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

Regd.

To

RLF Ltd. and United Leasing Ltd.
C/o Plot no 66, Sector 34, EHTP,
Distt. Gurgaon - 122001.
Email ID - investorrelations@rfltd.com

Memo. No. G-1921-PA (SN)-2016/ Dated:

Subject: - Request for grant of change of land use permission for setting up of Asian Tennis Centre for Excellence in the revenue estate of village Jhund Sarai Veeran Distt. Gurgaon, Sector-97 of Gurgaon-Manesar Urban Complex - RLF Ltd etc.

Ref: - Your application dated 03.10.2012 and submission dated 03.11.2014 & 22.04.2016 on the above cited subject.

Grant of change of land use permission for setting up a Asian Tennis Centre for Excellence over an area measuring 26029.137 Sqm (after excluding as area measuring 437.11 Sqm reserved for road widening and 1241.96 Sqm falling 30 m wide g/belt) falling in Khasra no. 8/11 min, 9/11/1, 11/2, 12, 13, 14, 15, 11/15 in the revenue estate of village Jhund Sarai Veeran, Sector-97 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon is hereby granted after receipt of Rs. 32,79,671/- on account of conversion charges and Rs. 60,86,818/- on account of 10% of total External Development Charges.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied with by you.

2. That you shall pay the balance 40% External Development Charges at the time of acquisition of land in question by HUDA and balance 50% in four annual installments with 15% interest up to date.

3. That you shall deposit the Internal Development Woks Charges as and when demanded by the Department.

4. That you shall pay the additional amount of Conversion Charges and External Development Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director General, Town & Country Planning, Haryana, Chandigarh.

5. That you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Gurgaon.

6. That you shall get the Building plans for the site approved from the Department before commencing the construction at site and start construction within six months from the date of issuance of CLU permission.
7. That the development/construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.

8. That you shall pay the labour cess at the time of approval of building plan.

9. That you shall obtain occupation certificate from the Department after completing the building within two years of issuance of this permission.

10. That you will have no objection to acquire the land falling under road widening and green belt/give-and-take for better planning of the sector.

11. That you will not raised any construction in the area reserved for road widening and g/belt alongwith Gurgaon-Pataudi scheduled road.

12. That you shall:-
   - Provide free training to at least 40-50 potential players of Haryana State.
   - You shall organize International tournaments for Juniors and the Seniors players of the State.
   - The selection of players will be done in consultation with Haryana Tennis Association.
   - No portion of this facility will be used for commercial purposes and canteen etc shall be only for the bonafide use of sports person/spectators during the matches.
   - The sports facilities and other ancillary facilities simultaneously in proportionate manner meaning thereby that it will not be allowed to first construct the residences for players for canteen etc.
   - The studio apartments and family apartments including service apartments will not be constructed at site and will not sold/create any third party right on the area.

13. That the ground water shall not be used 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 Authority 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.

14. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.

15. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

16. Zoning plan of this site Drawing No. DGTCP 5569 dated 8/6/30/1 attached herewith.

DA/As above.

(Arun Kumar Gupta, I.A.S.)
Director General,
Town and Country Planning Department
Haryana, Chandigarh
Endst. No. G-1921-PA (SN)-2016/1156/1

Dated: - 08/01/2016

A copy with a copy of site plan is forwarded to the following for information and necessary action.
1. Senior Town Planner, Gurgaon.
2. District Town Planner (E) Gurgaon.
3. Website Administrator to update the status on the website of the Department.

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