


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

LICENCE NO. 86 OF 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to S/Sh. Kanwar Sain Jain HUF Karta S/o Shri Ram Singh Jain and Kanwar Sain Jain S/o Ram Singh Jain In collaboration with Primoris Realtors LLP, 379, Hanuman Mandir Market, Munirka, New Delhi-110067 for development of residential Group Housing Colony over an area measuring 2.1234375 acres falling in the revenue estate of village Islampur, Gurugram Sector-33, Gurugram Manesar Urban Complex .

1. The particulars of the land, wherein the aforesaid residential Group Housing 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:-
  - a) That Group Housing Colony will be laid out in confirmation to the approved building plans 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 Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That licensee 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 licensee shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
  - e) That licensee shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
  - f) That licensee understand that the development/construction cost of 24/18 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
  - g) That Licensee shall arrange electric connection from HVPN/DHBNL for electrification of 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 and complete the same before obtaining completion certificate for the colony.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh




- h) That licensee shall deposit an amount of ₹ 94,16,669/- on account of Infrastructural Development Charges @ ₹ 625/- per Sqm for 175% FAR of group housing component and @ ₹ 1000/- per Sqm for 150% FAR of 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.
- i) That licensee 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.
- j) That licensee 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.
- k) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee 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 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 Rules, 1976.
- m) That licensee shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
- n) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- o) That licensee shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- p) That licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- q) That licensee 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.
- r) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- s) That licensee 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 thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.



- t) That licensee shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- u) That licensee shall not create Third Party Right/ pre launch against the licenced land, before approval of building plans.
- v) 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.
- w) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- x) That developer company, i.e., Primoris Realtors LLP 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.
- y) That licensee 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 purposes 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.
- z) That licensee 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.
- aa) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The license is valid up to 31/07/2024.

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

Place : Chandigarh  
Dated: 01/08/2019.

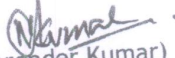
Endst.No.LC-3142-JE(SS)-2019/ 18378

Dated: 02-08-2019

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

1. ✓ S/Sh. Kanwar Sain Jain HUF Karta S/o Shri Ram Singh Jain and Kanwar Sain Jain S/o Ram Singh Jain c/o Primoris Realtors LLP 379, Hanuman Mandir Market, Munirka, New Delhi-110067,
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, Paryavaran Bhawan, Sector -2, Panchkula.

7. Addl. 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. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer, Website updation with a request to host the same on the website of the Department

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



To be read with License No. 86 dated 01/08 of 2019



Detail of land owned by Kanwar Sain Jain HUF Karta S/o Ram Singh Jain District Gurgaon.

Village	Khasra no.	Area (B-B-B)
Ishlampur	361/1/1	0-3-11
	355/1	0-0-17
	363	1-19-0
	362/2	0-17-6
	Total	3-0-14

