

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

Licence No. 39. of 2017

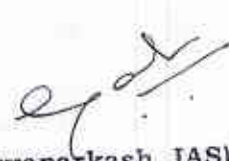
This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Green Space Infraheights Pvt. Ltd. 306, 3rd Floor, Indraprakash Building, 21-Barakhamba Road, New Delhi-110001 for setting up of AFFORDABLE GROUP HOUSING COLONY on the additional land measuring 3.231 acres (schedule of land enclosed) in the revenue estate of village Billah, Sector-14, Panchkula Extension-II (Kot Billah Urban Complex).

1. The Licence is granted subject to the following conditions:

- a) That Affordable Group Housing Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
- b) That 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 you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- d) That you have understood that the development/construction cost of 24 m 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 24 m wide major internal roads as and when finalized and demanded by the Department.
- e) That you shall arrange electric connection from HVPN/UHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- f) That you 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 HUDA or any other Govt. Agency.
- g) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- h) 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.
- i) That you shall construct the community sites in the project, which includes one community hall of area not less than 2000 sqft and one Anganwadi-cum-Creche of area not less than measuring 2000 sqft within four years from grant of Licence.

- j) That you shall construct 24 mtr wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
- k) That you shall pay the labour cess charges as per policy dated 25.02.2010.
- l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- n) That you shall use only LED fittings for internal as well as for campus lighting.
- o) 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 approval of building plans to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility.
- p) That you 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 from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- q) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- r) That you shall not create Third Party Right/ pre launch against the Licenced land, before approval of building plans.
- s) That you have understood that provision of External Development Facilities may take time by HUDA, the Licencee shall not claim any damages against the Department for loss occurred, if any.
- t) 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 EDC, if being charged separately as per rates fixed by Govt.
- u) That developer company, i.e., Green Space Infraheights Pvt. Ltd. shall be responsible for compliance of all terms and conditions of Licence/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, Town & Country Planning, Haryana whichever is earlier.
- v) 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 Licence granted.
- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That you shall abide by the terms & conditions of the Affordable Housing Policy 2013, as notified on 19.08.2013.
- y) That you shall submit the building plans within three months from the issuance of this Licence.
2. The Licence is valid up to 30/06/2022.

Dated: The 01/07/2017.
Chandigarh


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

Endst. No. LC-3081-B-JE(VA)-2017/ 15231-247 Dated: 04-07-2017

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

1. Green Space Infraheights Pvt. Ltd. 306, 3rd Floor, Indraprakash Building, 21-Barakhamba Road, New Delhi-110001 alongwith a copy of agreement, LC-IV A & Bilateral Agreement.
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. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Panchkula along with a copy of agreement.
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.
17. Nodal Officer, Website updation with a request to host the same on the website of the Department.


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

To be read with License No. 39. of 2017/01 07
2017

Detail of land owned by Green Space Infra Heights Pvt. Ltd. District Panchkula

Village	Rect.No	Killa No.	Total Area	Area Taken (K-M)
Billah	83	2	3-14	3-14
		9	8-0	8-0
		10 North	8-0	5-0
		19/2/1	4-12	4-12
	84	6/2 North	4-0	2-11
		17/1	2-0	2-0
		Total		25-17

OR 3.231 Acres


Director,
Town & Country Planning
Haryana

Jez
(JEEWAN IATWART)