

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

Licence No. 74 of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Rose Reality Pvt. Ltd, Sovereign Buildwell Pvt. Ltd, North South Properties Pvt. Ltd, Four Construction Pvt. Ltd, Excellent Inframart Pvt. Ltd, Sartaj Developers & Promoters Pvt. Ltd, Roman Projects Pvt. Ltd. & Sh. Padam Singh S/o Sh. Rampat in collaboration with Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 20.1409 acres in the revenue estate of village Ullahwas, Sector-63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable 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:-
  - i. That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii. That licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - iii. That the 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 there under are duly complied with.
  - iv. That licensee 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.
  - v. That licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
  - vi. That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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.
  - vii. That licensee shall pay the State Infrastructure Development Charges amounting to Rs. 4,48,30,441/- @ Rs. 1000/- per sqm for the commercial area, and @ Rs. 500/- for plotted area in two equal instalments. First instalment will be due within 60

  
Director  
Town & Country Planning  
New Mansa, Chandigarh

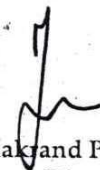
days of grant of licence and second instalment within six months of grant of licence failing which 18% per annum interest will be liable for the delayed period.

- viii. That licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- ix. That licensee 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 has been earmarked on the enclosed layout plan.
- x. That licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- xi. That licensee 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.
- xii. 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 Haryana Shahari Vikas Pradhikaran.
- xiii. That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiv. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not 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. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- xvii. That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xviii. That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.



- xix. That licensee shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- xx. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxi. That licensee will 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.
- xxii. 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 licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii. 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 Control Board or any other Authority Administering the said Acts.
- xxiv. That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- xxv. That prior permission from the Divisional Forest Officer, Gurugram shall be taken before cutting of any tree situated on the licenced land.
- xxvi. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development works in the colony.

3. The licence is valid up to 16/06/2027.

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

Place: Chandigarh  
Dated: 17/06/2022.

Endst. No. LC-4690+LC-4691/JE(VA)/2022/ 16819

Dated: 17-06-2022.

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

1. Rose Reality Pvt. Ltd, Sovereign Buildwell Pvt. Ltd, North South Properties Pvt. Ltd, Four Construction Pvt. Ltd, Excellent Inframart Pvt. Ltd, Sartaj Developers & Promoters Pvt. Ltd. Roman Projects Pvt. Ltd. & Sh. Padam Singh S/o Sh. Rampat in collaboration with Anant Raj Ltd. H-65, Connaught Circus, New Delhi-110001 alongwith a copy of agreement, LC-IV & 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.
13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

  
(Amit Madholia)

District Town Planner (HQ)

For: Director, Town & Country Planning,  
Haryana, Chandigarh


To be read with License No. 74 Dated 17/06 Of 2022

**Detail of land owned by Four Construction Pvt. Ltd. 1/2 share, & Excellent Inframart Pvt. Ltd. 1/2 share**

Village	Rect No.	Killa No.	Area (K-M-S)
Ullhawas	43	2/1min	1-15-6
		10	8-0-0
		9	7-8-0
		6/1	4-0-0
		Total	21-3-6

**Detail of land owned by Sovereign Buildwell Pvt. Ltd.**

Village	Rect No.	Killa No.	Area (K-M-S)	
Ullhawas	43	3min	5-3-5	
		2/2min	3-0-0	
		4/1min	2-10-0	
		4/2/2min	0-5-0	
		4/2/3min	2-1-0	
		5/2min	4-10-0	
		6/2	1-9-0	
		7/1/1	3-3-0	
		7/1/2	0-7-0	
		7/2	3-17-0	
		8/1	1-6-0	
		8/2	6-1-0	
		42	12/1	4-16-0
			12/2/1	2-6-0
			12/2/2	0-6-0
			13/2min	0-3-0
	18/1min		0-6-0	
	18/2min		0-0-1	
	19/1min		3-18-0	
	19/2min		0-3-0	
	38		18/1min	4-14-0
			18/2	0-4-0
			19/2	6-0-0
			22	8-0-0
			23/1/1	6-14-0
			23/1/2	0-14-0
			23/2	0-12-0
			Total	72-8-6

 D.T.C.P (HR)