

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

Licence No. 16 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Mukul Yadav S/o Sh. Tek Ram, Sh. Laksh Yadav S/o Sh. Mukul Yadav, Sh. Ram Niwas S/o Roshan Lal, Sh. Tek Ram S/o Sh. Kundan Lal, Sh. Lalit Kumar S/o Sh. Dayanand, Sh. Deepak S/o Dayanand, Sh. Dayanand S/o Sh. Roshan Lal C/o Tulip Infratech Pvt. Ltd., 1204, Indraparkash Building, 21 Barakhamba Road, New Delhi-110001 for setting up of a Group Housing Colony under TOD zone with 250 FAR over an area measuring 7.4583 acres in the revenue estate of village Badshahpur, Sector-69, Gurugram-Manesar Urban Complex, District Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing 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 licensee shall deposit the Infrastructure Development Charges in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) 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.
 - c) That the licensee shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. 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



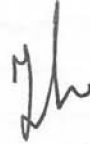
any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

- d) That the licensee shall permit the Director or any other officer 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 license granted.
- e) That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- f) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.
- g) That no other application has been submitted 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 Restrictions of Unregulated Development Act, 1963.
- 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 construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- i) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained 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.
- k) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- m) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.
- n) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- o) 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.
- p) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- q) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- r) That no sale of applied land has taken place after submission of license application.
- s) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- t) That licensee shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- u) That 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.
- v) That 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

- w) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- x) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- y) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

3. The licence is valid up to 08/02/2024.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Dated: The 09/02/2019.
Chandigarh

Endst. No. LC-3940-JE (VA)-2019/ 4028-4043

Dated: 12-02-2019

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

1. Sh. Mukul Yadav S/o Sh. Tek Ram, Sh. Laksh Yadav S/o Sh. Mukul Yadav, Sh. Ram Niwas S/o Roshan Lal, Sh. Tek Ram S/o Sh. Kundan Lal, Sh. Lalit Kumar S/o Sh. Dayanand, Sh. Deepak S/o Dayanand, Sh. Dayanand S/o Sh. Roshan Lal C/o Tulip Infratech Pvt. Ltd., 1204, Indraparkash Building, 21 Barakhamba Road, New Delhi-110001 alongwith a copy of agreement, LC-IV Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



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

ch

To be read with License...16.....dated 09/09/2019

1. Detail of land owned by Sh. Mukul Yadav S/o Sh. Tek Ram.

Village	Rect No	Killa No	Area (K-M-S)
Badshahpur	75	9/3	1-0-0
		10	8-0-0
	76	6	8-0-0
		7	8-0-0
		11/2 Min	1-17-3
		Total	26-19-3

2. Detail of land owned by Sh. Laksh Yadav S/o Sh. Mukul Yadav

76	5/1/2	1-12
----	-------	------

3. Detail of land owned by Sh. Ram Niwas S/o Sh. Roshan Lal 807/967 Share, Sh. Tek Ram S/o Sh. Kundan Lal 160/967 Share.

76	8	8-0
	9	8-0
	12 Min	4-14
	Total	20-14

4. Detail of land owned by Sh. Lalit Kumar S/o Sh. Dayanand 115/201 Share, Sh. Tek Ram S/o Sh. Kundan Lal 86/201 Share.

76	13 Min	4-5
----	--------	-----

5. Detail of land owned by Sh. Lalit Kumar S/o Sh. Dayanand 103/140 Share, Sh. Deepak S/o Sh. Dayanand 11/140 Share, Sh. Dayanand S/o Sh. Roshan Lal 26/140 Share.

75	1/1 Min	3-12
76	5/2 Min	1-9
	Total	5-1

6. Detail of land owned by Sh. Dayanand S/o Sh. Roshan Lal

75	1/2/1 Min	1-2
----	-----------	-----

G.Total **59K-13M-3S**
Or 7.4583 Acres


Director,
Town & Country Planning
Haryana

