

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


License No. 7 of 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Deluris Buildtech India Pvt. Ltd., D-64, Defence Colony, New Delhi for setting up of AFFORDABLE GROUP HOUSING COLONY on the land measuring 5.00625 acres in the revenue estate of village Bajghera, Sector 112, 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 Licence is granted subject to the following conditions:-
 - a. That the affordable group housing colony will be laid out in confirmation to the approved layout/building 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 company 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.
 - d. 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.
 - e. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - f. That the licensee has not submitted any other application 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.
 - g. 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.
 - h. That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 - i. That the licensee 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 Haryana Urban Development Authority/HSIIDC.
 - j. That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
 - k. That company shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - l. That the licensee shall make the provision of solar water heating system as per recommendations of Haryana Renewable Energy Development Agency and shall make it operational, where applicable, before applying for Occupation Certificate.

- m. That the developer will use only LED fittings for internal as well as for campus lighting.
- n. That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned Power Authority, with a copy to the Director within a period of two months 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.
- o. That the licensee 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 received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- p. That the licensee shall furnish bank guarantee against total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- q. That the licensee shall abide by the terms and conditions of the policy dated 19.08.2013.
- r. That the building plans of the project will be submitted for approval within three months from grant of licence.
- s. That the licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That licensee company shall not raise any construction on the land falling within ROW of 400 KV HT line passing through the site.
- u. That licensee company shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The licence is valid up to 27/6/2021.

Place : Chandigarh
Dated: 28/6/2016



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

Ends. No. LC-3228-PA (B)-2016/ 12921-12935

Dated: 29/6/2016

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

1. Deluris Buildtech India Pvt. Ltd., D-64, Defence Colony, New Delhi alongwith a copy of agreement, LC-IV B & 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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer, O/o DGTCP, Haryana.


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

To be read with Licence No.07..... of 2016

Detail of land owned by **Deluris Buildtech India Pvt. Ltd.**, District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)
Bajghera	39	22/2	3-6
	45	2	8-0
	39	23/2	3-6
		24/2	2-14
		28	0-11
	45	3	8-0
		7/2	1-0
		8/1	2-13
		4/1	4-0
		4/2	4-0
		7/1	1-13
		8/2	0-18
		Total	40-1 or 5.00625 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
