

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

Licence No. 22 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh Narender Singh Yadav, Sh Sudhir Kumar S/o Sh Suraj Bhan, Sh Krishan Pal, Sh Mahabir Ss/o Sh Jaswant Singh S/o Sh Jaswant Singh S/o Sh Tej Singh, Sh Neeraj, Sh Dheeraj S/o Sh Balraj Singh S/o Sh Jaswant Singh & Sh Parveen Yadav S/o Sh Rampal, Sh Raj Kumar S/o Sh Kundan Lal, Suresh Devi W/o Sh Raj Kumar, Sh Babu Lal, Sh Vijay Pal Ss/o Sh Sugan Lal & Sh Hari Singh, Sh Ajay Ss/o Tarachand, Sh Ashok Kumar, Sh Prem Chand Ss/o Sh Gajraj Singh, Sh Naresh Singh S/o Sh Nihal Singh, Sh Yogesh Kumar, Sh Rajesh Kumar Ss/o Sh Naresh Singh to the extent of their share in collaboration with B.M. Gupta Developers Pvt. Ltd., Elegant City, Sector-26, Garhi Bolni Road, Tehsil & District Rewari-123401 for setting up of Affordable Residential Plotted Colony (under policy of Deen Dayal Jan Awas Yojna-2016) on an area measuring 12.70625 acres in the revenue estate of village Dhaliawas, Dhamlaka & Devlawas Sector-26 & 27, Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) 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 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.
 - ii. That applicant company shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
 - iii. That you shall not submit 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.

- iv. That you shall 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 work out 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.
- v. That you understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.
- vi. 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.
- vii. 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 Shehri Vikas Pradhikaran Authority.
- viii. 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.
- ix. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- x. 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.
- xi. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xii. That you shall get approved the electrical infrastructure plan in accordance with approved building plans and will obtain the requisite verification report regarding erection/commission of electrical infrastructure in the colony from the power department as prescribed in DTCP Haryana order issued vide memo no. CC-1214/Asstt(RK)/2019/26614-621 dated 30.10.2019 at the time of issuance of OC/CC as the case may be.
- xiii. That it will be made clear at the time of booking of plots/commercial space that specified rates include the EDC or not. 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.

- xiv. 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.
- xv. 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.
- xvi. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xvii. 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.
- xviii. 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 per centum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xix. That no further sale of land has taken place after submitting application for grant of licence.
- xx. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxi. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
- xxii. 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.
- xxiii. That you shall transfer the land forming part of 45 mtr 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.
- xxiv. That you shall construct 24 mtr wide internal circulation road forming part of licenced area at your own cost and transfer the same free of cost to the Government.
- xxv. That you will abide by with the Act/Rules and the policies notified by the Department for development of Affordable Residential Plotted Colony and other instructions/directions/conditions issued/imposed by the Director

- under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
- xxvi. That you shall submit certificate from District Commissioner/DRO, Rewari for no change of ownership on the licensed land within one month from the issuance of this permission.
- xxvii. That in case of violation of any condition of this license or the provisions of Act/ Rules, this license would become void-ab-initio.
3. The licence is valid up to 12/05/2026.

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

Place - Chandigarh
Dated: 13/05/2021.

Endst. No. LC-4308/JE(VA)/2021/ 11958

Dated: 18-05-2021

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

1. B.M. Gupta Developers Pvt. Ltd. & individual land owners, Elegant City, sector-26, Garhi Bolni Road, Tehsil & District Rewari-123401 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved 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. 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 alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Rewari alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

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

To be read with License No. 22 dated 13/05/2021

Detail of land owned by Narendar Singh Yadav $\frac{1}{2}$ share, Sudhir Kumar $\frac{1}{2}$ share, S/o Suraj Bhan

Village	Rect. No.	Killa No.	Area
Dhallawas	33	17/1/2	0-11
		17/2/1	0-11
	37	23	8-0
		24	8-0
		3/1	2-9
		4/1	2-9
		Total	22-0

Detail of land owned by Krishan Pal $\frac{1}{2}$ share, Mahabir $\frac{1}{2}$ Ss/o Jaswant Singh, Neeraj $\frac{1}{8}$, Dheeraj $\frac{1}{8}$, Ss/o Balraj Singh & Parveen Yadav $\frac{1}{2}$ share, S/o Ramphal

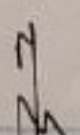
Village	Rect. No.	Killa No.	Area
Dhallawas	37	3/2	7-0
		4/2	5-11
		7	3-7
		Total	15-18

Detail of land owned by Krishan Pal $\frac{1}{2}$ share, Mahabir $\frac{1}{2}$ S/o Jaswant Singh S/o Tej Singh, Neeraj $\frac{1}{8}$, Dheeraj $\frac{1}{8}$, S/o Balraj Singh S/o Jaswant Singh & Parveen Yadav $\frac{1}{2}$ share S/o Ramphal

Village	Rect. No.	Killa No.	Area
Dhamlaka	1	6/1	0-8
		6/2	3-8
	2	7	4-13
		8/3	5-3
		9/3	2-2
	2	10	6-2
		13/1/2	2-6
		14/1	4-0
		Total	28-2

Detail of land owned by B.M. Gupta Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Dhamlaka	1	15	4-2


D.T.C.P (HR)

Detail of land owned by Raj Kumar 1/8 share S/o Kundan Lal, Suresh Devi 1/8 W/o Raj Kumar, Babu Lal 1/8, Vijay Pal 1/8 ss/o Sughan Lal & Hari Singh 1/8 share, Ajay 1/8 share Ss/o Tarachand

Village	Rect. No.	Killa No.	Area
Devlawas	9	14	8-0
		15	3-18
		Total	11-18

Detail of land owned by Ashok Kumar 1/8 share, Prem Chand 1/8 share, Ss/o Gajraj Singh

Village	Rect. No.	Killa No.	Area
Devlawas	9	6	3-14
		7	7-19
		Total	11-13

Detail of land owned by Naresh Singh 1/3 share, S/o Nihal Singh, Yogesh Kumar 1/3 share, Rajesh Kumar 1/3 share, Ss/o Naresh Singh

Village	Rect. No.	Killa No.	Area
Devlawas	9	3	5-0
		4	2-13
		5	0-7
		Total	8-0
		Grand Total	101-13

Or 12.70625 acres ✓

Note: - Killa No. 9//7min (3-13-2.05), 14min (3-17-8.45) of village Devlawas are under mortgage.

Director,
Town & Country Planning
Haryana

[Handwritten Signature]