

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

To

Sepset Properties Ltd.
448-451, Udyog Vihar, Phase V,
Gurgaon.

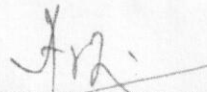
Memo No. LC-2447-PA(B)/2016/ 1158

Dated: 2/6/2016

Subject: **Renewal of license No. 61 of 2012 dated 13.06.2012.**

Reference: Your application dated 12.05.2016 on above cited subject.

2. License No. 61 of 2012 dated 13.06.2012, granted for setting up of group housing colony on the land measuring 13.762 acre in Sector 106, Gurgaon is hereby renewed upto **12.06.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed in accordance with the provisions of Act 8 of 1975.
5. The delay in allotment of EWS flats will be compounded as per policy dated 16.08.2013, if any.



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

Endst. No. LC-2447-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula
- ii. Senior Town Planner, Gurgaon.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer of this Directorate.


(Ravi Sihag)
Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

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

License No. 61 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sepset Properties Ltd., 448-451, Udyog Vihar, Phase V, Gurgaon for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 13.762 acres in the revenue estate of village Daulatabad, Sector 106, Distt. 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 granted is subject to the following conditions:
 - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not give any advertisement for sale of flats/office/flat area in colony before the approval of layout plan/building plan.
6. 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.
7. 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 and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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.
10. 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats 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.
14. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 12/6/2016

Dated: The 13/6/2012
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-2447-JE(VA)-2012/ 10408

Dated: 14/6/12

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

1. Sepset Properties Ltd., 448-451, Udyog Vihar, Phase V, Gurgaon along with a copy of agreement, LC-IV B & Bilateral Agreement. Along with Zoning Plan
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector 6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Parvavaran 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. Along with Zoning Plan
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement Along with Zoning Plan
15. Chief Accounts Officer (Monitoring) 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

1. Detail of the land owned by Sepset Properties Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K M.
Daultabad	46	20	7.4
		21/1	1.17
		21/3	1.19
		22/1	2.19
	47	1	7.10
		2/1	7.2
		2/2	0.18
		19	7.0
		20	8.0
		15	8.0
	48	16/1	1.2
		45	6/2
	45	14/1	2.6
		15	7.16
		28	0.10
		46	10/2
	46	11/1	3.15
		19/2/2	0.11
		47	12/13
	45	4/4	1.2
7		7.12	
47	9/2	7.4	
	10/1	2.0	
46	23/1	4.3	
47	4/1	0.16	
	8	8.4	

G. Total 110.2 or 13.762 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chhotu Singh

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail: dtcp@dtcp.haryana.gov.in
http://dtcp.haryana.gov.in

Regd. Post

To

M/s Sepset Properties Ltd.
448-451, Udyog Vihar, Phase V,
Gurgaon.

Memo No. LC 2417-HE(VA) 2010/13635/1 dated 24/12/10

Subject:

Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 13.762 acres falling in the revenue estate of village Daulatabad, Sector 106, Distt. Gurgaon.

Ref.

Your application dated 21.09.2010 & 09.12.2010 on the above stated subject.

Your request for the grant of license under section 7 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL GROUP HOUSING COLONY on the land measuring 13.762 acres falling in the revenue estate of village Daulatabad, Sector 106, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this memo failing which the grant of license shall be refused.

To furnish the bank guarantee in amount of ₹ 735.085 Lac and to pay Charges for the amount calculated as under:

1. INTERNAL DEVELOPMENT WORKS (IDW)	
A) Tentative rate for GH (@ ₹ 50.00 Lac per acre)	₹ 687.71 Lac
B) Cost of Community Facilities	₹ 14.76 Lac
C) Total cost of Internal Development Works	₹ 683.45 Lac
D) 25% B.G. on account of IDW	₹ 183.21 Lac
2. EXTERNAL DEVELOPMENT CHARGES (EDC)	
A) Charges for GH Development (13.6932) (@ ₹ 213.30 Lac/acre)	₹ 2920.759 Lac
B) Charges for Commercial Component (0.0688 acres) (@ ₹ 284.603 Lac/acre)	₹ 195.81 Lac
C) Total cost of Development	₹ 2911.14 Lac
D) 25% bank guarantee required	₹ 735.085 Lac

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the tentative rate and you have to submit the additional bank guarantee if any required at the time of approval of Project Plan/Estimate according to the approved layout plans. With an increase in the rate of construction and an increase in the number of buildings in the project area, you would be required to furnish a certificate that an increase in the bank guarantee would be required to the extent of the increase in the cost of development.

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the D.C.T., Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/- Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 91,06,525/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 3,49,13,180/- on account of Infrastructure Development Charges @ ₹ 6.25/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component in two equal installments. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest p/a will be charged.
4. To submit an undertaking that you will construct 14/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license area, will 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you 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.
11. To submit an undertaking that you shall convey the Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two-monthly period from the date of grant of license to enable provision of site in your lane for Transformers/Switching Station/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority norms/Haryana Govt. notification as applicable.

13. That the colonizer shall abide by the policy dated 03.02.2011 related to allotment of EWS plots/flats.
14. To furnish an undertaking that the development/ construction cost of 24/30 m wide road/major internal road is not included in the EWS rates and you will pay the proportionate cost for acquisition of land if any, along with the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the sewerage water treatment system as per by HAREDA and shall be made operational when applicable before applying for an occupation certificate.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Schedule Areas and Controlled Area Restrictions of Unregulated Development Act, 1976.
18. That you will complete the demarcation of sites then enclosed and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
19. 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. The fee and charges being conveyed are subject to cash and no-occupation of accounts.

(T.C. Gupta, IAS)

Director General
Town & Country Planning
Haryana, Chandigarh

Endst. LC 2447-JE(VA)-2011/

Dated,

A copy is forwarded to the following along with copy of land schedule with direction to verify demarcation at the site:

1. Senior Town Planner, Gurgaon
2. District Town Planner, Gurgaon

3

(P. P. SINGH)

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

To be read with F.O.I Memo No. 557 Dated 30/12/11

I. Detail of the land owned by M/s Sepsat Properties Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Daultabad	46	20	7.4
		21/1	1.17
		21/3	1.19
		22/1	2.19
	47	1	7.10
		2/1	2.2
		2/3	0.18
		19	7.0
		20	8.0
	48	15	8.0
		16/1	1.2
	45	6/2 min	1.5 1/2
		14/1	2.6
		15	7.16
		28	0.10
	46	10/2	0.4
		11/1	2.15
	47	19/2/2	6.11
		12/13	4.17 1/2
	45	4/4	1.2
5		7.12	
47	6/2 min	3.10 1/2	
	9/2 min	7.2	
46	10/1	2.0	
	23/1	4.3	
47	4/1	0.16	
	8	8.4	
	9/2 min	0.2	
	12/13 min	0.14 1/2	
G. Total			110.2 or 13.762 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
21/12/11