

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

Licence No. 175. of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Balraj Singh S/o Bhale Ram and Smt. Sunil Malik W/o Vijender Singh Malik, in collaboration with Emaar India Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram for development of Commercial Plotted Colony on additional land measuring 0.66875 acres (in addition to licence no. 14 of 2021 dated 12.03.2021 for an area measuring 6.40625 acres and licence no. 130 of 2022 dated 25.08.2022 for an area measuring 11.40 acres), thereby totaling 18.475 acres falling in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Commercial Plotted 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 Licence is granted subject to the following conditions: -
  - (i) That the licensee will pay the Infrastructure Development Charges amounting to **Rs. 40,59,647/-** 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 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.
  - (iii) 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.
  - (iv) That the licensee 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.

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- (v) That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
- (vi) That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
- (vii) That the licensee 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 Restrictions of Unregulated Development Act, 1963.
- (viii) That the licensee have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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 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 Urban Development Authority.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) That the licensee 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.
- (xii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) 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 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.
- (xiv) That the licensee shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- (xv) 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 you have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

- (xvi) That the licensee 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 licence granted.
- (xvii) That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- (xviii) That the licensee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and its subsequent amendments.
- (xix) That the licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xx) That the licensee shall submit the 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 Layout Plan, 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.
- (xxi) That the licensee shall specify the detail of calculations per Sqm./per Sqft., 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 licensee 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 no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- (xxiv) That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- (xxv) That the licensee have not received any compensation for the land falls within 30 mtr. wide sector dividing road of Sector-49/50 and falls within 10 mtr. wide service road which is part of applied land measuring 0.725 acre.
- (xxvi) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- (xxvii) The licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

3. That the licensee shall maintain the ROW of 440 KV HT line in the layout plan/zoning plans.
4. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if applicable.
5. That you shall get the approval of DISCOM as per order dated 16.04.2025 before approval of building plans.
6. The licence is valid up to 17-09-2030.

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

Dated: 18-09-2025  
Place:

Endst. No. LC-4263-B/JE(AK)/2025/ 36800

Dated: 19-09-2025

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

1. Balraj Singh S/o Bhale Ram and Smt. Sunil Malik W/o Vijender Singh Malik, in collaboration with Emaar India Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram alongwith a copy of agreement on LC-IV, Bilateral Agreement i.e. LC-IV A & 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 DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

**(Ashish Sharma)**  
**District Town Planner (HQ)**  
**For: Director, Town & Country Planning**  
**Haryana Chandigarh**

To be read with License No. 175 Dated 18/09 of 2025

**Detail of land owned by Balraj Singh S/o Bhale Ram**

Village	Rect. No	Killa No.	Area (K-M)
Bajghera, Gurugram	14	2/1 min	1-16
		2/2/1 min	1-14
		<b>Total</b>	<b>3K-10M</b>

**Detail of land owned by Smt. Sunil Malik W/o Vijender Singh Malik**

Village	Rect. No.	Killa No.	Area (K-M)
Bajghera, Gurugram	14	2/2/2 min	1-4
		9/1 min	0-9
		26	0-4
		<b>Total</b>	<b>1K-17M</b>
		<b>G. Total</b>	<b>5K-7M</b> Or 0.66875 acres

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