

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

Licence No. 80. of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Ajay Khurana-Anuj Khurana Ss/o Ved Parkash Khurana, Hardev Singh S/o Kartar Singh, Reminder Singh Gujral S/o Joginder Singh & in Collaboration with DLF Home Developers Ltd., DLF Centre, Sansad Marg, New Delhi-110001 for setting up of Plotted Commercial Colony over an area measuring 8.0396 acres (under migration of license No. 3 of 2014 dated 11.01.2014) revenue estate of Village Sihi, Sector-84, Gurugram.

1. The License is granted subject to the following conditions:
  - a) That Commercial Colony will be laid out in accordance with the approved layout 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 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 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.
  - e) 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.
  - f) 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 DTCP Haryana.
  - g) 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, 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, Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963
  - h) 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**

- i) That you shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
- j) 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.
- k) 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. Further amended time to time.
- l) That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- m) That you shall arrange electric connection from HVPN/DHBVNL 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/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- n) 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.
- o) That you shall obtain no objection certificate/clearance, 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.
- p) That you shall obtain clearance from competent authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and as also required other forest laws. The orders of Hon'ble Courts passed from time to time with respect to forest laws shall be strictly complied with.
- q) 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 accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- r) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- s) That you shall make the provision of solar water heating system as per Haryana Renewable Energy Development Agency guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- t) That you shall use only LED fittings for internal lighting as well as for campus lighting.
- u) 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.

- v) 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.
- w) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- x) That you shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans.
- y) 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.
- z) 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.
- aa) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plans.
- bb) That developer company, i.e. DLF Homes Developers Ltd. shall be responsible for compliance of all terms and conditions of license/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.
- cc) 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 license granted.
- dd) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ee) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- ff) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- gg) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- hh) The implementation of such mechanism shall, however, have no bearing on EDC installments schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule

- ii) 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 Control Board or any other Authority Administering the said Acts.
- jj) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

2. The license is valid up to 07/10/2026.


Dated: The 08/10/2021.  
Chandigarh

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

Endst. No. LC-4258/Asstt.(MS)/2021/ 25752-67 Dated: 11-10-2021

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

1. Ajay Khurana-Anuj Khurana Ss/o Ved Parkash Khurana, Hardev Singh S/o Kartar Singh, Reminder Singh Gujral S/o Joginder Singh & in Collaboration with DLF Home Developers Ltd., DLF Centre, Sansad Marg, New Delhi-110001 along with 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 along with a copy of Layout Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.
16. PM (IT Cell) update the status in departmental website.

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

LC-4258

To be read with License no.....80.....dated 08/10/2021.

1. Detail of land owned by DLF Home Developers Limited; District Gurugram.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Sihi	28	19/1	6-0-0	
		22/1/2 min	2-6-5	
		17/1/2	3-0-0	
		24/1	6-0-0	
		24/2	2-0-0	
		25/1/1	1-16-0	
		37	4/1 min	2-2-7
			<b>Total</b>	<b>23-5-3</b>

2. Detail of land owned by Ajay Khurana, Anuj Khurana Ss/o Ved Parkash Khurana 251/451 share, Reminder Singh Gujral S/o Joginder Singh 125/451 share, Hardev Singh S/o Kartar Singh 75/451 share; District Gurugram.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Sihi	28	13/1	6-12-0	
		14/1/1	0-4-0	
		17/2	2-0-0	
		11	8-0-0	
		12	8-0-0	
		18	8-0-0	
		27	15/2 min	8-5-0
			<b>Total</b>	<b>41-1-0</b>

**Grand Total** 64K-6M-3S

Or. 8.0396 acres ✓

  
Director,  
Town & Country Planning  
Haryana 