

Directorate of Town and Country Planning, Haryana

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FORM LC-V
(See Rule-12)

Licence No. 07 of 2015

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to USG Promoters Pvt. Ltd., 812 & 812-A, Chiranjeev Tower, 43, Nehru Place, New Delhi-110019 for setting up of Affordable Group Housing Colony over an area measuring 7.006 acres in the revenue estate of Village Padhana, Sector- 16, Nilokheri-Taraori, District Karnal.
2. The particulars of land wherein the aforesaid Affordable Group Housing colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - (a) That the Affordable Group Housing Colony will be laid out to conform to the approved building plan and the 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 there-under are duly complied with.
 - (c) That the building plans of the affordable group housing colony shall be submitted within three months of the date of grant of licence and no construction /development shall be undertaken before approval of building plans.
 - (d) That you shall not give any advertisement for sale of Commercial area and flat in affordable group housing area before the approval of layout plan/building plans of the same.
 - (e) That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - (f) That you shall pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lying against Competent Authority till non provision of EDC services, during next five years.
 - (g) That the portion of sector/Master plan road/green belt which shall form part of the licensed area if any 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.
 - (h) That you shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years form grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing


which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

- (i) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
- (j) That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- (k) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- (l) 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.
- (m) That you shall comply with the Rule 24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
- (n) That in compliance of Rule 27 of Rules, 1976 and Section 5 of The 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 30% of the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.
- (o) That you shall use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- (p) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by competent authority.
- (q) That the cost of 24/18 m wide road/major internal road 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 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- (r) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence 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 building plan of the project.
- (s) 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.

(t) That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

4. The licence is valid up to 30/8/2020.

Dated: Chandigarh
The 31/8/2015
DA/zoning plan


(Arun Kumar Gupta)
Director General,
Town & Country Planning,
Haryana, Chandigarh
Dated:- 11/9/15

Endst No. LC-3052-JE(BR)-2015/ 16604

A copy is forwarded to the following for information and necessary action:-

1. ✓ USG Promoters Pvt. Ltd., 812 & 812-A, Chiranjeev Tower, 43, Nehru Place, New Delhi-110019, for setting up of an Affordable Group Housing Colony on the land measuring 7.006 acres in the revenue estate of Village Padhana, Sector- 16, Nilokheri-Taraori District Karnal, along with copy of Agreement LC-IV, Bilateral Agreement and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Panchkula along with a copy of Agreement, Bilateral Agreement and zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3(i) above before starting the Development Works.
13. Chief Accounts Officer along with a copy of agreement.
14. Land Acquisition Officer, Panchkula.
15. District Town Planner, Karnal along with a copy of Agreement, Bilateral Agreement and zoning plan.

(Vijay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with License No. 07 of 2014

1. Detail of land owned by USG Promoters Pvt. Ltd., District Karnal.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Padhana	123	25/1/2	3-7
	126	5	8-0
		6	8-0
		14	6-12
		15	8-0
		127	9
		11	8-0
		12	6-4

Total 56-1 Or 7.006 Acres


Director General
Town and Country Planning
Haryana, Chandigarh

