

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

License No. 83. of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made thereunder to Shiv Shakti Estates Pvt. Ltd., C/o Shrimaya Buildcon Pvt. Ltd., 10th Floor, Tower-D, Global Business Park, MG Road, Gurgaon-122002 for setting up of a COMMERCIAL COLONY on the land measuring 0.15625 acres (schedule of land enclosed) in the revenue estate of village Pawala Khusrupur, Sector 109, Gurgaon.

1. The License is granted subject to the following conditions:
 - a) That Commercial Colony will be laid out in accordance with 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 you shall submit the 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 you have understood that the development/construction cost of 24 m 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 24 m wide major internal roads as and when finalized and demanded by the Department.
 - e) That you 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 you 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.
 - f) That you shall deposit an amount of ₹ 11,06,602/- on account of Infrastructural Development Charges @ ₹ 625/- per Sqm for 175% FAR of group housing component and @ ₹ 1000/- per Sqm for 150% FAR of commercial component in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
 - g) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
 - h) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and


D.G.T.C.P. (H.)

Forest, Govt. of India before executing development works at site, in this office.

- i) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- j) That you 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 accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- k) That you shall pay the labour cess charges as per policy dated 04.05.2010.
- l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you 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.
- n) That you shall use only CFL fittings for internal as well as for campus lighting.
- o) 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 shop buyers for meeting the cost of Internal Development Works in the colony.
- p) That you shall provide the details of calculations per Sqm/per sq ft, to the allottees while raising demand from the commercial space owners in case at the time of booking of the commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- q) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers as and when scheme is launched, after approval of building plans.
- r) That you shall not create Third Party Right/ pre launch against the licensed land, before approval of building plans.
- s) That you have understood 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.
- t) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- u) That developer company, i.e., Shrimaya Buildcon Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- v) That you 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 purposal 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.

- w) That you 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 license granted.
- x) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- y) That you shall get extended validity of Bank Guarantee against EDC & IDW upto 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 08/8/2019.

Dated: The 09/8/2014.
Chandigarh


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

Endst. No. LC-1706-B-JE (VA)-2014/

Dated:

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


1. Shiv Shakti Estates Pvt. Ltd., C/o Shrimaya Buildcon Pvt. Ltd., 10th Floor, Tower-D, Global Business Park, MG Road, Gurgaon-122002 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 and 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.

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

To be read with Licence No. 83 of 2014/9⁸/₂₀₁₄

1. Detail of land owned by Shiv Shakti Estate Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Pawala Khusrupur	17	19/1	1-5 or 0.15625 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
2014

Regd.

To -

Shree Maya Buildcon Pvt. Ltd. and others.
101-104, Tower-D, Global Business Park,
MG Road, Gurugram.

Memo No. LC-1706/ATP(SN)/2018/24301 dated: 20-08-2018

Subject: Renewal of Licence no. 102 of 2008 dated 15.05.2008 granted for setting up Commercial Colony over an area measuring 8.237 acres in Sector-109 GMUC - Shree Maya Buildcon Pvt. Ltd. and others.

Reference: Your application dated 21.05.2018 and 10.07.2018 on the subject cited above.

1. License no. 102 of 2008 dated 15.05.2008 granted for setting up Commercial Colony over an area measuring 8.237 acres in Sector-109 GMUC is hereby renewed up to 14.05.2020 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.
3. You shall get approved the Service Plan/Estimates within the current validity period of licence.
4. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst no: LC-1706/ATP(SN)/2018/ 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: tcpharyana7@gmail.com

ORDER

Whereas, Licence No. 102 of 2008 dated 15.05.2008 granted for setting up Commercial Colony over an area measuring 8.237 acres in Sector-109 GMUC 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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee 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. 1,12,000/-. Colonizer has deposited the composition fee online vide transaction No.TCP323481871612707 dated 16.07.2018.

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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.



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

Endst. no. LC-1706/ATP(SN)/2018/ 24308

dated: 20-08-2018

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

1. Shree Maya Buildcon Pvt. Ltd. and others, 101-104, Tower-D, Global Business Park, MG Road, Gurugram.
2. Chief Accounts Officer of this Directorate.



(Sanjay Kumar)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department.

Licence No. 102 of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to Shri Maya Buildcon Pvt Ltd, Smt. Sunita W/o Surinder Singh, Rohit S/o Surinder Singh, Varsha D/o Surinder Singh, Smt. Kavita W/o Deepak Verma, Vijay Singh S/o Sh. Bhagwana, Gaje Singh S/o Sh. Roop Ram, Dharambir Uraf Mangat, Karambir, Behram Parkash, Rajpal SS/o Jagmal C/o M/s. Shri Maya Buildcon Pvt Ltd, 101-104, Tower-D, Global Business Park, Mehrauli-Gurgaon Road, Gurgaon for setting up a Commercial Colony at village Pawala Khusrupur, District Gurgaon.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Commercial Colony is laid out to conform to the approved layout plan and the 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 & Regulations of Urban Areas Act, 1975 and the Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Commercial Colony before the approval of layout plan/building plans.
7. That the portion of Sector /Master plan road which shall form part of the licenced 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.
8. That you shall obtain approval /NOC from the competent authority to fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 14-5-2010.

