

Directorate of Town & Country Planning, Haryana

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FORM LC-V

(See Rule 12)

LICENCE NO. 93. OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Hans Propcon Pvt. Ltd., Glory Infracon Pvt. Ltd., Blossom Propbuild Pvt. Ltd., C/o RZ-29/233, J Block, Galli No. 63 Dayal Park, West Sagarpur, Delhi-46 for development of Group Housing Colony over an area measuring **13.2118** acres in the revenue estate of village Badshahpur, District Gurgaon, Sector-68 (HD zone), Gurgaon-Manesar Urban Complex.

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 Group Housing Colony shall be laid out in confirmation to the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That 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 licensee will deposit an additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - d) That licensee shall transfer the portion of 30 m wide internal Sector road, which shall form part of the licensed area, free of cost to the Government.
 - e) That licensee understands that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
 - f) That licensee shall deposit an amount of Rs. **5,85,89,304/-** on account of Infrastructural Development Charges @ Rs. 1000/- per Sqm for 175% FAR of commercial component and Rs. 625/- per Sqm for Group Housing component 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. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - h) 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 or any other Govt. Agency.


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- i) That licensee shall pay the proportionate cost of construction of such percentage of sites of such schools, hospital, community centre and other community building and at such rates as specified by the Director.
- j) That licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- k) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 accordable with the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- m) That licensee shall construct your own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years form grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any intuition including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- n) That licensee shall pay the labour cess charges, as per policy dated 04.05.2010.
- o) That licensee shall provide rain water harvesting system as per Central Ground Water Authority/Haryana Govt. notification as applicable.
- p) That licensee deposits thirty percentum of the amount realized, from time to time, by the licensee, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
- q) That licensee shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- r) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- s) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- t) 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 commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- u) That licensee shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- v) That licensee shall not create 3rd Party right/ pre launch against the licenced land, before approval of building plans.

- w) That licensee shall maintain ROW along 220 KV and 440 KV HT line, passing through the site.
- x) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- y) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- z) That developer company, i.e., Hans Propcon 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 relived of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- aa) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- bb) That licensee shall arrange electric connection from outside source for electrification of your colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- cc) That licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- dd) That licensee shall hand over 20% of the applied area i.e. 2.64236 acres to HUDA for providing the community facility and open space as earmarked in the zoning plan, as and when directed by the Department for composite planning of the area.
- ee) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ff) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.

3. The license is valid up to 12/8/2019.

Place: Chandigarh

Dated: 13/8/2014.



(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-3059-JE (S)-2014/ 18334

Dated: 13/8/14.

Regd. ~~1.~~ A copy is forwarded to the following for information and necessary action:-

Hans Propcon Pvt. Ltd., Glory Infracon Pvt. Ltd., Blossom Propbuild Pvt. Ltd., C/o RZ-29/233, J Block, Galli No. 63 Dayal Park, West Sagarpur, Delhi-46 - Email ID- parmod0086@gmail.com alongwith LC/VA/14

2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.

3. Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.

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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. Senior Town Planner (E & V) Haryana, Chandigarh.
 11. Senior Town Planner, Gurgaon.
 12. Land Acquisition Officer, Gurgaon.
 13. District Town Planner, Gurgaon along with a copy of agreement.
 14. Chief Accounts Officer of this Directorate.



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

1. Details of land owned by Glory Infracon Pvt.Ltd, District Gurgaon.

Village	Rect No.	Kila No	Area
Badshahpur	153	K-M	K-M
		7/2/2	1-12
		9/2/2	2-2
		10/2	1-15
		13/1	3-4
		23	8-0
		3	8-0
		4/1	3-16
		8	7-16

Total 36-5 or 4.5312 acres

2. Details of land owned by Hans Propcon Pvt. Ltd, District Gurgaon.

Village	Rect No.	Kila No	Area
Badshahpur	153	K-M	K-M-S
		7/2/1	2-3-6
		7/2/3	0-6-3
		8/1	7-7
		8/2	0-9
		9/1	3-14
		13/2	4-16
		14/1	2-0
		14/2	6-0
		17/2	7-12
		18	8-0
		24	8-0

Total 50-8 or 6.30 acres

3. Details of land owned by Glory Infracon Pvt. Ltd 251/483 share,
Blossom Propbuild Pvt.Ltd 232/483 share, District Gurgaon.

Village	Rect No.	Kila No	Area
Badshahpur	156	K-M	K-M-S
		5/1/2	2-13-8

Total 2-13-8 or 0.3368 acres

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4. Details of land owned by Glory Infracon Pvt. Ltd. 2461/3813 Blossom Propbuild Pvt.Ltd 1352/3813 share, District Gurgaon.

Village	Rect No.	Kila No	Area
Badshahpur	156	K-M	K-M
		4/2	4-4
		5/2/2	2-1
		6/2min	3-6
		7min	6-16

16-7 or 2.04375 acres

Grant Total 105K-13M-8S OR 13.2118 acres


Director General
Town and Country Planning
Haryana, Chandigarh