

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

License No. 03. of 2015


This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Jai Parkash S/o Karan Singh, Shiv Shakti Estate Pvt. Ltd. in collaboration with Suncity Projects Pvt. Ltd., N-49, 1st Floor, Connaught Place, New Delhi-110001 for setting up of AFFORDABLE GROUP HOUSING COLONY on the land measuring 5.00 acres in the revenue estate of village Dhankot, Sector 102, Gurgaon.

1. The particulars of the 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 & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a. That the affordable group housing colony will be laid out in confirmation to the approved layout 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 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.
 - d. That you shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
 - 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 you shall take permanent access from service road proposed along the development plan road.
 - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP 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 the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - k. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - m. That no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - n. That you shall provide the approach to the unlicensed pocket falling in the license area, while submitting the layout plan/site plan of the said Affordable Group Housing Colony.
 - o. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - p. 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.
 - q. That the developer will use only CFL fittings for internal as well as for campus lighting.
 - r. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in 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.
 - s. That developer company i.e. Suncity Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/ provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
 - t. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
 - u. That you 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.
 - v. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
 - w. That licensee shall furnish bank guarantee against total realization from the project @ 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
 - x. That licensee shall abide by the terms and conditions of the policy dated 19.08.2013.
 - y. That you shall submit the building plans within three months from the issuance of this license.
2. The license is valid up to 18/6/2020.

Place : Chandigarh

Dated: 19/6/2015.


 (Arun Kumar Gupta)
 Director General
 Town & Country Planning
 Haryana, Chandigarh

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

1. Sh. Jai Parkash S/o Karan Singh, Shiv Shakti Estate Pvt. Ltd. C/o Suncity Projects Pvt. Ltd., N-49, 1st Floor, Connaught Place, New Delhi-110001 alongwith a copy of agreement, LC-IV B & Bilateral Agreement. *& Zoning Plan.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.



(Ravi Sihag)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No. ⁰³..... of 2015/196
2015

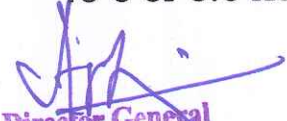
1. Detail of the land owned by Jai Parkash S/o Karan Singh, Distt. Gurgaon.

Village	Rect No.	Killa No.	T.Area K-M	Area Taken K-M
Dhankot	57	22	8-0	8-0
	79	2	8-0	8-0
		3	4-11	4-11
		8	2-8	2-8
		9	8-0	8-0
		12	7-10	5-16 ½
			Total	36-15 ½

2. Detail of the land owned by Shiv Shakti Estate Pvt. Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	T.Area K-M	Area Taken K-M
Dhankot	79	11	8-0	3-4 ½

G.Total 40-0 or 5.0 Acs


Director General
Town and Country Planning,
Haryana, Chandigarh
CHANDIGARH