

FORM LC-V
(See Rule 12)
HARYANA GOVERNMENT
URBAN LOCAL BODIES, DEPARTMENT

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Berkeley Automobiles Ltd. Berkeley House, # 27, Industrial Area, Phase-1, Chandigarh for setting up of Affordable Residential Group Housing Colony Prime Minister Awas Yojana (PMAY) for core area over an area measuring 2.1255 acres comprised in khasra No.40/2, 42/2, 34 min, 156/33/1 of revenue estate of village DharampurPinjor and the limits of Municipal Corporation Panchkula.

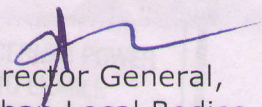
The license is granted subject to the following conditions:

1. That all the terms and conditions of the agreement deeds LC-IV and LC-IV(A) executed with the Director General, Urban Local Bodies, Haryana and the provisions of the Haryana Municipal Corporation Act, 1994 shall be duly complied by you.
2. That you shall deposit Rs.182.782 lacs in lieu of External Development Charges. 10% of the said EDC shall be deposited within a period of 30 days of issue of this license and the balance shall be deposited in four equal six monthly instalments alongwith interest @ 12% p.a. In case of delay in payment of the instalments, the penal interest of 3% shall be charges for the delayed period.
3. That the bank guarantee of Rs.26.27 lacs in lieu of 25 % of the estimated cost of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any, required at the time of approval of service plans/estimates according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
4. In the event of increase of rates of External Development Charges, you will have to pay the enhanced rates of External Development Charges as finally determined and as and when demanded by this office and furnish additional bank guarantee and submit an undertaking in this regard.
5. That you shall abide by all the terms and conditions of the Affordable Housing Policy notified by this Department on 26.6.2018.
6. That the allotment of Dwelling unit to the identified beneficiaries of PMAY shall be made as per the prescribed Allotment Rates provided in the policy dated 26.06.2018.
7. The first preference in the allotment shall only be given to the identified beneficiaries of the PMAY as per the policy dated 26.06.2018.
8. That no construction shall be allowed over land falling within the 30 mtrs. wide restricted belt of railway line.
9. That you shall maintain and up keep of the roads, open spaces, public park and public health services for a period of three years free of cost from the date of issue of the completion certificate unless either relieved of this responsibility and thereafter the colony shall transfer to the "Association of Apartment Owners" constituted under the Haryana Apartment Ownership Act, 1983 for maintenance.
10. That you shall complete the construction of the project within two years from the date of grant of license.
11. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works

- are executed according to the designs and specifications shown in the approved plan.
12. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
 13. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs the community facility as per the Clause 3 (i) of the Policy on the lands set apart for this purpose, within two years from grant of license extendable by the Director for another period of one years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, fee of cost, in that case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions as it may deem fit.
 14. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran and Municipal Corporation Panchkula services as and when made available.
 15. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of urban Areas Act, 1975 or any application seeking permission for change of land use under the provisions of the Haryana Municipal Corporation Act 1994.
 16. That you understand that the development/construction cost of 24 m/18m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24m/18m wide major internal roads as and when finalized and demanded by the Department.
 17. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 18. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DULB till these services are made available from External Infrastructure to be laid by Haryana urban Development Authority and Municipal Corporation Panchkula.
 19. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 20. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an occupation certificate.
 21. That you shall use only LED fitting for internal lighting as well as campus lighting.
 22. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the DULB, within two months period from the date of grant of license to enable provisions 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.
 23. That you shall submit compliance of Rule 24,26, 27 and 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 your company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

24. That you shall permit the DULB or any other official 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 compliances of the execution of the layout and development works in accordance with the license granted.
25. That you shall deposit thirty per-centum of the amount release, from time to time by your company from the flat owners 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 your company towards meeting the cost of internal development works in the colony.
26. That you shall not give any advertisement for sale of commercial area and flats in affordable Group Housing Area before the approval of layout plan/building plans of the same.
27. 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.
28. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
29. 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 26.06.2018
30. That you shall complete the demarcation at site within 7 days and submit the demarcation plan to this office within 15 days of issue of this license the permission.
31. The zoning plan bearing drawing No. DULB/CTP/2020/09 dated 28.05.2020 is enclosed.

D.A:As above


 Director General,
 Urban Local Bodies,
 Haryana, Panchkula.

Endst. No. DULB/CTP/LC-1 PKL /2019/ 3695-98 Dated: 08.06.2020

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

1. Commissioner, Municipal Corporation, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner(P), Panchkula.
- ✓ 4. Berkeley Automobiles Ltd, Berkeley House, #27,
Industrial Area, Phase-I, Chandigarh ✓

Senior Town Planner,
 for Director General, Urban Local Bodies,
 Haryana, Panchkula.

Copy of approved
 Zoning Plan