

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

Licence No. 180. of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Karma Lakeland Pvt. Ltd. in collaboration with Sobha Ltd., No.5 Green Avenue, Vasant Kunj, New Delhi-110070 for setting up of New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 31.28125 acres (under migration from license no. 124 of 2019 dated 19.09.2019 granted for setting up of residential colony under NILP-2016) in the revenue estate of village Naurangpur, Sector 80, Gurugram Manesar Urban Complex.

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

- a) That the licensee shall maintain and upkeep all roads, open spaces, public parks 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 Government 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.
- b) That area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
- c) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
- d) That the licensee shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
- e) That the licensee shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
- f) That the licensee shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- g) That the licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- h) That the licensee shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- i) That the licensee shall use only LED lamps fitting for internal lighting as well as campus lighting.
- j) That the licensee shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- k) That the licensee shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.


- l) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
- m) That the licensee shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- n) That the licensee shall permit the Director or any other officer 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.
- o) That the licensee shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- p) That the licensee shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- q) 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.
- r) That the licensee shall not give any marketing and selling rights to any other company other than the collaborator company
- s) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- t) That the licensee shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- u) That the licensee shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- v) That the licensee shall provide community sites in accordance with policy instructions dated 09.10.2018, or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(a)(iv) of Act of 1975.
- w) That the licensee shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and as amended time to time.
- x) That, the licensee shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

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- y) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- z) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- aa) The implementation of such mechanism shall, however, have no bearing on the 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 the EDC instalments that are due for payment get paid as per prescribed schedule.
- bb) That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies 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, 1975.
- cc) 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 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.
- dd) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- ee) That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- ff) That the licensee shall not encroach the revenue rasta passing through the site and keep it free thoroughfare movement of general public.
- gg) That the licensee shall maintain ROW of 220 KV HT line passes through the site till the shifting of the same.
- hh) That the present LOI has been issued as per 2.15% commercial component proposed by you. If any additional commercial component shall be availed by you, you shall deposit the required fee & charges accordingly.
- ii) That the licensee shall abide by the terms and conditions mentioned in letter dated 30.08.2017 issued by Ministry of Environment, Forest and Climate Change of India.

2. The license is valid up to 04/09/2028.

Dated: 05/09/2023.  
Place:

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

Endst. No. LC-4953/JE (SB)/2023/ 29868

Dated: 11-09-2023

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

1. Karma Lakeland Pvt. Ltd. in collaboration with Sobha Ltd., No.5 Green Avenue, Vasant Kunj, New Delhi-110070 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
13. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
14. Accounts Officer, O/o DTCP along with a copy of agreement.

(R.S. Batth)

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

To be read with License no. 180 Dated 05/09/ of 2023

Detail of land owned by Karma Lakelands Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Naurangpur	9	17/3	2-12
		18/2	5-16
		23/1	2-13
		24/1	1-4
	9	23/2	5-7
		24/2	2-8
	12	13/2	6-19
		3	8-0
	12	1/3	5-10
		2	8-0
		9	8-0
		12	7-11
	22	8/4	1-4
		2/2	5-2
		3/1/1	1-12
		8/3	2-16
	12	8	8-0
		13/1	0-13
		14/1	0-6
		18	8-0
	12	10/1	0-12
		4/1	3-12
	12	7/2	3-12
		1/1	0-17
		14/2	3-6
		17/2	3-12
	9	19/2/2	0-4
		17/2/2	0-14
		18/1/2	1-11
		21/1	4-0
	9	10/2	7-0
	12	19	8-0
12	22	8-0	
	23	8-0	
	24/1	5-0	
	11/2	3-19	
12	20/1	4-4	
	21	7-12	
22	3/1/2	2-8	
	4/1	2-0	

  
D.G.I.C.P (HR)

**Detail of land owned by Karma Lakelands Pvt. Ltd.**

Village	Rect.No	Killa No	Area (K-M)
Naurangpur	9	10/2	7-10
		11/1	0-5
		19/4	0-14
	9	20	7-12
		21/2	3-12
		22	8-0
		19/3	6-8
	22	3/2	4-0
		7/2	4-0
		14/2	2-6
		15/1	3-4
		8/2	2-17
	<b>Total</b>		

**Land Transferred in favor of DGTCP, Haryana**

Village	Rect.No	Killa No	Area (K-M)
Naurangpur	9	11/2	3-5
		12	8-19
		13/2	6-12
		17/2/1	0-6
		18/1/1	0-13
		19/2/1	0-5
		8/2	2-15
		13/1	1-16
		14/1	5-1
		19/1	0-9
		<b>Total</b>	<b>30-1</b>
		<b>Grand Total</b>	<b>250K-5M</b>
			<b>Or 31.28125 Acres</b>

  
**Director General -**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
