Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 182 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Trinayan Infracon Pvt. Ltd., Siddhanta Infracon Pvt. Ltd., Gulmohar Realbuild Pvt. Ltd., in collaboration with Faith Buildtech Pvt. Ltd. c-4, First Floor, Malviya Nagar, New Delhi-110017 to set up an Affordable Plotted Colony (DDJAY-2016) over an area measuring 30.81736 acres (after migration for an area measuring 18.31875 acres from licence no. 38 of 2014 and area measuring 12.49861 acres migration from licence no. 39 of 2014 granted for group housing colony) in the revenue estate of village Mohammadpur Gujjar, Sector-35, 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 of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions:-

   a) That the affordable residential plotted 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.

   b) That the licencee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.

   c) 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 there under are duly complied with.

   d) That the licensee 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.

   e) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

   f) That the licensee shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities or develop such area on its own in accordance with clause 4(j) of policy dated 08.02.2016 amended vide notification dated 25.08.2022.

Director General -
Town & Country Planning
Haryana, Chandigarh

g) That the licensee shall transfer the part of licenced land falling under sector road/green belt 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.

h) That the licensee understands that the development/construction cost of 30 m/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 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

i) That the licensee 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.

j) That the licensee 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 Shehri Vikas Pardhikaran or any other execution agency.

k) That the licencee shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.

l) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land 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 the licensee shall use only LED fitting for internal lighting as well as campus lighting.

p) That the 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.

q) 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.

r) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

s) That the licensee 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 licencee 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.

t) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.

u) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.

v) That the licensee 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 licencee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

w) That the licencee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.

x) That the licencee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.

y) 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 of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

z) That the aforesaid license is being granted by considering the commercial component with FAR of 1.5. In case, you want to avail additional FAR of 1.75 for commercial component, you shall deposit the additional amount of fee and charges.

aa) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

bb) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

cc) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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.

dd) 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.

ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

ff) 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.

gg) That you shall submit mutation of gift deed no.7852 dated 28.10.2022 within 30 days of issuance of this license.

3. The licence is valid up to 10/11/2027.

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

Dated: 11/11/2022.
Place: Chandigarh

Endst. No. LC-4625-JE (DS)-2022/ 33996 Dated: 11-11-2022

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

1. Trinayan Infracon Pvt. Ltd., Siddhanta Infracon Pvt. Ltd., Gulmohar Realbuild Pvt. Ltd., in collaboration with Faith Buildtech Pvt. Ltd. c-4, First Floor, Malviya Nagar, New Delhi-110017 and LC-IV, Bilateral agreement.
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. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.

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

To be read with License No. 182 Dated 11/11 of 2022

Detail of land owned by Siddhanta Infracon Pvt.ltd. 19/21 share

Gulmohar Realbuild Pvt.ltd. 2/21 share

Village	Rect. No.	Killa No.	Total Area	Area Taken
Mohammadpur	8	7	8-0	8-0
Gujjar		8	8-0	7-1
		12	6-4	1-0
		13	8-0	8-0
		14	8-0	8-0
			Total	32-1

Detail of land owned by Siddhanta Infracon Pvt.ltd. 1/2 share

Gulmohar Realbuild Pvt.ltd. 1/2 share

Mohammadpur	7	23	7-18	6-6
Gujjar	7	17	1-6	0-3-0
		18	8-0	1-2-0
			Total	7-11

Detail of land owned by Trinayan Infracon Pvt.ltd.

Mohammadpur	22	4	8-0	8-0
Gujjar		5	8-0	8-0
		6	8-0	8-0
		7	8-0	8-0
		8	8-0	8-0
		9	8-0	7-18
		10	5-10	0-9
		11	7-4	2-1
		12	8-0	8-0
		13	8-0	8-0
		14	8-0	8-0
		15	8-0	8-0
		16	8-0	8-0
		17/1	0-16	0-16
		17/2	2-8	2-8
		24	4-4	4-4
		25	7-16	7-16
	25	5	1-3	1-3
	22	2	8-0	6-8-0
		3	8-0	8-0-0
	8	16	8-0	2-0-7
		17	8-0	8-0-0
		18	8-0	8-0-0
		19	7-16	2-18-0
		22	8-0	4-13-0
		23	8-0	8-0-0
		24	8-0	8-0-0
		25	8-0	6-17-0
			Total	169-11-7

Detail of land owned by Siddhanta Infracon Pvt.ltd.

Mohammadpur	7	24	0-3	0-3
Gujjar	23	1	8-0	8-0
		2	8-0	8-0
		3	7-2	7-2
		8	5-16	5-16
		9	7-18	7-18
	7	21	8-0	0-4-0
		22	8-0	0-4-0
			Total	37-7

G.Total 246-10-7 OR 30.81736 Acres

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