

FORM LC -V

(See Rule 12)

**HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT**

Licence No. 20 of 2020

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Active Promoters Pvt. Ltd., Balalaika Builders Pvt. Ltd. in collaboration with Emaar MGF Land Ltd., Emaar Business Park, MG Road, Sikanderpur Chowk, Sector 28, Gurugram-122002 for setting up of COMMERCIAL PLOTTED COLONY over an area measuring 5.7354 acres [an area measuring 5.3225 acres under migration of license no. 151 of 2008 dated 02.08.2008 (balance area measuring 0.1375 acres is part of 24mtr wide internal road) alongwith additional fresh applied area measuring 0.4129 acre] (schedule of land enclosed) in the revenue estate of village Badshahpur, Sector 65, District Gurugram.

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

- a) That Commercial Plotted Colony will be laid out in accordance with the approved layout plan / building plan and development works are executed according to the designs and specifications shown in the approved plan.
- b) That 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 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 building 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.
- d) That you have understood that the development/construction cost of 24 m/30m 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/30 m wide major internal roads as and when finalized and demanded by the Department.
- e) That you shall arrange electric connection from HVPN/DHBNL for electrification of your colony 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. HVPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- f) That you shall deposit an amount of ₹ 63,82,745/- on account of Infrastructure Development Charges (IDC) @ ₹ 1000/- per Sqm for commercial component in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
- g) 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 HSVP or any other Govt. Agency.


Director
Town & Country Planning
Haryana, Chandigarh

- h) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- i) That you shall maintain and upkeep all roads, open spaces 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 and public health services free of cost to the Govt. 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 Rules, 1976.
- j) That you shall pay the labour cess charges as per Policy dated 04.05.2010.
- k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That you shall use only CFL fittings for internal as well as for campus lighting.
- n) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 from the shop buyers for meeting the cost of Internal Development Works in the colony.
- o) That you shall provide the details of calculations per Sqm/per sq ft, to the allottees while raising demand from the commercial space owners in case at the time of booking of the commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- p) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers as and when scheme is launched.
- q) That you shall not give any advertisement for sale of commercial area before the approval of layout plan.
- r) That you have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.
- s) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- t) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- u) That developer company, i.e. Emaar MGF Land Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- v) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That you shall transfer the land forming part of 30/45/60 m wide sector roads including service roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per applicable policy is being granted, free of cost to the Government.

- x) That you 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.
- y) That you shall obtain clearance from competent Authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and other forest laws
- z) That you shall deposit the outstanding amount of EDC and IDC w.r.t. to the earlier granted licenses within a period of 3 months.
- aa) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

2. The licence is valid up to 06/08/2025.

Dated: The 07/08/2020.
Chandigarh



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

Endst. No. LC-4171-JE (VA)-2020/ 13961 Dated: 11-08-2020

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

1. Active Promoters Pvt. Ltd., Balalaika Builders Pvt. Ltd., In collaboration with Emaar MGF Land Ltd., Emaar Business Park, MG Road, Sikanderpur Chowk, Sector 28, Gurugram-122002 alongwith 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, 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, Panchkula.
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 a copy of Zoning Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.

(S.K. SEHRAWAT)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Detail of land owned by Active Promotors Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area (K-M-S)	Area Taken (K-M-S)
Badshapur	5	11/1/3/2	0-3-0	0-3-0
		11/2/1/2	2-17-0	2-17-0
	15	6/1min	6-7-0	4-10-0
		7min	8-0-0	7-14-2
	16	1/1	5-4-0	5-4-0
		1/2min	1-0-0	0-19-2
		10/1/1min	0-19-0	0-0-7
		10/2/1min	1-15-0	0-15-3
Total			Total	22-3-6

Note:-Khasra no. 15//6/1min, 7min, 16//1/2min, 10/1/1min, 10/2/1min (0.1375 acre) is the part of 24 mtr. internal road, which is part of license no. 151 of 2008.

Detail of land owned by Balalaika Builders Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area (K-M-S)	Area Taken (K-M-S)
Badshapur	5	11/3/2	1-5-0	1-5-0
		12	2-13-0	2-13-0
		19	7-12-0	7-12-0
		20	8-0-0	8-0-0
		21/2	4-4-0	4-4-0
Total			Total	23-14-0
Grand Total			45K-17M-6S	
				Or 5.7354 acres


 Director,
 Town & Country Planning
 Haryana