# Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

Regd.

To

Navi Estates LLP,
15, Jain Mandir Compound,
Connaught Place,
New Delhi -110001.

Memo No. LC-3519/JE(SK)/2024/ 11014 dated: 28/03/24

**Subject:-** **Renewal of Licence No. 79 of 2018 dated 17.11.2018 granted for development of commercial colony over an area measuring 2.625 acres falling in Sector 34, Sohna, District Gurugram.**

Reference:- Please refer to your application dated 10.11.2023 and 01.02.2024 on the subject cited above.

Your request for renewal of licence no. 79 of 2018 dated 17.11.2018 granted for development of commercial colony over an area measuring 2.625 acres falling in Sector 34, Sohna, District Gurugram is considered and licenses is hereby renewed upto **17.11.2026** on the terms & conditions laid down therein and further on the following conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall transfer area falling under 12/18/24 mtr wide road, green belt etc. forming part of license land in favour of Govt. within 30 days from issuance of this letter (if any).
3. You shall extend the validity of Bank Guarantee of IDW, before its expiry.
4. You shall get the licence renewed till final completion of the colony is granted as no completion certificate under Rule 16 is till date applied.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

**(Amit Khatri, IAS)**
**Director,**
**Town & Country Planning**
**Haryana Chandigarh**

Endst no:LC-3519/JE(SK)/2024/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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

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

**License No. 79 of 2018**

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Smt. Monika Raizada W/o Naveen Raizada, In collaboration with Navi Estates LLP, 15, Jain Mandir Compound, Connaught Place, New Delhi-01 for setting up of a **COMMERCIAL COLONY** over an area measuring 2.625 acres in the revenue estate of Dhunela, Sector-34, Sohna, District Gurugram.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The License is granted subject to the following conditions:

   i. That you will pay the Infrastructure Development Charges amounting to Rs. 1,39,43,180/-@ Rs.750/- per sq. mtr for the commercial area (175 FAR), 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 area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed 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.

   iii. 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.

   iv. That you 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. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

   vi. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license 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 transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.

   D.T.C.P. (Hr.)

   vii. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

   viii. That you 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.

ix. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm 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.

x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

xi. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority or any other agency and provisions of EDC facilities may take long time and applicant company shall not claim any damages against the Department for loss occurred if any.

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 make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

xiv. That you shall use only LED lamps for internal lighting as well as campus lighting.

xv. 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 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.

xvi. 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvii. That you shall permit the Director or any other office 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 license granted.

xviii. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.

xix. That you shall 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.

xx. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

xxiii. That you shall submit the necessary permission from the competent authority for taking direct access from Sohna Gurugram scheduled road before approval of building plans.

xxiv. That you shall obtain clearance from the competent authority, if required under PLPA, 1900 and any other clearance required any other law.

xxv. That the developer company shall be responsible for the all the compliance of the terms and conditions of the licence till the final completion of the colony.

xxvi. That no further sale of the licence applied land has taken place after submitting application for grant of licence.

xxvii. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.

xxviii. That you shall not give any marketing and selling rights to any other company other than collaborator company without the prior approval of the competent authority.

xxix. The license is valid up to 16/11/2023.

(K. Makrand Pandurang, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh
Email: tcpharyana7@gmail.com

Dated: The 17/11/2018.
Chandigarh

Endst. No. LC-3519-Asstt. (AK)-2018/ 32722 Dated: 29-11-2018

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

1. Smt. Monika Raizada W/o Naveen Raizada, In collaboration with Navi Estates LLP, 15, Jain Mandir Compound, Connaught Place, New Delhi-01 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
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, Gurugram.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement and zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

To be read with License No. 79 dated 17/11 of 2018

**Detail of land owned by Monika Raizada W/o Naveen Raizada**

| Village | Rect No | Killa No | Area (K-M) |
|---|---|---|---|
| Dhunela | 5 | 11/1/1 | 3-12 |
| | | 11/2/1 | 3-8 |
| | | 12/1/1 | 2-10 |
| | 6 | 13/1 | 0-10 |
| | | 14/1 | 4-0 |
| | | 15/1/1 | 2-15 |
| | | 15/2/1 | 4-5 |
| | | **Total** | **21-0** |
| | | | **Or 2.625 Acres** |

Director,
Town & Country Planning
Haryana