

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

Licence No. 212 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 Commander Realtors Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Fiverivers Township Pvt. Ltd., G.P. Realtors Pvt. Ltd., Mews Conbuild Pvt. Ltd., Panoply Propbuild Pvt. Ltd., Yule Propbuild Pvt. Ltd. in collaboration with Commander Realtors Pvt. Ltd. C-4, 1st Floor, Malviya Nagar, New Delhi-110017 for setting up of an Affordable Plotted Colony (DDJAY) over an area measuring 13.0844 acres (an area measuring 3.8625 acres migration from license no. 21 of 2013 alongwith fresh applied area) in the revenue estate of village Behrampur, Sector-63A, Gurugram Manesar Urban Complex.

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 the licensee will pay the Infrastructure Development Charges amounting to Rs. 2,08,95,167/- 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 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.
 - (iii) That the licensee 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 under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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 the licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
 - (vi) That the licensee 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.


Director General
Town & Country Planning
Haryana, Chandigarh


- (vii) That the licensee 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.
- (viii) 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.
- (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 Shehri Vikas Pradhikaran Authority.
- (x) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) 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.
- (xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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.
- (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 non 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. applicant company 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 the licensee 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 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 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 the licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- (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 the licensee 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 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 thirty 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 the licensee shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxv) That the licensee shall abide by the terms and conditions of the policy notified on 01.04.2016 further amended time to time.
- (xxvi) That the licensee 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 Controlled Board or any other Authority Administering the said Act.
- (xxvii) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
- (xxviii) That the licensee shall abide by the orders of Hon'ble Supreme Court of India in SLP filed by Haryana Government regarding acquisition of land for sector roads.
- (xxix) That the applied land forming part of Rectangle No 29//19min, 22 min part of Service road and Sector road will only be used by company for the purpose of approach only and no claim will be filed by the Company in case the decision of SLP vest with the Govt. & also transfer this area free of cost to the Govt. after decision of SLP.
- (xxx) That the licensee shall not claim the benefit of FAR for the part of the applied land forming part of Khasra No. 29//19min, 22min falling in service road and sector road (Part of SLP pending before Hon'ble Apex Court regarding acquisition of land for sector roads) & this area is only being used for considering the approach/connectivity to the pockets of the applied land.
- (xxxi) 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.
- (xxxii) 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.

- (xxxiii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of Affordable Residential Plotted Colony (Under DDJAY) and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- (xxxvii) That the licensee shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- (xxxviii) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per provisions of DDJAY policy dated 08.02.2016 & 25.08.2022 as amended time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
- (xxxix) That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before approval of layout plan.
- (xl) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- (xli) That the licensee shall approved the layout plan within 60 days from the issuance of licence or approval/ finalization of the Government of the policy matter of stilt+4th Floor, whichever is earlier.

3. The licence is valid up to 18/10/2028.

Dated: 19/10/2023
Place:


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

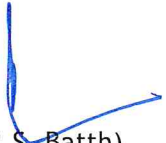

Endst. No. LC-4852/JE (SB)/2023/ 35364

Dated: 20-10-2023

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

1. Commander Realtors Pvt. Ltd., Fiverivers Developers Pvt. Ltd., Fiverivers Township Pvt. Ltd., G.P. Realtors Pvt. Ltd., Mews Conbuild Pvt. Ltd., Panoply Propbuild Pvt. Ltd., Yule Propbuild Pvt. Ltd. in collaboration with Commander Realtors Pvt. Ltd. C-

- 4, 1st Floor, Malviya Nagar, New Delhi-110017 alongwith a copy of agreement, LC-IV B, 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, ParyavaranBhawan, 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.....212.....Dated.....19/10.....of 2023

Detail of land owned by G.P.Realtors Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	Taken Area (K-M)
Behrampur	21	22/2	2-18	2-11
		23/2	5-5	1-12
	29	1	5-13	5-13
		2	8-0	8-0
		3/2	6-0	1-6
		Total	26-36	19-2

Detail of land owned by Mews Conbuild Pvt. Ltd.

Behrampur	21	23/1	1-8	1-4
	29	3/1	2-0	2-0
		8	8-0	1-5
		Total	11-8	4-9

Detail of land owned by Panoply Propbuild Pvt. Ltd.

29	9	7-4	7-4
	12	7-12	6-15
	Total	14-16	13-19

Detail of land owned by Commander Realtors Pvt.Ltd. 1/16 share, Mews Conbuild Pvt.Ltd. ½ share, Fiverivers Township Pvt.Ltd. 2/5 share & Fiverivers Developers Pvt.Ltd. 3/80 share

Behrampur	29	10/1	3-8	3-8
		10/2	1-0	1-0
		10/3	1-12	1-12
		10/4	2-0	2-0
		Total	7-20	8-0

Detail of land owned by Yule Propbuild Pvt. Ltd.

Behrampur	29	11	8-0	8-0
		19	8-0	2-16.5
	30	6	9-9	9-9
		15	8-0	8-0
		Total	41-9	28-5.5

Detail of land owned by Yule Propbuild Pvt. Ltd.

Behrampur	29	21	8-0	8-0
		22	8-0	1-16
	30	17/2	1-2	1-2
		24	8-0	8-0
		25	8-0	8-0
	36	4/1	4-0	4-0
		Total	37-2	30-18

Grand Total 104-13.5

Or 13.0844 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Jasbir Kaur