

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcharyana.gov.in - e-mail: tchpry@gmail.com

FORM LC-V
(See Rule 12)

LICENCE NO. 26 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Sh. Dharamvir Singh S/o Sh. Bhoop Singh, Sh. Kishor Kumar S/o Sh. Dharamvir Singh, C/o V.K. Motors Pvt. Ltd., Delhi-Alwar Road, Bye Pass, Sohna, Distt. Gurgaon-122103 for development of Affordable Group Housing Colony over an area measuring 5.4125 acres in the revenue estate of village Sohna, District Gurgaon, Sector-11 of Sohna.

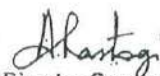
1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up; are given as under:-

Details of land owned by Sh. Dharamvir Singh S/o Sh. Bhoop Singh

Village	Rect. No	Killa No	Total Area		Area Taken		
			K	M	K	M	
Sohna	289	20/2	1	7	1	7	
		21	8	0	8	0	
	290	16/2	1	6	1	6	
		17	8	0	2	4	
		23	3	0	3	0	
		24	7	6	7	6	
		25	8	0	8	0	
	293	5	6	18	6	18	
	294	1	3	2	3	2	
					41	3	
	Sh. Dharmvir Singh s/o Sh. Bhoop Singh 96/136 share						
	Sh. Kishor Kumar S/o Sh. Dharamvir Singh 40/136 share						
	Sohna	290	18/2	6	16	2	3
	Grand Total					43	6
					or 5.4125 acres		

2. The License is granted subject to the following conditions:

- That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 issued for Affordable Group Housing.
- That the Affordable Group Housing Colony shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
- 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.
- 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(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


Director General
Town & Country Planning,
Haryana, Chandigarh

- e) 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.
- f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- g) That licensee shall 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.
- h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
- i) 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.
- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before actual execution of development works at site.
- k) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) That 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.
- o) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- p) 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.
- q) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- r) That the pace of construction should be atleast in accordance with your (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- s) That licensee shall not create third party rights before approval of building plans.
- t) That licensee shall obey all the directions/restriction given by this Department time to time in public interest.
- u) That the provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.

v) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is demanded from the plot owners on account of IDC/EDC, if being charged separately per rates fixed by Govt.

3. The license is valid up to 10-06-2018

Place: Chandigarh

Dated: 11-06-2014

Endst.No.LC-3000-JE (S)-2014/ 12822

Anurag Rastogi
Director General, Town & Country Planning
Haryana, Chandigarh

Dated: 12/6/14

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

Regd. ✓

1. Sh. Dharamvir Singh S/o Sh. Bhoop Singh, Sh. Kishor Kumar S/o Sh. Dharamvir Singh
C/o V.K. Motors Pvt. Ltd., Delhi-Alwar Road, Bye Pass, Sohna, Distt. Gurgaon-1221
Email ID - vkmotors sohna@yahoo.in alongwith copies of agreement/bilateral
agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
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. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.

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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcparyana.gov.in - e-mail: tephry@gmail.com

(LC-III, See Rule 10)

To

Sh. Dharamvir Singh S/o Sh. Bhoop Singh,
Sh. Kishor Kumar S/o Sh. Dharamvir Singh,
C/o V.K. Motors Pvt. Ltd.,
Delhi-Alwar Road, Bye Pass, Sohna,
Distt. Gurgaon-122103
Email ID - vkmotors_sohna@yahoo.in

Memo No. LC-3000-JE (S) 2013/

Dated: 31/12/13

Subject: - Letter of Intent to develop an Affordable Group Housing Colony on the land measuring 5.4125 acres in the revenue estate of village Sohna, District Gurgaon, Sector-11 of Sohna.

Please refer to your application dated 20.08.2013 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1973 framed thereunder for the development of a Affordable Group Housing Colony on the land measuring **5.4125 acres** in the revenue estate of village Sohna, District Gurgaon, Sector-11 of Sohna has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013 and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice failing which the grant of license shall be refused.

3. To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

External Development Charges (EDC)


- | | |
|--|--------------------|
| 1. EDC affordable GH Component (equal to plotted): | |
| 2. 5.196 acres x 78.662 lac | = Rs. 408.7277 lac |
| 3. EDC for Comm. Component: | |
| 4. 0.2165 acres x 314.65 lac | = Rs. 68.1217 lac |
| 5. Total cost of EDC | = Rs. 476.8494 lac |
| 6. BG required equalant to 25% of total EDC | = Rs. 119.2124 lac |

4. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DG, TCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

Director General
Town & Country Planning

- i. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - m. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
 - n. That the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
 - o. That the colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
 - p. That you 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.
 - q. 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 shop/showroom owners for meeting the cost of internal development works in the colony.
 - r. That the pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
 - s. That you shall not create third party rights before approval of building plans.
 - t. That you shall not give any advertisement for sale of shops/flat/floor area in Group Housing Colony before approval of layout plan/building plans.
 - u. That you 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.
 - v. That you shall obey all the directions/restrictions imposed by the Department time to time in public interest.
8. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
 9. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
 10. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh ✓

