

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

Licence No. 204 of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Mahender Singh S/o Sh. Ram Sharan in collaboration with Uday Buildwell Pvt. Ltd. 310, Palm Spring Plaza, Commercial Complex, Sector-54, Gurugram for setting up of Commercial Colony over an area measuring 0.65 acre under Left Over Land Pocket Policy in the revenue estate of village Kanhai, Sector- 45, Gurugram.

1. The particulars of the land, wherein the aforesaid Commercial 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 Licence is granted subject to the following conditions:
 - i. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - ii. The licensee shall maintain and upkeep of all roads, open spaces 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 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 Act, 1975.
 - iii. The licensee shall construct portion of service road, internal circulation roads, forming the part of site area at its own cost and shall transfer the land falling within alignment of same free of cost to the Govt u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. The licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - v. The licensee shall integrate the services with services laid down by Haryana Shahri Vikas Pradhikaran in the vicinity of the site.
 - vi. The licensee has understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - vii. The licensee 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.
 - viii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - ix. The licensee 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.


Director General
Town & Country Planning
Haryana, Chandigarh

- x. The licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xi. The licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xii. The licensee shall submit compliance of Rule 24, 26, 27 & 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 applicant firm have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xiii. The licensee shall permit the Director or any other office 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 compliance of the execution of the layout and development works in accordance with the licence granted.
- xiv. The licensee 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.
- xv. The licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the plot as and when scheme is launched.
- xvi. The licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant firm would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xvii. The licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xviii. The licensee shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xix. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

3. The licence is valid up to 12/12/2027.

Dated: The 13/12/2022.
Chandigarh

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(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Haryana
Town & Country Planning
Chandigarh

Endst. No. LC-4884/Asstt.(MS)/2022/ 37624

Dated: 14-12-2022

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

1. Sh. Mahender Singh S/o Ram Sharan in collaboration with Uday Buildwell Pvt. Ltd. 310, Palm Spring Plaza, Commercial Complex, Sector-54, Gurugram along with a copy of agreement, LC-IV & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Executive Officer, GMDA, Gurugram.
4. Chief Administrator, HSVP, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram along with a copy of Zoning Plan.
11. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
12. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
13. Project Manager (IT) for updation on the website.



(Rajesh Kaushik)

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

To be read with License no. 204 Dated 13/12 of 2022

Detail of land owned by Mahender Singh S/o Ram Sharan

Village	Rect. No.	Killa No.	Area (K-M-S)
Kanhai	36	25/2/1/3	1-2-0
		25/2/1/4	0-10-0
		25/2/2	2-0-0
	36	25/2/1/1/3	1-2-0
		16/2	0-3-0
		16/3	0-1-0
		98/2	0-4-0
		98/3	0-2-0
		Total	5-4-0

OR 0.65 acre


Director General
Town & Country Planning
Hariana, Chandigarh