

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

Licence No. 13 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to MLT Propmart Pvt. Ltd. In collaboration with St. Patricks Realty Pvt. Ltd. the Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram-122018 for setting up of Residential Plotted Colony over an additional area measuring 4.8284 acres in addition to Residential Plotted Colony bearing License No. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016, 07 of 2020 dated 29.01.2020 and 104 of 2021 dated 10.12.2021 situated in the revenue estate of village Dhuhela and Berka, Sector 29,30,32 and 33, Sohna, District, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential 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 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.
  - ii) 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 thereunder are duly complied with.
  - iii) That you will pay the Infrastructure Development Charges amounting to Rs. 2,02,99,601/- 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.
  - iv) 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.
  - v) 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.
  - vi) 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.

- vii) 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 DGTCP Haryana.
- viii) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- ix) 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.
- x) 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 company 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.
- xi) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xii) 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 Shehari Vikas Pradhikaran.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) 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.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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.
- xvii) 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 company has to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xviii) 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

Director  
Town & Country Planning  
Haryana Pradhikaran


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.

- xix) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xx) That you 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.
- xxi) That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots
- xxii) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii) That you 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, applicant company 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.
- xxiv) That you 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.
- xxv) 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.
- xxvi) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- xxvii) 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.
- xxviii) 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.
- xxix) That you 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.
- xxx) 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.

- xxxi) 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.
- xxxii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxiii) 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.
- xxxiv) The you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- xxxv) That you shall abide with policy dated 19.12.2006 & 29.08.2019 and amended from time to time.
- xxxvi) That you shall obey all the directions/restrictions imposed by the Department from time to time.
3. 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.
4. That the license company shall clear all the outstanding dues of EDC/IDC in the all the licences granted in favour of St. Patricks Realty Pvt. Ltd. (if any).
5. That licensee shall maintain the ROW of Gail Gas Pipeline passing through the site.
6. The licence is valid up to 28/01/2029.

Dated: 29/01/2024  
Place: Chandigarh

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

Endst. No. LC-2841-H/JE(SK)/2024/ 3345

Dated: 30-01-2024

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

1. MLT Propmart Pvt. Ltd. In collaboration with St. Patricks Realty Pvt. Ltd. The Median, Central Park Resorts, Off Sohna Road, Sector-48, Gurugram-122018 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, 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 DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No.....13.....Dated.....29/01.....of 2024.

Village	Name of Owner	Rect. No.	Killa No.	Area (K-M-S)
Dhunela	MLT Propmart Pvt.Ltd.	30	21/2/1	1-14-0
		31	1/2/1/1min	1-11-0
	St. Patricks Realty Pvt.Ltd.	42	13	8-0-0
	St. Patricks Realty Pvt.Ltd. ½ share and MLT Propmart Pvt.Ltd. ½ share	45	1	8-0-0
			10min north	6-4-4
		46	5min east	7-8-0
			6/1 min east	4-10-4
			6/2min north east	1-4-6
		<b>Total</b>	<b>38-12-5</b> <b>Or</b> <b>4.8284 acres</b>	

Director,  
Town & Country Planning  
Haryana

Jasvir Singh

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg  
Chandigarh; Phone: 0172-2549349  
e-mail: tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

St. Patricks Realty Pvt. Ltd.  
The median, Central Park Resorts,  
Off Sohna Road, Sector-48,  
Gurugram-122018

Memo. No. LC-2841-IV/JE(SK)-2024/ 27256 Dated: 29/08/2024

**Subject:-** Renewal of licence no. 54 of 2014 dated 20.06.2014 for setting up of a Residential Plotted Colony over an area measuring 105.4083 acres in the revenue estate of Village Sohna, Sector-29, 30, 32 & 33, Sohna District Gurugram- St. Patricks Pvt. Ltd.

**Reference:** Your application dated 10.06.2024 on the subject cited above.

Your request for renewal of licence no. 54 of 2014 dated 20.06.2014 for setting up of a Residential Plotted Colony over an area measuring 105.4083 acres in the revenue estate of Village Sohna, Sector-29, 30, 32 & 33, Sohna District Gurugram has been considered and are hereby renewed upto 19.06.2029 subject to the following terms and conditions laid down therein:-

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 revalidate the bank guarantee of IDW, before its expiry.
3. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of Haryana Development and Regulations of Urban Areas Act, 1975.
4. That you shall transfer the land falling in the sector/24mtr road/green belt/road widening etc forming part of colony free of cost to the Govt. within 30 days from issuance of this renewal.
5. The delay of allotment of EWS plots, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
6. That you shall get the licence renewed till final completion of the colony is granted.

