

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

Licence No. 53. of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Zuku Exports Pvt. Ltd. 217, Galleria, Mayur Vihar, New Delhi-110091 for setting up of Residential Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 12.675 acres in the revenue estate of village Kanwala, Sector-27, Ambala.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder are duly complied with.
 - c. That the licensee shall maintain and upkeep of all roads, open spaces, public park 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, public parks 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.
 - d. That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - e. That the licensee has 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 provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
 - f. That the licensee have read and understood the contents of the Affordable Plotted Housing Policy - Deen Dayal Jan Awas Yojna 2016 and you shall abide by the terms and conditions of this policy in letter and spirit
 - g. That the licensee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
 - h. That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the


D.T.C.P. (Hr.)

construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- i. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- j. That the licensee 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 Haryana Urban Development Authority or any other execution agency.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Government notification as applicable.
- l. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n. That 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 license to enable provision 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.
- o. That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony
- p. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- q. That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- r. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- s. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t. That the licensee will 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.
- u. That 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 you have to deposit thirty percentum of the amount received

from the plot holders for meeting the cost of Internal Development Works in the colony.

- v. That the licensee shall follow the provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules framed thereunder in letter and spirit
 - w. That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law
 - x. That licensee shall construct and maintain the revenue rasta from which access is being taken at your own cost in concurrence with concerned authority upto higher order road.
 - y. That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest
3. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 21/07/2022.

Dated: The 22/07/2017.
Chandigarh

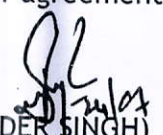

(T.L. SATYAPRAKASH, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3276-JE (VA)-2017/17714-17726

Dated: 24/07/2017.

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

1. Zuku Exports Pvt. Ltd. 217, Galleria, Mayur Vihar, New Delhi-110091 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Panchkula.
8. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Revenue Officer, Ambala.
12. District Town Planner, Ambala along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.


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

Detail of land owned by Zuku Exports Pvt.Ltd;

Village	Rect No	Killa No	Area (K-M)		
Kanwala	34	17/4/2	0-5		
		18/1/2	0-18		
		23	8-0		
		24/1	4-8		
		24/2	0-8		
		25/1	5-17		
		25/2	0-11		
		35	21/1	0-7	
			38	9/2	0-9
				39	3/1
			5/2		6-2
			8/1/2		4-16
			11/2		4-0
			12		8-0
	13		8-0		
	18		8-0		
	19		8-0		
	20/1	4-8			
	20/2	3-12			
	49	22/1	5-16		
		22/2	2-4		
		23/1	0-12		
		8/2/2	2-8		
		9/2	1-7		
		2/1/2 Min	5-4		
		2/1/1	0-14		
	Total	101-8			

OR 12.675 Acres

Note:- Mortgage Land consist killa No 39//9/2 Min(0-19),12 Min(4-1),13 Min(1-13) and 8 Min (0-12) total 7Kanal 5Marla having 41 no of Plots out of which 27 No of plots are of Category B and 14 No of plots are for category D

Director,
Town & Country Planning
Haryana
(JEEWAN PATWARI)