

**FORM I-C-V**  
*(See Rule 12)*  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

LICENCE NO.      / 3 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to Prime IT Solution Pvt. Ltd, Apex Buildwell Pvt. Ltd, & Phoenix Datastech Services Pvt. Ltd, B-33, 1<sup>st</sup> Floor, Shivalk, Near Malviya Nagar, New Delhi-17 for development of low cost/affordable group housing colony over an area measuring 10.144 acres falling in the revenue estate of village Gadoli Khurd, Sector 37 C, Gurgaon.

1. The particulars of the land, wherein the aforesaid low cost/affordable 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 low cost/affordable 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 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(C) (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 you shall submit the Layout Plan of the site as per approved circulation plan of the sector.
  - 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 and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments 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.
  - 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 will not give any advertisement for sale of floor in colony before the approval of building plans.
  - m. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - n. That you shall obtain clearance from competent authority, if required under P.U.A., 1900 and any other clearance required under any other law.

- o. That you shall pay the labour cess charges as per policy dated 4.5.2010.
- 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 within 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 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.
- u. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- v. 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 21/2/2016.

Place : Chandigarh  
 Dated: 22/2/2012

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

Encls: No LC-278-1(E)(B)-2012/

Dated:

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

1. Prime IT Solution Pvt. Ltd., Apex Buildwell Pvt. Ltd. & Phonix Dataech Services Pvt. Ltd., B-33, 1<sup>st</sup> Floor, Shivalik, Near Malviya Nagar, New Delhi-17
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
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 along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

*(Signature)*  
 For Director General, Town and Country Planning  
 Haryana Chandigarh

TO BE READ WITH LICENSE NO. /5/ OF 2012/

(1) Detail of land owned by M/s Prime IT Solution (P) Ltd. District Gurgaon.

Village	Rect. No.	Killa No.	Area K.M
Gadouli Khurad	2	19/2/2 min South	2.0
	8	22/1	5.4
	7	2	7.11
		11	7-12
		19/2	4.0
		20 min North	5.12
	8	15	8.0
		16 min North	4.0
		17/1 min North	1.18
		Total	45.17

(2) Detail of land owned by M/s Prime IT Solution (P) Ltd. M/s Apex Buildwell Pvt. Ltd. equal share District Gurgaon.

Village	Rect. No.	Killa No.	Area K.M
Gadouli Khurad	2	19/1	1.11
		22/2	2.16
		23	9.4
		24	3.18
	8	4/1	3.19
		Total	21.8

(3) Detail of land owned by M/s Phoenix DataTech Service (P) Ltd. 359/524 share, M/s Prime IT Solution (P) Ltd 165/524 share, District Gurgaon.

Village	Rect. No.	Killa No.	Area K.M
Gadouli Khurad	7	10/2 min South	1.18
	8	5 min North West	4.0
		6	8.0
		Total	13.18
		G. Total	81.3 of 10.144 acres

Director General  
Town and Country Planning,  
Haryana, Chandigarh  
24.5.12