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-2841-V-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 Accounts officer of this Directorate.

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg  
Chandigarh; Phone:0172-2549349  
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

St. Patricks Realty Pvt. Ltd.,  
Third Floor, Tower -D,  
Global Business, MG Road,  
Gurugram

Memo. No. LC-2841 B+C/JE(MK)-2022/ 15088 Dated:

31-05-22

**Subject:-** Renewal of licence no. 28 of 2016 dated 23.12.2016 for setting up of a Residential Plotted Colony over an area measuring 23.05 acres in the revenue estate of Village Sohna, Sector-29, 30, 32 & 33, Sohna District Gurugram- St. Patricks Pvt. Ltd.

**Reference:** Your application dated 16.12.2021 on the subject cited above.

1. Licence no. 28 of 2016 dated 23.12.2016 for setting up of a Residential Plotted Colony over an area measuring 23.05 acres in the revenue estate of Village Sohna, Sector-29, 30, 32 & 33, Sohna District Gurugram is hereby renewed up to 22.12.2026 on the same terms and conditions laid down therein.
2. 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.
3. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
4. The delay of allotment of EWS plots, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
5. That you shall get the licence renewed till final completion of the colony is granted.
6. That you shall transferred the licence land falling within sector dividing road / service road / internal sector road and green belt free of cost to the Govt. within a period of 30 days from issuance of this renewal.

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

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, 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.

(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Hararyana, Chandigarh.

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

### ORDER

Whereas, Licence No. 28 of 2016 dated 23.12.2016 granted- St. Patricks Pvt. Ltd. under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of residential plotted Colony over an area measuring 23.05 acres in the revenue estate of Village Sohna, Sector - 29, 30, 32 & 33, Sohna, Distt. Gurugram.

2. In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 28 of 2016 dated 23.12.2016 is 22 days.

3. Whereas, you deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period on 22.11.2021 to 16.12.2021. The total interest amount deposited is ₹ 18,434/-.

4. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. no. LC-2841 B+C /JE(MK)/2022/

15095

Dated:

31-05-22

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

1. St. Patricks Realty Pvt. Ltd., Third Floor, Tower -D, Global Business, MG Road, Gurugram
2. Chief Accounts Officer of this Directorate.

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



# Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh  
Phone: 0172-2549349; e-mail:tcphry@gmail.com; http://tcpharyana.gov.in

Regd. To

St. Patricks Realty Pvt. Ltd.  
Asset 5B, Aerocity,  
Hospitality District IGI Airport,  
New Delhi-110037.

Memo No. LC-2841-D-JE(SK)/2025/ 8882

Dated:

13-03-2025

**Subject: Renewal of licence no. 07 of 2020 dated 29.01.2020 granted for development of Residential Plotted Colony over an additional area measuring 20.225 acres falling in village Dhunela, Sector-32, Sohna, District Gurugram.**

Reference:- Your application dated 30.12.2024 on the matter cited as subject above.

License No. 07 of 2020 dated 29.01.2020 granted for development of Residential Plotted Colony over an additional area measuring 20.225 acres falling in village Dhunela, Sector-32, Sohna, District Gurugram is hereby renewed upto **28.01.2030** subject to fulfillment of terms and condition laid down in the license and the following conditions:-

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
2. That the bank guarantee shall be got revalidated atleast one month, before its expiry.
3. That you shall transfer area falling under 18/24 mtr wide sector road/green belt/road widening/internal circulation road etc. forming part of license land, free of cost, to the Govt. within a period of 30 days from issuance of this renewal letter.
4. That you shall get the licence renewed till final completion of the colony is granted.

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

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana, Chandigarh

Dated:

Endst. No. LC-2841-D-JE(SK)/2025/

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. Project Manager (IT) with a request to update the status of renewal of license on the website of the Department.

(Suhena)

District Town Planner (HQ)

For Director, Town & Country Planning  
Haryana, Chandigarh

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

LC -V

(See Rule 12)

License No. 104 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to St. Patricks Realty Pvt. Ltd., S/Sh. Sher Jang-Sher Mohammad-Wahid Khan- Akbar Ss/o Sh. Chhutmal, S/Sh. Sohrab Khan-Yamir Khan-Sarfaraj Khan Ss/o Sh. Akbar, Sh. Inderjeet S/o Sh. Tejbhan, Smt. Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. 3rd Floor, Tower-D, Global Business, MG-Road, Gurugram for setting up of Residential Plotted Colony over an additional area measuring 47.759 acres in addition to already granted licence no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016 & 07 of 2020 dated 29.01.2020, making the total area of the colony as 196.4423 acres situated in the revenue estate of village Dhunela & Berka, Sector-30, 32 & 33, Sohna, District Gurugram.

