

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

Licence No. 109 of 2019

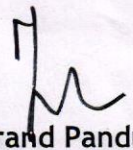
This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Basudev, Sh. Ram Avtar & Sh. Krishan Kumar Ss/o Sh. Ishwar Singh, C-1-2797A, 2nd Floor, Sushant Lok-I, Block C, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an area measuring 5.5625 acres in the revenue estate of village Badshahpur, Sector-70, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans
 - 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 thereunder are duly complied with.
 - c. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - d. That you shall maintain and upkeep all roads, open spaces, public park 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 accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, within four years from grant of licence extendable by the Director for another period

provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

- s. That you 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- t. That you shall permit the Director or any other office 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 license granted.
- u. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- v. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- w. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- x. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- y. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- z. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.
- aa. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
3. The licence is valid up to 10/09/2024.

Dated: The 11/09/2019.
Chandigarh


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

1. Detail of land owned by Basdev- Ramavtar-Krishan Kumar Ss/o Ishwar

Singh

Village	Rect.No	Killa No.	Area (K-M)
Badshapur	85	14	7-18
		15	1-1
		17/1	2-18
		18/1/1	3-5
		17/2	3-2
		18/1/2	4-15
		23/2	7-12
		Total	30-11

2. Detail of land owned by Krishan Kumar S/o Ishwar Singh

Village	Rect.No	Killa No.	Area (K-M)
Badshapur	85	24	<u>2-14</u>

3. Detail of land owned by Ramavtar- Basdev Ss/o Ishwar Singh 1/2


Krishan Kumar S/o Ishwar Singh 1/2 share

Village	Rect.No	Killa No.	Area (K-M)
Badshapur	85	19/1/1	<u>2-4</u>

4. Detail of land owned by Basdev S/o Ishwar Singh

Village	Rect.No	Killa No.	Area (K-M)
Badshapur	85	6 min	4-5
		7/1	4-16
		Total	9-1

G.Total 44K-10M or 5.5625 Acres


Director,
Town & Country Planning
Haryana
Jaswan (Sear)