

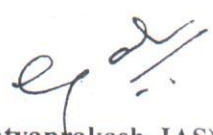
**FORM LC -V**  
(See Rule 12)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

License No. 15 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Renuka Traders Pvt. Ltd., B-33, 1<sup>st</sup> Floor, Shivalik, Near Malviya Nagar, New Delhi-17 for setting up of affordable group housing colony over an area measuring 5.00 acres in the revenue estate of village Gadauli Khurd, Sector 37C, Gurugram Manesar Urban Complex.

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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
  - 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 company shall maintain and upkeep 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.
  - d. That the company shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. under Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e. That EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
  - f. That bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
  - g. That the company shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - h. That the company have 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.
  - i. That the company understand that the development/construction cost of 24 m/18 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/18 m wide major internal roads as and when finalized and demanded by the Department.
  - j. That the company 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.

- k. That the company 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.
  - l. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
  - m. That the rain water harvesting system shall be provided 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 guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
  - o. That only LED fittings for internal lighting as well as campus lighting will be used.
  - p. That the company 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 the company 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.
  - r. That the company 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.
  - s. That the company shall abide by the terms and conditions of the policy dated 19.08.2013.
  - t. That the building plans of the project will be submitted for approval within three months from grant of license.
  - u. That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
3. The licence is valid up to 12/02/2023.

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


Place : Chandigarh  
Dated: 13/02/2018

Endst. No. LC-3014-PA (B)-2018/ 5969 - 80

Dated: 15-02-2018

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

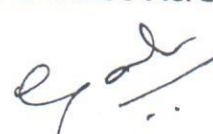
1. Renuka Traders Pvt. Ltd., B-33, 1<sup>st</sup> Floor, Shivalik, Near Malviya Nagar, New Delhi-110015 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram along with a copy of agreement.
12. Chief Accounts Officer, O/o DGTCP, Haryana, Chandigarh.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 15. dated 13/02. of 2018

**Detail of land owned by Renuka Traders Pvt. Ltd;**

Village	Rect No	Killa No	Area (K-M-S)
Gadauli Khurd	7	21	7-12-0
		22	8-0-0
		23/1	6-8-0
	14	1/1/2	1-11-0
		2/1	4-0-0
		20/2	1-12-0
	8	16/2	4-0-0
		17/1/2	1-14-0
		24/1	2-17-0
		2/2/2	0-6-3
	13	3/1	1-13-3
		4/1/1	0-6-3
		<b>Total</b>	<b>40-0-0 OR 5.00 Acres</b>

  
 Director General  
 Town & Country Planning,  
 Haryana, Chandigarh  
 Is. Patani