

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

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FORM LC-V
(See Rule 12)

LICENCE NO. 23 OF 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Yule Propbuilt Pvt. Ltd., C/o Commander Realtors Pvt. Ltd., A-11, 1st Floor, Neeti Bagh, New Delhi - 49 for setting up of a Commercial Colony over an area measuring 2.20 acres falling in revenue estate of village Berampur, Sector 63-A of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.

1. The particulars of the land, wherein the aforesaid Commercial 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 Commercial 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 for 175% FAR @ Rs. 1000/- per Sqm for commercial 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, 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/HSIIDC.
 - 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 14.09.06 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 4.5.2010.
- 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 percentum 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 commercial spaces in the licenced colony, if the specified rates of 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 from space owners. However, 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.
- s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the shops as and when scheme is launched.
- t) That the licensee will not give any advertisement for sale of shops/office/floor area in commercial colony before approval of layout plan/building plans.
- u) That the ground water shall not be used 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 Authority 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.
- v) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the shop/showroom owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

3. The license is valid up to 16/5/2017.

Place: **Chandigarh**

Dated: 17/5/2013

Endst.No.LC-2458-JE (S)-2013/ 40032

Anurag Rastogi
(Anurag Rastogi, I.A.S.)

Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 20/5/13

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

Regd.

1. ✓ Yule Propbuilt Pvt. Ltd., C/o Commander Realtors Pvt. Ltd., A-11, 1st Floor, Neeti Bagh, New Delhi - 49, (Email - coordination.chd@gmail.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, 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.

- 07 Administrator, HUDA, Gurgaon
- 08 Chief Engineer, HUDA, Panchkula
- 09 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 O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.



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

TO BE READ WITH LICENCE NO. 23 OF 2013 17⁵ 2013

1. Detailed of land owned by Yule Propbuild Pvt. Ltd., District Gurgaon.

| Village | Rect. No. | Killa No. | Total Area | | Area Taken | |
|-----------|-----------|-----------|------------|----|---------------|----|
| | | | K | M | K | M |
| Behrampur | 29 | 19 | 8 | 0 | 1 | 12 |
| | | 20 | 8 | 0 | 8 | 0 |
| | 30 | 16 | 8 | 0 | 8 | 0 |
| Total | | | 17 | 12 | or 2.20 acres | |

AC
Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chhatta