

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

Licence No. 188 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Nitika Propmart Pvt. Ltd, Smt. Sukhpalli W/o Sh. Satbir Singh, Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia, Sh. M.R. Lohia S/o Sh. Phool Singh Lohia and Smt. Satyawati W/o Sh. M.R. Lohia In collaboration with Lion Infradevelopers LLP, Ocus Technopolis, 2<sup>nd</sup> Floor, Tower B, TDF 01-08, Golf Course Road, Sector 54, Gurugram-122011 for setting up of Affordable Residential Plotted Colony (under DDJAY-2016), over an area measuring 12.5 acres in the revenue estate of Village Sohna, Sector-6, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted 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: -
  - (i) That you will pay the Infrastructure Development Charges amounting to Rs. 1,56,50,508/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - (ii) That you shall maintain and upkeep of 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.
  - (iii) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
  - (iv) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - (v) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - (vi) That you have not submitted any other application for grant of licence 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 Restriction of Unregulated Development Act, 1963.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

- (vii) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities or develop such area on its own in clause 4(j) of policy dated 08.02.2016 amended vide policy dated 25.08.2022.
- (viii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- (ix) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (x) That you shall make their own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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 grant of licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- (xvi) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvii) That you shall arrange power connection from UHBVNL/DHBVNL 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. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xviii) That you shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.

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- (xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xx) That you 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.
- (xxi) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- (xxii) That no further sale has taken place after submitting application for grant of licence.
- (xxiii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiv) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxvi) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- (xxvii) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xxviii) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- (xxix) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxxi) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule
- (xxxii) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be

deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.

- (xxxiii) That you shall maintain the underground STP and the green area above the same through proper horticulture.
- (xxxiv) That you shall maintain ROW of 66 KV HT Line, 220 KV KT line and 11 KV HT line passing through the applied site till the shifting of the same.
- (xxxv) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.

3. The licence is valid up to 14/09/2028.

Dated: 15/09/2023.  
Place:

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


Endst. No. LC-5105/JE (SB)/2023/ 30797

Dated: 15-09-2023

A copy along with a copy of schedule of land is forwarded to the following

for information and necessary action: -

1. Nitika Propmart Pvt. Ltd, Smt. Sukhpalli W/o Sh. Satbir Singh, Sh. Jatin Lohia S/o Sh. Ravinder Singh Lohia, Sh. M.R. Lohia S/o Sh. Phool Singh Lohia and Smt. Satyawati W/o Sh. M.R. Lohia In collaboration with Lion Infradevelopers LLP, Ocus Technopolis, 2nd Floor, Tower B, TDF 01-08, Golf Course Road, Sector 54, Gurugram-122011 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

  
(R.S. Batth)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License no. 188 Dated 15/09 of 2023

Detail of land owned by Nitika Propmart Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	132	25/2/2	0-6
	143	5/2/2	6-7
		6	8-0
	142	9/2	4-0
		11	8-0
	143	14/2	0-7
		15/1	6-14
	133	20/1/1	0-1
		21/2/2	5-11
	142	1	8-0
		10	8-0
		12	8-0
		13	8-0
		Total	71-6

Detail of land owned by Sukhpalli w/o Satvir Singh

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	143	4/2/2	0-7
		7/1/1	3-16
		Total	4-3

Detail of land owned by Jatin Lohia S/o Ravinder Singh Lohia

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	142	9/1	4-0

Detail of land owned by M.R Lohia S/o Phool Singh Lohia ½ share, Smt. Satyawati w/o M.R. Lohia ½ share

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	133	19/1/1	4-11
		22	8-0
	142	2	8-0
		Total	20-11
		Grand Total	100-0
			12.5 acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Jasvir Singh