

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcepharyana.gov.in - e-mail: tcephry@gmail.com

FORM LC-V  
(See Rule 12)

LICENCE NO. 69 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Dharpal Singh s/o Sh. Chet Ram, Sh. Surender Singh s/o Sh. Gopi Singh in collaboration with Tulsiani Constructions and Developers Ltd. C/o V-10/13, DLF Phase-III, Gurgaon-122002 for development of Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of village Dhunela, District Gurgaon, Sector-35 of Sohna.

2. 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 General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:-
  - a) That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 issued for Affordable Group Housing.
  - b) That Affordable Group Housing Colony shall 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.
  - c) 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.
  - d) That the area coming under the Sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost to the Govt.
  - e) That applicant 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.
  - f) 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.
  - g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - h) That licensee shall 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.
  - i) 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/HSIDC.
  - j) 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.

- k) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before actual execution of development works at site.
- l) That licensee shall obtain clearance from competent authority, if required under PLPA, 1970 and any other clearance required under any other law.
- m) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- n) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- o) That 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.
- p) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- 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 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 plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- s) That pace of construction should be atleast in accordance with your (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- t) That licence shall maintain the ROW along 66 KV HT line.
- u) That licensee shall not create third party rights, before approval of building plans.
- v) That licensee shall obey all the directions/restriction given by this Department time to time in public interest.
- w) That provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- x) That licensee shall get extended validity of Bank Guarantee against EDC up-to 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
- y) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of EDC, if being charged separately as per rates fixed by Govt.

4. The license is valid up to 24/7/2019.

Place: Chandigarh  
Dated: 25/7/2014

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

Endst.No.LC-3001-JE (S)-2014/

16486. ✓

Dated: 25/7/14.

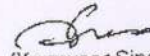
A copy is forwarded to the following for information and necessary action:-

Regd. ✓

Sh. Dharpal Singh s/o Sh. Chet Ram, Sh. Surender Singh s/o Sh. Gopi Singh, C/o  
Tulsiani Constructions and Developers Ltd., V-10/13, DLF Phase-III, Gurgaon-122002 -

Email id- [tcdi.mkt@gmail.com](mailto:tcdi.mkt@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.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. 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. *along with Zoning Plan.*
13. District Town Planner, Gurgaon along with a copy of agreement. *& Zoning Plan.*
14. Chief Accounts Officer of this Directorate.



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

TO BE READ WITH LICENCE NO. 69 DATED 25/7/2014.

1. Details of land owned by Sh. Dharpal Singh S/o Sh. Chet Ram:-

Village	Rect. No.	Killa No	Total Area		Area Taken	
			K	M	K	M
Sohna	37	16/2	3	0	3	0
					3	0

2. Details of land owned by Sh. Surender Singh S/o Sh. Gopi Singh:-

Village	Rect. No.	Killa No	Total Area		Area Taken	
			K	M	K	M
Sohna	36	18	1	14	0	4
		19	8	0	7	16
		20	8	0	8	0
	37	16/1	5	0	5	0
		24	8	0	8	0
		25	8	0	8	0
Grand Total					40 Kanal 0 Marla	
					Or 5.00 acres	

*HC*  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
*Jeevan Prakash*