/c

FORM LC-VI
(See rule13)

To

The Director General,
Town & Country Planning, Haryana,
Chandigarh

Sir,

I/we beg to apply for renewal of licence No. 08 of 2013 which is valid up to 04.03.2019.

As required I/we submit:-

- (i) Online payment Receipt (1) No 44718566. Dated 01.03.2019/- Amount 17,80,000/- Receipt (2) No 44744645 dated 02.03.2019 Amount Rs 37,20,000/- Receipt (3) No 44788411 dated 04.03.2019 Amount Rs 45,00,000/- Receipt (4) No 44788595 dated 04.03.2019 Amount Rs 3,10,840/- Total Amount Rs.1,03,10,840/- (Rupees One Crore Three lac Ten thousand eight hundred and forty only) as renewal fee .
- (ii) Online Payment Receipt No 44788686 dated 04.03.2019 Amount Rs 153000/- as Interest.
- (iii) Income Tax clearance certificate issued by the Income Tax Officer
- (iv) An explanatory note indicating the details of development works which have been completed or are in progress or are yet to be undertaken. (copy enclosed)
- (v) Reasons for non-completion of development works.
- (vi) Original Licence- 08 dated 05.03.2013 enclosed. & renewal letter 20.09.2017 is enclosed

1. Bank Guarantees for EDC bearing no. 107071218000011 Amount Rs 117.37 Lac issued on Dt 19.04.2018 valid up to 22.07.2019. Bank Guarantee for IDW Amount Rs 107.97 Lacs Date of Issue 12.04.2018 Valid up to 11.04.2020 issued by Indian Overseas Bank, Yusuf Sarai New Delhi, already being submitted Copy enclosed

Date: 04.03.2019

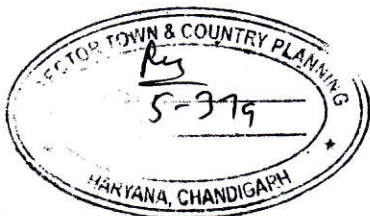
Place: New Delhi

Yours faithfully,

HOMETOWN PROPERTIES PVT. LTD.

Authorized Signatory
Director

M/s Home Town Properties Private Limited



Explanatory note

We have been granted a licence for setting up a commercial colony at village Sihi, Sector-83 Gurgaon Manesar Urban Complex, Gurgaon, bearing licence No. 08 of 2013, Dated: 05.03.2013 (original licence is enclosed for ready reference). The said licence is renewed and valid up to 04.03.2019. The details of development works which have been completed or are in progress or are yet to be undertaken are as follows:

After obtaining all the necessary approvals/ licences from various competent authorities, the construction work was started at site and at this point of time, your good self will appreciate that despite the subdued market sentiments, the Civil construction activities of with regard to civil structure work has been completed and brick work and plaster is also completed. Services work has been Started. Firefighting work is under progress. Air ventilation work to start very soon and likely to be completed in accordance with approved building plans and other services work will be carried out at site simultaneously further our project is also registered at HRERA and we had committed to complete the same by Dec-2019 and hoping for the earliest completion of the project by this time. Latest photographs of site duly signed by us, indicating the progress of work at site are enclosed herewith for your kind consideration please.

Yours faithfully,

For Home Town Properties Private Limited

HOMETOWN PROPERTIES PVT. LTD.



(Director)

Director

Reason for non-completion of development works

Due to the following circumstances beyond our control we could not complete the construction well in time:-

After we received the licence, we had applied the various licences/permissions as per your suggestion like Building Plan (BR-III), Zoning Plan and other relevant licence with you department as well as NOC from Office of The Administrator, HUDA , Gurgaon regarding the source of water used for construction.. In the meantime we had also applied for NOC from Ministry of Environment and Forest Govt. of India (NOC for Aravali/Environment CTE State Pollution Norms) and Mining Approvals which is required for the excavation of land and begin construction. After getting all the approval we had started the excavation of land and other construction process. The infrastructure facilities, to be created by the government agencies, in the surrounding areas, were created far later than expected, forcing us to start the construction and other development activity, late. Further the NGT By Ordining to stop the construction activities in delhi & NCR also affecting the flow of the work. Once the construction activity is stopped at site and it also take time to restart and get flow of the work.

Due to above stated reasons also the delayed infrastructure developed in the surroundings, we are not able to complete the process of construction of building and hence we need further extension of licence date for completion of the colony.

You are requested to kindly renew our licence and oblige.

Yours faithfully,

For Home Town Properties Private Limited

HOMETOWN PROPERTIES PVT. LTD.



(Director)

Director

DETAIL OF DEPOSIT

1. Name of Licensee : COMMERCIAL COLONY, Village
Sihi, Sector-83 Gurgaon
-
2. License/CLU No. & Date/UE : 08/2013 dated 05.03.2013
-
3. Amount of Fee online paid : 1. .1,03,10,840/- As Renewal fee
1,53,000/- As Interest
4. No. & Date of Receipts : 44718566 Dt 01.03.2019 Amt 17,80,000/-
44754564 Dt 02.03.2019 Amt 37,20,000/-
44788411 Dt 04.03.2019 Amt 45,00,000/-
44788595 Dt 04.03.2019 Amt 3,10,840/-
44788686Dt 04.03.2019 Amt Rs 1,53,000/-
As Interest
-
5. Name of Bank : INDIAN OVERSEAS BANK
Yusuf Sarai, New Delhi-16
6. Reason for which draft is being submitted : Licence Fee (Renewal)
(Scrutiny Fees, License Fee, Conversion
Charges, Composition Fees, IDC, RTI,
Other if any)
7. Date of submission of draft : On Line Payments made as per Details
above stated

For & on behalf of:

For Home Town Properties Private Limited

HOMETOWN PROPERTIES PVT. LTD.


(Director) Director