

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. DS-(R)-LC-1236/2010/ 10755

Dated: 30-8-10

To,

M/s Siyona Construction Pvt. Ltd.
C/o M/s Uppal Housing Ltd.
S-39A, Panchsheel Park,
New Delhi-110017

Subject: Renewal of Licence No. 38 of 2008 dated 02.03.2008

Reference: Your application dated 17.02.2010 on the subject noted above.

1. License No 38 of 2008 dated 02.03.2008 granted to you vide this office letter Endst. No. DS-2008/PA/CTP/03 dated 12.03.2008 for setting up of a Group Housing colony in the revenue estate of village Naurangpur, Sector-78, Gurgaon-Manesar Urban Complex is hereby renewed up to 01.03.2012 on the 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 license for further period and you will get the licence renewed till the final completion of the colony is granted.

3. Licence No. 38 of 2008 dated 02.03.2008 is also returned herewith in original.

(T.C.GUPTA, IAS)

Director,

Town & Country Planning,
Haryana, Chandigarh.

Email: tcphry@gmail.com

Dated:

A Copy is forwarded to the following for information & necessary action:-

Endst. No. DS-(R)-LC-1236/2010/

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

(DEVENDRA NIMBOKAR)

District Town Planner (Hq)

For Director, Town & Country Planning,
Haryana, Chandigarh.

For UMANG REALTECH (P) LTD.

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Authorised Signatory

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

Licence No. 38 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Siyona Construction Pvt Ltd. C/o Uppal Housing Ltd.S-39 A, Panchsheel Park, New Delhi-110017 for setting up of a Group Housing Colony at village Naurangpur, in sector-78 Tehsil and District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform 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 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 the approval of 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 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.
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Group Housing Colony before the approval of layout plan/building plans.
7. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal 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 in this regard.
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 fitting for internal lighting as well as for campus lighting in the complex.
10. The licence is valid upto 1-3-2010.

Dated: Chandigarh
the 2-3-2008

Endst. No. DS-2008/PA/CTP/03.

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

1. M/s. Siyona Construction Pvt. Ltd. C/o Uppal Housing Ltd.S-39 A, Panchsheel Park, New Delhi-110017 alongwith a copy of agreement LC-IV and Bilateral agreement.
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. 6 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.

For UMANG REALTECH (P) LTD.
Rakesh
Authorised Signatory

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

Dated:- 12-3-2008

Sd/-
District Town Planner (HQ)HS
For Director, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 36 OF 2008

I. Detailed of land owned by M/s Siyona Construction Pvt Ltd village Naurangpur
Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Naurangpur	19	12 ✓	6-5	
		10/2 ✓	3-4	
		26 ✓	0-8	
		2 ✓	7-12	
		31 ✓	2-9	
		21 ✓	0-13	
		10/1	4-8	
		11/1	5-12	
		11/1 ✓	1-8	
		20	15/1	3-7
			15/2	4-13
			16	7-12
			25/1	1-16
			6/1	4-8
14/2/1	1-14			
	5	8-0		
	Total	63-9 or 7.931 acres		
14		23/2 min	6-10	
		24/1 min	1-10	
		24/2min	4-2	
		25 min	6-6	
15		21/1 min	5-3	
		21/2min	1-3	
		22 min	6-6	
		23 min	5-13-3	
		G- Total		100-2-3 or 12.514 acre

[Signature]
Director
Town & Country Planning,
Haryana, Chandigarh

For UMANG REALTECH (P) LTD.

[Signature]
Authorised Signatory

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

Attention
Shri Samil

To

M/S Siyona Constructions Pvt. Ltd.
C/O Uppal Housing Pvt. Ltd,
S-39 A Panchsheel Park,
New Delhi.

Memo No. DS-071/3/8LS
Dated: 24-7-07

Subject

Grant of licence for setting up of a group housing colony on the land measuring 12.514 acres at village Naurangpur District Gurgaon in residential sector-78 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 10.1.2007 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a group housing colony on the land measuring 12.514 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-.

INTERNAL DEVELOPMENT WORKS.

i)	Total Area under group housing development:	= 12.514 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 312.85 lacs
iv.	Construction cost of one community building	= Rs. 22.35 lacs
iv)	Total cost of IDW	= Rs. 335.2 lacs
vi)	25% bank guarantee required	= Rs. 83.8 lacs

EXTERNAL DEVELOPMENT CHARGES

i)	Area under Group Housing development	= 12.451 acres.
ii)	Interim rates for EDC	= Rs. 104.44 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs. 1300.38 lacs
iv)	Area under commercial use:	= 0.083 acres
v)	Interim rate of EDC	= 104.44 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 6.58 lacs
vii)	Total cost of EDC (v + vi)	= Rs. 1306.96 lacs.
viii)	25% bank guarantee required	= Rs. 326.74 lacs

SSD/llm
D.T.C.P. Fr.
hr

For UMANG REALTECH (P) LTD.
Rakesh
Authorised Signatory

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licensed 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 Areas Act, 1975.
6. To deposit an amount of Rs. 10,71,157/- (Rs. Ten lacs seventy one thousand one hundred fifty seven only) after adjusting the excess licence fee of Rs. 55,48,744/- through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 12.451 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.063 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.
8. To furnish an undertaking that you shall derive permanent access from the 12 meters wide service road and 24 meter wide internal road.
9. To furnish an undertaking that you will construct the 12 meter wide service road and 24 meter wide internal circulation road forming part of site area at your own cost and will transfer the same free of cost to Government along with area falling in green belt.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licensed land through give and take with the land

For UMANO REALTECH (P) LTD.

[Signature]
D.T.C.P. Hk.
JM

[Signature]
Authorised Signatory

integration of services. The decision of competent authority shall be binding upon the colonizer.

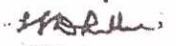
12. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.

13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

14. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

15. The applicant will continue to derive approach from the existing village link road till the service road is completed. The colonizer will also maintain the village link road as such till it's transferred to HUDA/competent authority and further exchange or transfer with the colonizers.

16. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town and Country Planning,
Haryana, Chandigarh.

For UMANG REALTECH (P) LTD.

Authorised Signatory