

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

Licence No. 07 of 2020

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Chandi Ram-Pratap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal-Jagan Singh Ss/o Tirkha Ram, Arun-Tarun, Ss/o Smt. Santosh Devi Wd/o Omparkash, St. Patricks Realty Pvt. Ltd., SFI Infraprojects and Realtors Pvt. Ltd., St. Columbus Infrastructure Development Pvt. Ltd., St. Dominic Estates Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. Asset 5 B, Hospitality Distt., Delhi Aerocity, IGI Airport, New Delhi-37 for setting up of Residential Plotted Colony on the additional land measuring 20.225 acres revenue estate of village Dhunela, Sector32, Sohna, Distt. 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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - a. That you will pay the Infrastructure Development Charges amounting to Rs. 3,22,44,978/- @ Rs.750/- per sq. mtr for the commercial area (150 FAR) and Rs. 375/- per Sq. Mtr. For Plotted component 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.
 - b. That the 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.
 - c. 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.
 - d. 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.
 - e. 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.
 - f. That you shall construct the community sites at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose as per provision of section 3(3)(a)(iv) of Act, 1975.
 - g. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - h. 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,


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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.

- i. 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 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.
- j. 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.
- k. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. 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.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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.
- q. 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 percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director General 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.
- s. That you shall 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.
- t. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- u. 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, 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.

(H)P.C.T.D.D

- v. 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.
 - w. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
 - x. That you shall complete the demarcation at site within two months from the date of license and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
 - y. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
3. The licence is valid up to 28/01/2025.

Dated: The 29/01/2020
Chandigarh



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

Endst. No. LC-2841/Asstt.(AK)/2020/2995

Dated: 31-01-2020

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

1. Sh. Chandi Ram-Pratap Singh Ss/o Sh. Shiv Charan, Sh. Dharampal-Jagan Singh Ss/o Tirkha Ram, Arun-Tarun, Ss/o Smt. Santosh Devi Wd/o Omparkash, St. Patricks Realty Pvt. Ltd., SFI Infraprojects and Realtors Pvt. Ltd., St. Columbus Infrastructure Development Pvt. Ltd., St. Dominic Estates Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. Asset 5 B, Hospitality Distt., Delhi Aerocity, IGI Airport, New Delhi-37 alongwith a copy of agreement, LC-IV B, Bilateral agreement and layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Gurugram.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram alongwith layout plan.
12. District Town Planner, Gurugram along with a copy of agreement and layout plan.
13. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
14. Nodal Officer (Website) to update the status on the website.


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

To be read with License NO. 07 Dated 29/01 of 2020

1. Detail of land owned by Chandiram-Pratap Singh S/o Shivcharan 1/2 Share
Dharampal-Jagan Singh S/o Tirkha Ram 1/3 Share
Arun-Tarun S/o Omprakash, Smt. Santosh Devi wd/o Omprakash 1/6 Share

Village	Rect. No.	Killa No.	Area K - M
Dhunela	42	12	8 - 0

2. Detail of Land Owned By St. Patricks Reality Pvt Ltd 3/47 Share,
S.F.I. Infraprojects and Realtors Pvt Ltd 13/47 Share,
Chandiram 13/47 Share-Pratap Singh Ss/o Shivcharan 3/47 Share
Dharampal 7/47 Share -Jagan Singh Ss/o Tirkha Ram 7/47 Share
Arun-Tarun Ss/o Omprakash, Smt. Santosh Devi wd/o Omprakash 1/47 Share

Village	Rect. No.	Killa No.	Area K - M
Dhunela	41	6/2	2 - 7

3. Detail of Land Owned By St. Columbus Infrastructure Development Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhunela	42	2	8 - 0
		6	8 - 0
		7	8 - 0
		8	8 - 0
		9	8 - 0
		15/2	6 - 0
		Total	46-0

4. Detail of Land Owned By St. Dominic Estates Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhunela	41	16	8 - 0
		3	8 - 0
		4	8 - 0
		5	8 - 0
		1	8 - 0
		2	8 - 0
		3/1	5 - 12
		20	7 - 0
		21	6 - 18
		16	8 - 0
		15	8 - 0
		1	6 - 16
		10/1	1 - 3
		10/2	6 - 0
11	8 - 0		
Total	105 - 9		

Grand Total 161 - 16 or 20.225 Acres

Director General
Town & Country Planning
Haryana, Chandigarh
Jaswan / 1/2020