

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

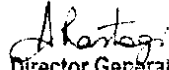
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

**FORM LC-V**  
(See Rule 12)

LICENCE NO. 22 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to S.K. Gupta (HUF) alias Surender Gupta (HUF), D.K. Gupta (HUF) alias Devender Gupta (HUF), Sanjeev Gupta (HUF), Kailash Gupta (HUF), Rajesh Gupta (HUF), Golden Arc Infracon Pvt. Ltd., Metro Line (Shiv Puri) Infratech Pvt. Ltd., C/o Goldsouk Infrastructure Pvt. Ltd. Goldsouk Mall, C-Block, Sushant Lok, Phase-I, Sector-43, Gurgaon-122002 for development of Residential Plotted Colony over an area measuring **32.05625** acres situated in the revenue estate of village Barota, Khanpur and Kawarsika, Sector-17 of Sohna, Distt. Mewat.

2. 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.
3. The License is granted subject to the following conditions:
  - i) That the Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - 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 there under are duly complied with.
  - iii) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - v) That licensee shall take permanent access from service road proposed along the development plan road.
  - vi) That licensee shall deposit Rs. **1,03,77,267/-** on account of Infrastructural Development Charges @ Rs. 70/- per Sqm for plotted component and @ Rs. 190/- per Sqm for 175% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - vii) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - viii) That licensee shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh ✓

- ix) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/any other Govt. agency.
- x) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
- xi) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- xii) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xiii) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xiv) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- xv) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- xvi) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- xvii) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xviii) That licensee shall not create 3<sup>rd</sup> party right before approval of layout/building plans.
- xix) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- xx) That licensee shall abide with the policy dated 14.06.2012/ instructions issued by Department from time to time, related to allotment of EWS Plots.
- xxi) That the provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred if any.
- xxii) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii) That the pace of the construction should be atleast in accordance with sale agreement executed with the buyers as and when scheme is launched, after approval of layout/building plans.
- xxiv) That at the time of allotment of plots the licensee would be required to give an advertisement in three reputed National daily news papers of Hindi and English and would also intimate in writing to Deputy Commissioner, Mewat and Tehsildar Sohna and G.M., Industries, Mewat regarding the fact that Industrial Workers of adjoining Industrial sectors would have priority in allotment of plots being offered so that this fact

is given due publicity. Further it is only after exhausting the applications received from Industrial Workers; licensee would be allowed to allot plots to other applicants.

- xxv) That you shall not create 3<sup>rd</sup> Party Right in the dedicated 9 m wide corridor goes from the aforesaid site upto 5 Karam wide revenue rasta and the same shall be maintained as such till the applied land becomes approachable by 12 m wide service road along 60 m Sector road.
- xxvi) That licensee shall pay differential license fee amounting to Rs. 12,58,906/- with in a period of 30 days of issuance of demand notice.
- xxvii) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
4. The license is valid up to 11-06-2019

Place: Chandigarh

Dated:- 12-06-2014

Endst.No.LC-2888-JE (S)-2014/

154.

(Anurag Rastogi)  
Director General, Town & Country Planning  
Haryana, Chandigarh

Dated: 16/6/14

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

- Regd. 1. S.K. Gupta (HUF) alias Surender Gupta (HUF), D.K. Gupta (HUF) alias Devender Gupta (HUF), Sanjeev Gupta (HUF), Kailash Gupta (HUF), Rajesh Gupta (HUF), Golden Arc Infracon Pvt. Ltd. Metro Line (Shiv Puri) Infratech Pvt. Ltd., C/o Goldsouk Infrastructure Pvt. Ltd. Goldsouk Mall, C-Block, Sushant Lok, Phase-I, Sector-43, Gurgaon-122002 Email ID- [gauravgupta@agstroup.in](mailto:gauravgupta@agstroup.in), alongwith copy of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
  3. Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
  4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
  5. MD, Haryana State Pollution Control Board, Panchkula.
  6. Addl. Director, Urban Estates, Haryana, Panchkula.
  7. Administrator, HUDA, Gurgaon
  8. Engineer-in-Chief, HUDA, Panchkula
  9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
  10. Land Acquisition Officer, Gurgaon.
  11. Senior Town Planner (E & V) Haryana, Chandigarh.
  12. Senior Town Planner, Gurgaon along with a copy of layout plan.
  13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
  14. Chief Accounts Officer of this Directorate, along with copy of agreement.