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


- a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
- b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
- c) 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.
- d) That you 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 to 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- e) That 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh  
*Signature*

- f) That licensee shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- g) That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- h) That licensee shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBNL 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. HVPNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- i) That licensee shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- j) That licensee shall use only LED fittings for internal lighting as well as campus lighting.
- k) That licensee shall convey the 'Ultimate Power Load Requirement' of the entire colony 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 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 licensee shall abide by the policy dated 26.02.2021 related to allotment of EWS Flats/Plots.
- m) That licensee shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- n) That 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 license granted.
- o) That licensee shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.

- p) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- q) That licensee shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- r) That 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, Haryana Development and Regulations of Urban Areas Act, 1975.
- s) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- t) That licensee shall deposit the labour cess, as applicable as per Rule.
2. That the licensee shall clear all outstanding dues against the licences granted in its favour by the Department within 30 days from issuance of this licence.
3. The licence is valid up to 09/12/2026

Dated: The 10/12/2021.  
Chandigarh

  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh  
*Mishra*

Endst. No. LC-2841-E+F+G/JE (MK)-2021/ 31402

Dated: 13-12-2021

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

1. ✓ St. Patricks Realty Pvt. Ltd., S/Sh. Sher Jang-Sher Mohammad-Wahid Khan-Akbar Ss/o Sh. Chhutmal, S/Sh. Sohrab Khan-Yamir Khan-Sarfaraj Khan Ss/o Sh. Akbar, Sh. Inderjeet S/o Sh. Tejbhan, Smt. Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. 3rd Floor, Tower-D, Global Business, MG-Road, Gurugram alongwith a copy of agreement, Bilateral agreement (LC-IV B) & Revised 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, HVPNL, 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. Senior Town Planner, Gurugram.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.

13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with License No. 104 dated 10/12/2021

Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan Ss/o Chhutmal 3/4 share, Sohrab Khan – Yamir Khan-Sarfaraj Khan Ss/o Akbar 1/4 share

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	7	8-0
		14/1	0-18
		14/2	7-2
		17/1	0-9
		17/2/1	4-9
		17/3/1	0-13
		13	8-0
		17/2/2	1-2
		18/1	6-18
		Total	37-11

Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan –Akbar Ss/o Chhutmal equal share

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	8	8-0
		9	8-0
		Total	16-0

Detail of land owned by Inderjeet S/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	41	25	8-0
	42	16	8-0
		17	8-0
		18	8-0
		19	8-0
		20/2	4-0
		21	8-0
		25/1	4-0
		Total	56-0

Detail of land owned by Smt.Ishwar Devi w/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	42	25/2	4-0

Detail of land owned by Inderjeet S/o Tejbhan & Smt.Ishwar Devi w/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	45	5	8-0
		6	8-0
		7	8-0
		14	8-0
		15	8-0
		16	6-16
		17	5-16
		Total	52-12

  
D.T.C.P (HR)  


Detail of land owned by St. Patricks Realty Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)			
Dhunela	42	22	8-0			
		23	8-0			
		24	8-0			
		14/1	2-10			
	45	4	8-0			
	29	30	21	8-0		
			22/1	5-14		
			22/2	2-6		
			23	8-0		
			24/1	3-6		
			24/2	4-14		
			25	8-0		
			21/1	0-18		
			22/2	6-0		
			23	7-4		
	31	32	1/1	0-18		
			1/2/2	0-17.5		
			2	5-18		
			1	8-0		
	32	32	2/1	5-14		
			2/2	2-6		
			3	8-0		
			4/1	3-6		
			4/2	4-14		
			5	8-0		
			<b>Total</b>			<b>136-5.5</b>
			Berka	17	1/2/1	1-1
10/2					2-4	
5					8-0	
18	13	6/1		5-0		
		6/2		3-0		
		24/2		2-13		
14	13	25/1/2		2-11		
		11		8-0		
		20		8-0		
13	13	21/1		7-11		
		25/2		0-8		
<b>Total</b>				<b>48-8</b>		

Detail of land owned by St. Patricks Realty Pvt.Ltd. 73/93 share and St. Ambrose Buildcon Pvt. Ltd. 20/93 share

Village	Rect. No.	Killa No.	Area (K-M)
Berka	18	23	8-0
		3	8-0
		4/1	7-0
		8/1	0-5
		<b>Total</b>	

Detail of land owned by St. Ambrose Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Berka	14	9/2	5-7
		12/1	2-13
		<b>Total</b>	
<b>Grand Total</b>			<b>382K-1.5M</b>

Or 47.759 Acres

Director,  
Town & Country Planning  
Haryana

*[Signature]*