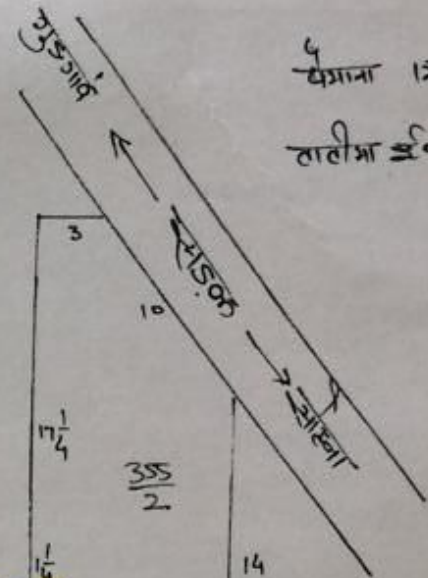
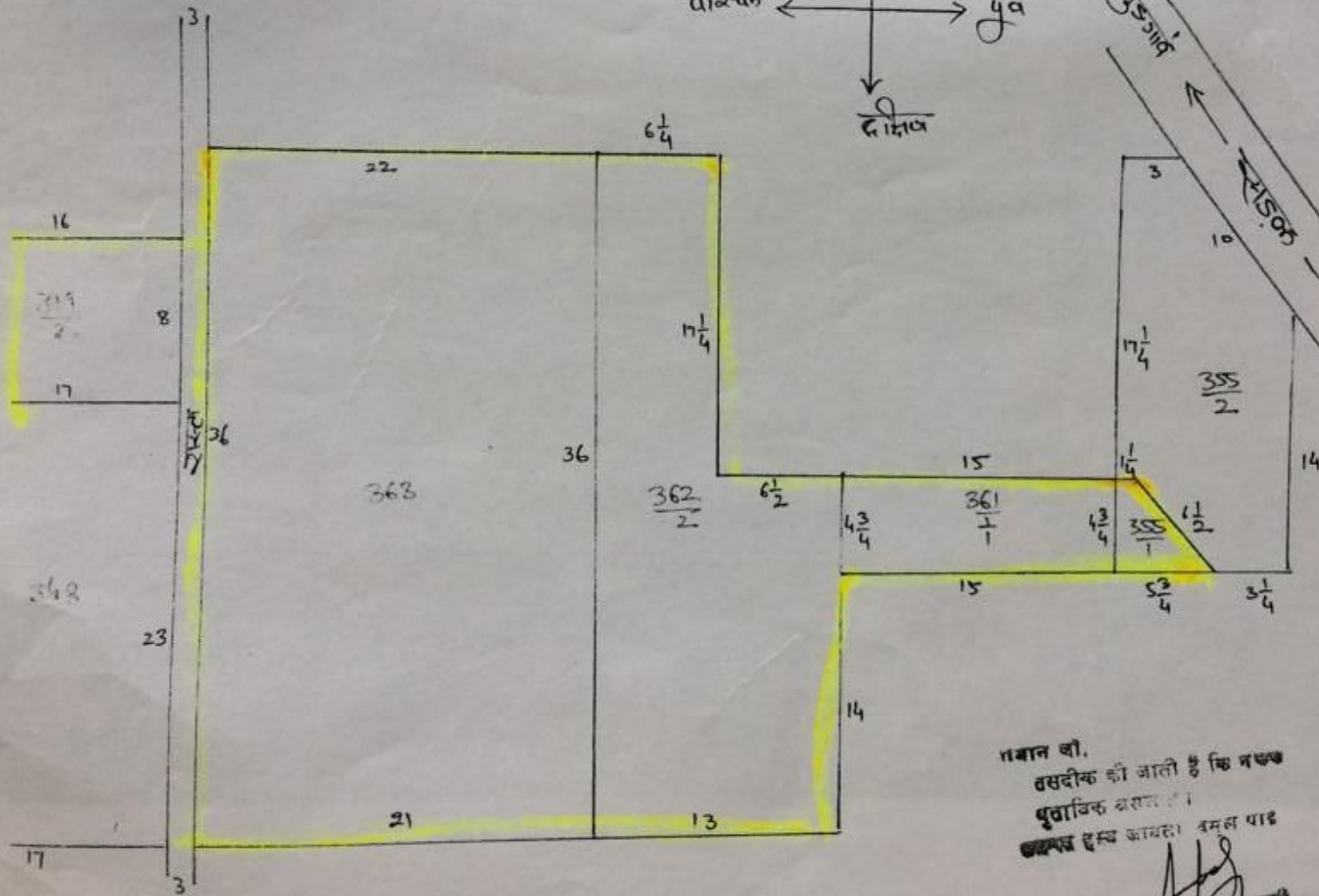
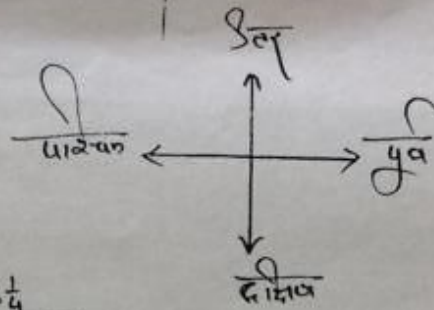
Detail of land owned by Kanwar Sain Jain S/o Ram Singh Jain

Ishlampur	319/2	0-7-5
	Grand Total	3-7-19

OR 2.1234375 Acres

  
Director,  
Town & Country Planning  
Haryana 

— गणेश बाबा शिबरा जंम इरलमपु एन. ११ खील व जिला गुडगांव



पैमाना 1 इंच = 8' 3"  
 तालीमा नं. 552-...

मान ली.  
 वसदीक की जाती है कि नए  
 भूवाकिक अंतरण  
 कालक हस्त कायदा बमल पाठ

*[Signature]*  
 14/5/14