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

1. Detail of land owned by S.K. Gupta HUF, village Barota Mewat.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Barota	25		<u>K-M</u>	<u>K-M</u>
		22	7-9	4-17
		19/2/2	1-1	0-13
		12	7-19	1-6
		19/1	5-15	2-9
Kanwarsika	9	19/2/1	0-16	0-10
		21	6-19	0-8
		10	8-0	1-7
			Total	11-10

2. Detail of land owned by Kailash Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Barota	25		<u>K-M</u>	<u>K-M</u>
		6/1	5-5	2-13
		15	8-0	8-0
		16	8-0	8-0
Khanpur	7	6/2	1-19	0-19
		6	8-0	8-0
		15	8-0	8-0
		16	8-0	2-19
			Total	38-11

3. Detail of land owned by Surender Gupta HUF 1/2 share, Rajesh Gupta HUF 1/2 share.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Khanpur	7	18	<u>K-M</u>	<u>K-M</u>
			9-4	2-19
			Total	2-19

4. Detail of land owned by Sanjeev Gupta HUF 5/6 share, Rajesh Gupta HUF 1/6 share.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Khanpur	7	17/1	<u>K-M</u>	<u>K-M</u>
			2-13	2-13
			Total	2-13

5. Detail of land owned by Sanjeev Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Khanpur	7	17/2	<u>K-M</u>	<u>K-M</u>
			5-7	0-5
			Total	0-5

6. Detail of land owned by D. K. Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u>	<u>Area Taken</u>
Khanpur	5	11/1	<u>K-M</u>	<u>K-M</u>
			4-17	4-17
			Total	4-17

*Ac*  
D.G.T.C.P(Hr)  
*Amay/11/15*  
*19/0*

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To be read with license no. 33 of 2014 dt 12/06/14

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7. Detail of land owned by Devender Kumar Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Khanpur	5	11/2	1-17	1-17
		20	8-0	8-0
		21/2	7-3	7-3
		21/1	0-7	0-7
		8	1	6-15
Barota	24	10	7-10	7-10
		11/1	6-10	6-10
		18/2	0-10	0-10
	28	19/1/1	5-6	5-6
		20/2	0-13	0-13
		19/2	1-17	1-17
	24	21/2	1-13	1-13
		22/1	2-0	2-0
		1	8-0	8-0
		2/1	2-0	2-0
		10	9-18	9-18
		9	8-0	4-0
		12/1	1-7	1-7
		12/2	6-13	6-13
		10	7-17	3-19
11/1	4-0	4-0		
11/2	4-0	4-0		
20/1	7-7	7-7		
			Total	101-5

8. Detail of land owned by Rajesh Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	25	18	7-10	7-10
		23	7-10	7-10
	27	3	11-12	11-12
			Total	26-12

9. Detail of land owned by Sanjeev Gupta HUF.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	25	17/2	1-7	1-7
		24/1/1	1-5	1-5
		17/1	6-13	6-13
		7	7-4	3-12
		14	8-0	8-0
			Total	20-17

10. Detail of land owned by Sanjeev Gupta HUF 1/3 share, Rajesh Gupta HUF 2/3 share.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	25	13/2	2-8	2-8
			Total	2-8

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D.G.T.C.P(Hr)  
Amajit Kgo

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To be read with Lic. No. 33 of 2014 dt 12-06-2014

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11. Detail of land owned by Goden Arc Infracon Pvt. Ltd.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	28	2/2/2	2-18	2-18
			Total	2-18


12. Detail of land owned by Godenarc Infracon Pvt. Ltd. 2/5 share and Metro line (Shiv Puri) Infratech Pvt. Ltd. 3/5 share.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	24	22/2	6-0	6-0
		23/1/2	0-10	0-10
		23/2	5-0	5-0
	28	2/2/1	3-2	3-2
			Total	14-12

13. Detail of land owned by Godenarc Infracon Pvt. Ltd. 1/2 share and Metro line (Shiv Puri) Infratech Pvt. Ltd. 1/2 share.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Barota	24	14	8-0	8-0
		15	2-2	2-2
		17	8-0	8-0
		18/1	7-0	7-0
		23/1/1	2-0	2-0
			Total	27-2
			Grand Total	256-9

Or 32.05625 Acres

  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
Amarjit Singh