TO BE READ WITH LOI MEMO NO 62226 DATED 31/12/13

(1) Details of land owned by Sh. Dharamvir Singh S/o Sh. Bhoop Singh,

Village	Rect. No	Killa No	K	Total Area		Area Taken	
				M		M	
Sohna	289	20/2	1	7	1	7	
		21	8	0	8	0	
	290	16/2	1	6	1	6	
		17	8	0	2	4	
		23	3	0	3	0	
		24	7	6	7	6	
		25	8	0	8	0	
	293	5	6	18	6	18	
	294	1	3	2	3	2	
						41	3

(2) Sh. Dharamvir Singh S/o Bhoop Singh 96/136 share
 Sh. Kishor Kumar S/o Sh. Dharamvir Singh 40/136 share

Sohna	290	18/2	6	16	2	3
Grand Total					43	6

Or 5.4125 acres

^{AE}
 (Anurag Rastogi)
 Director General, Town & Country Planning
 Haryana, Chandigarh
 Anurag Rastogi

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श्रीमान जी,
 उपरोक्त की जमीन में निम्न काल सुनारिये
 बसल है। इन्तकाल
 करतुन पारि।

श्रीमान सुनारिये
 जिला मुक्तार
 3.5.17

666
755

श्रीमान सुनारिये
 मुक्तार 119
 212 मुक्तार
 बाकी मुक्तार

मुक्तार

Parcel
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 5-6

श्रीमान सुनारिये
 मुक्तार 119
 212 मुक्तार
 बाकी मुक्तार

मुक्तार
 मुक्तार 119
 212 मुक्तार
 बाकी मुक्तार

Parcel
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श्रीमान सुनारिये
 मुक्तार
 मुक्तार 119
 212 मुक्तार
 बाकी मुक्तार

राजस्व इन्तकाल

Handwritten signature

राजस्व इन्तकाल गांव *शिवली*

नं० इन्तकाल *१००*

तहसील *शिवली*

जिला *शिवली*

वर्क नम्बर

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इन्तकाल जमाबन्दी गुजस्ता या आखरी बाकी इन्तकाल जिसकी तरफ मन्तव्य है

इन्तकाल जदीद जो अब कायम किया जाएगा

नम्बर शुमार	नं० खाता जमाबन्दी साबक	नाम तरफ या चाह	नाम मालक मय अहवाल	नाम कारशकार मय अहवाल	नम्बर व नाम खेत व रकबा व किरम जमीन	मामला या लगान	नम्बर खाता जमाबन्दी जदीद	नाम मालक मय अहवाल	नाम कारशकार मय अहवाल	नम्बर व नाम खेत व रकबा व किरम जमीन	मामला या लगान	किरम या तारीख इन्तकाल मय जर रहन	फीस दाखल-खारज	रिपोर्ट पटवारी या तसदीक पिरदावर कानूननी
	564		<i>Handwritten names</i>	<i>Handwritten names</i>	<i>Handwritten numbers</i>			<i>Handwritten names</i>	<i>Handwritten names</i>	<i>Handwritten numbers</i>		<i>Handwritten numbers</i>		<i>Handwritten signature</i>

18/11/13

Handwritten signature
Saham
14/6/13

Handwritten signature
19/6/13

ACR

Handwritten notes and signatures in purple ink

सहस्रीक

+

काला

22/11/91

राज 1988-89

क्र.सं.	नाम और पता	पिता का नाम	पिता का पता	पिता का जन्म तिथि	पिता का पेशा	पिता का शिक्षा स्तर	पिता का व्यवसाय	पिता का सम्पत्ति का मूल्य	पिता का परिवार का आकार	पिता का स्वास्थ्य	पिता का अन्य विवरण
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Handwritten notes and signatures at the bottom of the page, including a large signature and some illegible text.

गणना

दिनांक

संख्या

व

1986-87

394 545

939

394 - 545 = 151
151 - 11.15 = 140
140 - 11.15 = 129
129 - 11.15 = 118
118 - 11.15 = 107
107 - 11.15 = 96

शुद्धि पत्र

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10000

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1991 6-20
17 124-2
106-6 17-6

124

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290 1-2

290 14-15-16

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290 14-15-16

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दीयाच नो.
हसदीक की जाती है कि नकल मुलाकिक
असल है। उजवात हुसद जाकत सरकार
बसुल पाई।
5878.1)

जमावारी बांध

शहर/

तहसील

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जिला

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साज

1988-89

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किसी भी प्रकार का नाम	कुर्तबे नम्बर	उपरोक्त नामों का नाम और जमा नम्बर	नाम तरफ या पत्नी और जमा सहित नम्बरदार का नाम	विवरण सहित मालिक का नाम	विवरण सहित कागजदार का नाम	किसी या किसी भी नाम	नम्बर, खसरा या मसूदा और कौले का नम्बर	किसी और किसी जमाव	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम
159	158	पत्नी कुर्तबे नम्बर 158	पत्नी कुर्तबे नम्बर 158	श्रीमान श्री 158 कागजदार का नाम	श्रीमान का नाम	श्रीमान का नाम	नम्बर, खसरा या मसूदा और कौले का नम्बर	किसी और किसी जमाव	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम
159	159	पत्नी कुर्तबे नम्बर 159	पत्नी कुर्तबे नम्बर 159	श्रीमान श्री 159 कागजदार का नाम	श्रीमान का नाम	श्रीमान का नाम	नम्बर, खसरा या मसूदा और कौले का नम्बर	किसी और किसी जमाव	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम	किसी और किसी जमाव का नाम	किसी या किसी जमाव का नाम

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