

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

Licence No. 55 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Regional construction Pvt. Ltd., 11<sup>th</sup> Floor, Paras Twin Towers, Sector-54, Gurugram for setting up of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 15.00 acres in the revenue estate of village Sohna, Sector-05, Sohna, Distt. Gurugram.

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, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
  - (i) 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.
  - (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. 1,84,39,144/- (Rs. One Crore Eighty Four Lacs Thirty Nine Thousand One hundred Forty Four Only) in two equal installments. First Instalment 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 you will pay balance 75% EDC in six half yearly instalments each with normal interest of 12% per annum and penal interest of 3% for the delay period in favour of Director, Town and Country Planning, Haryana.
  - (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 integrate the services with Haryana Urban Development Authority services as and when made available.
  - (vii) 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.

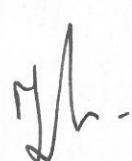
  
D.T.C.P. (Hr.)  
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- (viii) The you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- (ix) That you 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.
- (x) That you 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.
- (xi) 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 Urban Development Authority or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiv) 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.
- (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 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. you shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xix) That you 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.

- (xx) That you 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.
- (xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xxii) That you 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.
- (xxiii) 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 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.
- (xxiv) That no further sale has taken place after submitting application for grant of licence.
- (xxv) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xxvi) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxvii) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- (xxviii) 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.
3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
6. The licence is valid up to 07/03/2024.

Dated: The 08/03/2019.  
Chandigarh

  
(K. Makrand Pandurang, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Endst. No. LC-3712-B+LC-3723-Asstt.(AK)/2019/ 7011

Dated: 08-03-2019

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

1. Regional construction Pvt. Ltd., 11<sup>th</sup> Floor, Paras Twin Towers, Sector-54, Gurugram 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. Deputy Secretary/Project Director, Ministry of Road Transport and Highway, G-5&6, Dwarka Sector-10, Delhi alongwith copy of land schedule with a request not to release the compensation / award announced vide notification dated 27.12.2018 for the land falling under khasra nos. 20//9/2 in the revenue estate of village Dhunela to the land owner company i.e. Signature Global Homes Pvt. Ltd.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram alongwith layout plan.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement and layout plan.
16. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer (Website) to update the status on the website.



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

To be read with License no.....55.....dated 8/3/.....of 2019

**Land owned by Regional Construction Pvt. Ltd.**

VILLAGE	Rect No.	Killa No.	Area (K-M)			
Sohna	135	25/2 Min	0-6			
	136	21/2/2/2	3-5			
	139		1/ 2	8-0		
			10	8-0		
			11	8-0		
			20/1	4-0		
			140		5/1	2-15
					5/3	2-14
					4/2	3-11
					6/2	7-14
					7/1	4-3
					8	5-6
					16	8-0
			179		24/2	7-12
					25	8-0
	26	1-3				
	3/2	3-5				
	5	8-0				
	6	8-0				
	7/1	4-2				
	8	5-16				
	7/2	0-8				
	180				10	8-0
			<b>Total</b>	<b>120-0</b>		
				<b>Or 15.0 Acres</b>		

  
Director,  
Town & Country Planning  
Haryana 

## 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 - e-mail: tcpharyana6@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Regional Construction Pvt. Ltd.,  
11<sup>th</sup> floor, Paras Twin Towers,  
Sector - 54, Gurugram

Memo No:-LC-3712B+3723-JE(MK)-2022/20756



Dated: 18/07/22

**Subject:** Request for issuance of completion certificate in respect of affordable residential plotted colony under DDJAY over an area measuring 15 acres bearing Licence No. 55 of 2019 dated 08.03.2019 in Sector-5, Sohna, District Gurugram being developed by Regional Construction Pvt. Ltd.

Refer to your application dated 15.07.2021 to grant of completion certificate in respect of affordable residential plotted colony under DDJAY over an area measuring 15 acres bearing Licence No. 55 of 2019 dated 08.03.2019 in Sector-5, Sohna, District Gurugram.

Chief Engineer, HSVP, Panchkula vide his memo no. CE-1/SE(HQ)/SDE(W)/2021-40366 dated 05.03.2021 informed that the services with respect to affordable affordable residential plotted colony under DDJAY over an area measuring 15 acres bearing Licence No. 55 of 2019 dated 08.03.2019 in Sector-5, Sohna, District Gurugram have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Gurugram vide his memo no. 1143 dated 04.03.2021 confirmed about laying of the colony as per approved layout plans.

In view of these reports it is hereby certified that the required development works in the said affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 15.00 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

  
Director  
Town & Country Planning  
Haryana, Chandigarh  




- a) The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Gurugram.
- b) That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.
- c) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- d) That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- e) That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line
- f) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
- g) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period of 5 years from the date of issuance of this completion certificate unless earlier relieved of this responsibility and thereupon transfer all such roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- i) That you shall use CFL/LFD fittings for street lighting in the licenced colony
- j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 22272 dated 18.12.2020 and



the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.

- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.


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

Endst. No. LC-3712B+3723- JE(MK)-2022/

Date:

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

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