Dated Chandigarh
The 16-5-2008


(S.S. Dhillon)
Director
Town and Country Planning,
Haryana, Chandigarh

Endst. No. SDP-V-2008/ 3033

Dated: 16-5-08

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

- ✓ 1. Shri Maya Buildcon Pvt Ltd, Smt. Sunita W/o Surinder Singh, Rohit S/o Surinder Singh, Varsha D/o Surinder Singh, Smt. Kavita W/o Deepak Verma, Vijay Singh S/o Sh. Bhagwana, Gaje Singh S/o Sh. Roop Ram, Dharambir Uraf Mangat, Karambir, Behram Parkash, Rajpal SS/o Jagmal C/o M/s. Shri Maya Buildcon Pvt Ltd, 101-104, Tower-D, Global Business Park, Mehrauli-Gurgaon Road, Gurgaon along with copies of agreement, LC-IV and Bilateral.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director: Urban Estates, Haryana, Panchkula.

5. Administrator, HUDA, Gurgaon.
6. Engineer-In- Chief, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

District Town Planner(Hq)
For: Director, Town and Country Planning,
Haryana, Chandigarh

To be read with licence No. 102 of 2008

1. Details of land owned by M/s. Shri Maya Buildcon Pvt Ltd village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	8/2	4-0
		8/1	4-0
		7	8-0
		13	8-0
		18/1	2-1
		23/2	2-4
Total:			28-5 Or 3.531 Acres

2. Details of land owned by M/s. Shri Maya Buildcon Pvt Ltd 71/72 share Smt. Sunita Wd/o Surinder Singh, Rohit S/o Surinder Singh, Varsha D/o Surinder Singh 1/72 share village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	18/2	3-16
		22/2	1-14
		23/1	5-16
		Total:	11-6 Or 1.412 Acres

3. Details of land owned by Smt. Kavita W/o Deepak Verma village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	3/2	4-0 Or 0.50 Acre

[Signature]
D.T.C.P.
U.S. CHD.

4. Details of land owned by Vijay Singh S/o Sh. Bhagwana village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	3/1	4-0 Or 0.50 Acres

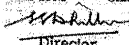
5. Details of land owned by Gaje Singh S/o Sh. Roop Ram village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	4	7-9
		27	0-11
		Total:	8-0 Or 1-00 Acres

6. Details of land owned by Dharambir Uraf Mangat, Karambir, Behram Parkash, Rajpal SS/o Jagmal equal share village Pawala Khusrupur, District Gurgaon.

Village	Rect No	Killa No	Area K-M
Pawala Khusrupur	17	12	7-2
		14	3-5
		Total:	10-7 Or 1.294 Acres

G.Total: 65K-18M = 8.237 Acres


Director
Town and Country Planning,
Haryana, Chandigarh
24/12/75

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Chandigarh
Phone:0172-2549349 e-mail:tcphry@gmail.com

To

Shrimaya Buildcon Pvt. Ltd., Smt. Sunita Wd/o Surinder Singh,
Rohit S/o Surinder Singh, Varsha D/o Surinder Singh,
Smt. Kavita W/o Deepak Verma, Vijay Singh S/o Sh. Bhagwana,
Gaje Singh S/o Sh. Roop Ram, Dharambir Uraf Mangat,
Karambir, Behram Parkash, Rajpal Ss/o Jagmal
C/o M/s Shrimaya Buildcon Pvt. Ltd.
101-104, Tower-D, Global Business Park,
M. G. Road, Gurgaon.

Memo No. LC-1706-JE (VA)-2011 14930

Dated 5/10/11

Subject:- **Renewal of license no. 102 of 2008 dated 15.05.2008.**

Ref. Your letter dated 13.04.2011 on the subject noted above.

1. License no. 102 of 2008 dated 15.05.2008 granted to you vide this office Endst No. SDP-2008/3033-44 dated 16.05.2008 for setting up of Commercial Colony at village Pawala Khusrupur, Sector 109, Distt Gurgaon is hereby renewed upto 14.05.2012 on the terms & conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of license for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
3. License no. 102 of 2008 dated 15.05.2008 is also returned herewith in original.

(T.C. Gupta, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1706-JE (VA)-2011

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurgaon.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(P. P. Singh)
District Town Planner (HQ)