

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO. 05 OF 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Pivotal Infrastructure Pvt. Ltd. for development of Affordable Group Housing Colony on the land measuring 5.06875 acres in the revenue estate of village Ullahawas, Sector 62, District Gurgaon of Gurgaon-Manesar Urban Complex.

2. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The License is granted subject to the following conditions:-

a) That licensee shall abide by the terms and conditions of policy issued vide memo no PF-27/48921 dated 19.08.2013 for Affordable Group Housing Colony.

b) That the portion of Sector/Development plan road which shall form part of the licensed area shall be transferred free of cost to the Government/HUDA.

c) That licensee shall lay out the Affordable Group Housing Colony in confirmation to the approved Building plans and development works are executed according to the designs and specifications shown in the approved plans.

d) That licensee shall submit additional Bank Guarantee, if any, required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Building Plans, 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.

e) That licensee shall comply with the conditions of the agreement already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder.

f) That licensee 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 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.

g) That licensee shall construct at their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to



D.C.T.C.P. (Hf)

transfer such land to any person or any Institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- h) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- i) 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.
- j) That licensee understands that development/construction cost of 24/18 m wide internal circulation roads is not included in the EDC rates and licensee 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.
- k) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
- l) That licensee shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- n) That licensee shall provide rain water harvesting system at site as per guidelines/ notifications/norms of Central Ground Water Authority /Haryana Govt., as applicable.
- o) 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.
- p) That licensee shall use only LED lamps fittings for internal as well as for campus lighting.
- q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.
- r) That licensee shall arrange power connection from HVPN/DHBNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL and complete the same before obtaining completion certificate for the colony.
- s) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
- t) That licensee 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.

- u) That licensee shall keep pace of construction atleast in accordance with the sale agreements with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
 - v) That you shall furnish the Bank Guarantee against the 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.
 - w) That licensee 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 purposes 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.
 - x) That licensee 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.
 - y) That licensee shall submit the building plans for approval within three month from the date of grant of this licence.
 - z) That licensee shall not create third party rights/pre-launch before approval of building plans.
 - aa) That licensee shall obey all the directions issued by this Department from time to time in public interest.
 - ab) That you shall not transfer the licence/create beneficial interest without approval of Director General, Town & Country Planning Department, Haryana.
 - ac) That you shall abide the final decision of the Hon'ble Punjab & Haryana High Court in RSA No. 375 of 2014.
4. The license is valid up to 29/5/2021.

Place: Chandigarh
Dated: 30/5/2016


(Arun Kumar Gupta, I.A.S)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-3174(B)-PA(SN)-2016/10958-10972 Dated: 31/5/2016

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

- Regd.
1. Pivotal Infrastructure Pvt. Ltd. Regd. Office 209, 3rd floor, JMD Square, Sec-15, Gurgaon-122018 alongwith copies of agreement/bilateral agreement and schedule of land.
 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. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.

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

To be read with Licence No. 05.....of 2016.

Detail of land owned by **Pivotal Infrastructure Pvt. Ltd.**, District Gurgaon.

Village	Rect. No.	Killa No.	Area (K-M)	
Ullahawas	18	14/1	3-14	
		17/1/2	3-6	
		18/1	2-8	
		17/2	1-2	
		18/2	0-11	
		23/2	1-1	
		24/2	6-16	
		25/1	3-17	
		20	4	8-0
		18	14/2	3-16
	16		2-8	
	17/1/1		3-12	
	Total			40-11 or 5.06875 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chk. 4/1/15