

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

LC -V  
(See Rule 12)

Licence No. 99 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Nilgiri Land Holdings Ltd., Indiabulls Commercial State Ltd., Indiabulls Commercial Property Ltd., Smt. Krishna Gahlawat W/o Sh. Balwan Singh, Indiabulls Infrastructure Project Ltd., In collaboration with India Bulls Estate Ltd., Plot No. 448-451, Udyog Vihar, Phase-V, Gurugram for setting up of a Residential Plotted Colony on the additional land measuring 3.725 acres in addition to already licenced land bearing Licence No. 70 of 2009 dated 24.11.2009 granted for an area measuring 99.309 acres situated in Sector-26, 26A, 33 & 34, Sonipat.


1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
  - a) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
  - b) That the 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 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 saleable area is being granted, shall be transferred free of cost to the Govt.
  - d) 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 to 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 Government 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 Act, 1975.
  - e) That licensee 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- f) That the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall be liable to 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.
- g) That licensee shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- h) That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- i) That licensee shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBVNL 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. HVPNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- j) That licensee shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- k) That only LED fittings shall be used for internal lighting as well as campus lighting.
- l) That licensee shall abide by the policy dated 26.02.2021 related to allotment of EWS Flats/Plots.
- m) That licensee shall provide the details of calculations per sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- n) 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 you have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- o) That licensee shall permit the Director or any other office 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.

- p) That licensee shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- q) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- r) That licensee shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- s) That licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- t) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- u) That licensee shall deposit the labour cess, as applicable as per Rule.
- v) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- w) That licensee 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 Acts.
- x) That the demarcation plan of the colony shall be submitted for approval of zoning plan before starting the development works at site.
3. The licence is valid up to 17/11/2026.

Dated: The 18/11/2021.  
Chandigarh

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

Endst. No. LC-800-B/JE (MK)-2021/ 29755

Dated: 23-11-2021

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

1. Nilgiri Land Holdings Ltd., Indiabulls Commercial State Ltd., Indiabulls Commercial Property Ltd., Krishna Gahlawat w/o Balwan Singh, Indiabulls Infrastructure Project Ltd., In collaboration with India Bulls Estate Ltd., Plot No. 448-451, Udyog Vihar, Phase-V, Gurugram alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Rohtak.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Senior Town Planner, Rohtak.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonipat along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

LC-800-B

To be read with License No.....<sup>99</sup>.....dated <sup>18/11/</sup>.....of 2021

Detail of land owned by Nilgiri Land Holding Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	17/2/2/1	1-13
		17/2/1/1	1-14
		Total	3-7

Detail of land owned by Indiabulls Commercial Estate Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	25/2/1/2	0-9

Detail of land owned by Indiabulls Commercial Properties Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	22	15/2/1min	1-0

Detail of land owned by Krishna GahlawatW/oBalwan Singh

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	17/2/1/2	1-0
		17/2/2/2	1-1
		24/1/1	3-5
		24/1/2	3-6
		25/2/1/1	4-13
		Total	13-5

Detail of land owned by Nilgiri Land Development 45/289 share

Indiabulls Infrastructure Pvt. Ltd. 244/289 share

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	21	13/1/1	2-2
		18/2	1-13
		19/1	7-19
		Total	11-14
		Grand Total	29K-15M

Or 3.71875 Acres

↓  
Director,  
Town & Country Planning  
Haryana

Jaswanth Kherani