

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: tcphry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 20 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Universe Heights (India) Pvt. Ltd., C/o A-3, Green Park, New Delhi-16 for development of Group Housing Colony over an area measuring **13.3375 acres** in the revenue estate of village Dhunela, Sector-33 of Sohna, District Gurgaon.

2. The particulars of the land, wherein the 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 the residential Group Housing Colony will be laid out in confirmation to the approved 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 Rs. **4,35,37,754/-** on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of 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 General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - g) 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.
 - 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/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 licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before actual execution of development works at site.

- 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 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 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 licensee shall use only CFL fittings for internal as well as for campus lighting.
- p) 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.
- q) That licensee shall not created 3rd party right before approval of building plans.
- 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) 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.
- t) That pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched.
- u) That the 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.
- v) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That licensee shall maintain the RoW along HT line.
- x) That licensee shall pay differential license fee amounting to Rs. 55,08,420/- with in a period of 30 days of issuance of demand notice.
- y) 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.

4. The license is valid up to 10-06-2019

Place: Chandigarh

Dated: 11-06-2014

Endst.No.LC-2818-JE (S)-2014/

12612.


Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 12/6/14.

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

Regd 1. Universe Heights (India) Pvt. Ltd., C/o A-3, Green Park, New Delhi-16 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.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.


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

To be read with Licence No. 20 of 2014 dt 11/06/2014

1. Detail of land owned by Universe Heights (India) Pvt. Ltd. in the revenue estate of Village Sohna, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Dhunela	26	9/2	1-11	
		9/3	0-13	
		12	8-0	
		8/1 min-S	2-5	
		7/2 min-S	2-5	
		8/2 min-S	3-15	
		13	8-0	
		14/1	4-0	
		14/2	4-0	
		17/1	0-2	
		7/1/2 min-S	3-10	
		9/1 min-S	3-16	
		10 min-S	6-0	
		15	8-0	
		16	6-13	
		25	8-0	
		28	1-7	
		25	7 min-S	6-0
			8 min-S	1-3
			6/1 min-S	6-0
		27	11/1	5-10
	20	8-4		
	21	8-0		
	Total	106-14 or 13.3375 Acres		


Director General
 Town and Country Planning
 Haryana, Chandigarh
Amit H. Singh

Regd.

To

Universe Heights (India) Pvt. Ltd.,
Unit No. 4 & 5, 3rd Floor, Southern Park,
Plot No. D-2, Saket District Center, Saket,
New Delhi-110017.

Memo No. LC-2818/Asstt(AK)/2019/ 13385 dated: 07-06-2019

Subject: Renewal of licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram being developed by Universe Heights (India) Pvt. Ltd.

Please refer to your application dated 05.10.2018 on the subject cited above.

1. Licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram is hereby renewed up to 10.06.2021 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 be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. 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-2818/Asstt.(AK)/2019/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, 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.


(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, Licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram 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 Rule 26(2), 27 & 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. 8,45,000/-. Colonizer has deposited the composition fee vide transaction No TCP316911950738667 dated 07.05.2019.

3. Accordingly, in exercise of power conferred under Section-13(l) 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), 27 & 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-2818/Asstt.(AK)/2019/ 13392

Dated: 07-06-19

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

1. Universe Heights (India) Pvt. Ltd., Unit No. 4 & 5, 3rd Floor, Southern Park, Plot No. D-2, Saket District Center, Saket, New Delhi-110017.
2. Chief Accounts Officer of this Directorate.


(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

Universe Heights (India) Pvt. Ltd.,
Unit No. 4 & 5, 3rd Floor, Southern Park,
Plot No. D-2, Saket District Center, Saket,
New Delhi-110017.


Memo No. LC-2818/JE(MK)/2021/ 18000 dated: 27-07-2021

Subject: Renewal of licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram being developed by Universe Heights (India) Pvt. Ltd.

Please refer to your application dated 23.04.2021 on the subject cited above.

1. Licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram is hereby renewed up to 10.06.2026 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 be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. You shall get the licence renewed till final completion of the colony is granted.
6. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
7. Ashiana Housing Ltd. which has been granted joint developers & marketing rights vide this office memo no. 23124 dated 26.11.2015 shall also submit documents in compliance of Rule 24, 26(2), 27 & 28 of Rules 1976 through online portal for the area being developed by them.

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
Makrand

Endst no: LC-2818/JE(MK)/2021/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, 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.
7. Ashiana Housing Ltd. with the direction to submit online compliance of Rule 24, 26(2), 27 & 28 of Rules 1976 for the area being developed by them

Babita
(Babita Gupta)

District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh


Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

ORDER

Whereas, Licence No. 20 of 2014 dated 11.06.2014 granted for setting up Group Housing Colony over an area measuring 13.3375 acres in the revenue estate of village Dhunela, Sector 33, Sohna, Gurugram 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 Rule 26(2), 27 & 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. 49,000/-. Colonizer has deposited the composition fee vide transaction No TCP316911950738667 dated 07.05.2019.

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), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2021.



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

Endst. no. LC-2818/JE(MK)/2021/ 18008

Dated: 27-07-2021

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

1. Universe Heights (India) Pvt. Ltd., Unit No. 4 & 5, 3rd Floor, Southern Park, Plot No. D-2, Saket District Center, Saket, New Delhi-110017.
2. Chief Accounts Officer of this Directorate.


(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh