

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

LICENCE-NO. 77 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Siyona Constructions Pvt. Ltd. C/o Uppal Housing Pvt. Ltd., 5th Floor, South Tower NBCC Place, Bhisham Pitamah Marg, Pragati Vihar, New Delhi-110003 for development of residential group housing colony over an additional area measuring 7.342 acres falling in the revenue estate of village Naurangpur, Sector 78, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid residential 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.
2. 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 layout 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 12/18/24/30 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.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component, @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installment within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. That licensee will 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.
 - j. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
 - k. 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.
 - l. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - m. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - n. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - o. That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
 - p. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - q. That the 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.

- r. That the developer will use only CFL fittings for internal as well as for campus lighting.
- s. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
- t. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- u. That you 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.
- v. That you shall not advertise any flat for allotment/sale in the said scheme and collect any amount in lieu thereof before approval of building plans for the same.
- w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 31-7-2016.

Place : Chandigarh
Dated: 01-8-2012.

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

Endst.No.LC-1236B-JE(B)-2012/

Dated:

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

1. Siyona Constructions Pvt. Ltd. C/o Uppal Housing Pvt. Ltd., 5th Floor, South Tower NBCC Place, Bhisham Pitamah Marg, Pragati Vihar, New Delhi-110003 alongwith copies of agreement/bilateral agreement and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith 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. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. *along with zoning plan*
13. District Town Planner, Gurgaon along with a copy of land schedule and agreement. *& zoning plan*
14. Chief Accounts Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

(P.P.SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No. 77 of 2012/1 8/2012

Detail of land owned by Siyona Construction Pvt. Ltd. village Nourangpur, District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	Area Taken K-M-S
Nourangpur	14	23/2	7-7	0-17-0
		24/1	1-18	0-8-0
		24/2	5-6	1-4-0
		25	8-0	1-14-0
		21/1	6-12	1-9-0
	15	21/2	1-8	0-5-0
		22	8-0	1-14-0
		23	8-0	2-6-6
		12/2/2	4-2	4-2-0
	14	13/1	6-4	6-4-0
		13/2	1-16	1-16-0
		14/1	2-0	2-0-0
		14/2	3-6	3-6-0
		16/2	4-0	4-0-0
		17/1	5-6	5-6-0
		17/2	2-0	2-0-0
		18	8-0	8-0-0
		19/1/1	1-18	1-18-0
		26	1-3	1-3-0
		15	12/2	1-8
	18		3-14	3-14-0
	19/1		4-0	4-0-0
	Total			58-14-6 or 7.342 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Amarjit K

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh

Phone:0172-2549349 e-mail:tcp_hry@gmail.com

http://tcp_haryana.gov.in

To

Regd. Post

✓
Siyona Constructions Pvt. Ltd.
C/o Uppal Housing Pvt. Ltd.
5th Floor, South Tower, NBCC Place,
Bhisham Pitamah Marg, Pragati Vihar,
New Delhi - 110003.

Memo No. LC-1236B-JE(VA)-2012/7475 Dated : 4-5-12

Subject:- **Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 7.342 acres falling in the revenue estate of village Naurangpur, Sector 78, Gurgaon - Manesar Urban Complex.**

Ref:- Your application dated 26.04.2010 & 10.01.2011 on the above noted subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a **RESIDENTIAL GROUP HOUSING COLONY** on the additional land measuring 7.342 acres falling in the revenue estate of village Naurangpur, Sector 78, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A) Tentative rates for GH @ ₹ 50.00 Lac per acre	= ₹ 367.10 Lac
B) Cost of Community Facilities	= ₹ 22.35 Lac
C) Total cost of Internal Development Works	= ₹ 389.45 Lac
D) 25% B.G. on account of IDW required	= ₹ 97.363 Lac ✓

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A) Charges for GH Development (@ ₹ 234.63 Lac/acre)	= ₹ 2287.0213 Lac
B) Charges for Commercial Component (@ ₹ 313.0633 Lac/acre)	= ₹ 11.490 Lac
C) Total cost of Development	= ₹ 2298.5113 Lac
D) 25% bank guarantee required	= ₹ <u>574.628 Lac</u> ✓

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate 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.

(Signature)

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 the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 48,58,340/- on account of conversion charges and an amount of ₹ 42,62,701/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 1,86,26,368/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license area, will 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement 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.
11. To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

For UMANG REALTECH (P) LTD.
Rakesh

Authorised Signatory

12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That the colonizer shall abide by the policy dated 03.02.2010 related to allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. To submit an affidavit duly attested by 1st Class Magistrate, to the effect 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
19. 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount released from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an affidavit of associate companies that the land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by Uppal Housing Pvt. Ltd. with land owing individuals/agencies to the effect that:
 - (i) The developer company, i.e., Uppal Housing Pvt. Ltd. shall be responsible for compliance of all terms & conditions of licence / provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

For UMANG REALTECH (P) LTD.

R. K. Mehta
Authorised Signatory

(ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.

23. The fee & charges being conveyed are subject to audit and reconciliation of accounts.

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

Endst. LC-1236B-JE(VA)-2012/

Dated :

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

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(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

For UMANG REALTECH (P) LTD.
Rakosh
Authorised Signatory