

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

Licence No. 14. of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Ratti Ram S/o Sh. Shish Ram in collaboration with EVFYME Technologies Pvt. Ltd., 151, Sector-52, Gurugram for setting up of COMMERCIAL PLOTTED COLONY over an area measuring 2.825 acres in the revenue estate of village Begampur Khatola, Sector-73, Gurugram.

1. The Licence is granted subject to the following conditions:
  - a) That Commercial Plotted Colony will be laid out in accordance with the approved layout and development works will be executed according to the designs and specifications shown in the approved plans.
  - b) That conditions of the agreements executed with the Director and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under shall duly complied with.
  - c) That licensee shall pay State Infrastructure Development Charges amounting to ₹1,71,49,163/- @ Rs. 1,000/- per sq. mtr. in two equal instalments. First Installment will be due within 60 days of grant of licence and second Instalment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
  - 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 licensee shall construct portion of service road, internal circulation roads, forming part of licenced area at its 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 licensee 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.
  - g) That licensee shall arrange electric connection from HVPNL/DHBNL 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/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
  - h) That licensee 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.

Director  
Town & Country Planning  
Haryana, Chandigarh

- i) That licensee 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.
- j) That licensee 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.
- k) That licensee 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.
- l) That licensee shall pay the labour cess charges as per Policy dated 04.05.2010.
- m) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That licensee shall use only LED fittings for internal lighting as well as for campus lighting.
- o) That licensee 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 licensee has to deposit seventy percentum of the amount from the shop buyers for meeting the cost of Internal Development Works in the colony.
- p) That pace of construction shall be kept at least in accordance with sale agreement executed with the buyers of the plots.
- q) That licensee has understood that provision of External Development facilities may take long time and they shall not claim any damages against the Department for loss occurred, if any.
- r) That developer company, i.e. **EVFYME Technologies Pvt.Ltd.** 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.
- s) 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.
- t) That ground water shall not be used for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal 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.
- u) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.



- v) 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.
- w) That licensee shall abide by with the Act/ Rules and policies notified by the Department for development of Commercial plotted colony and other instructions/directions/ restriction issued/imposed by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
- x) 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.
2. That the construction raised at site shall be demolished before approval of zoning plan of the site in question.
3. The licence is valid up to 23/02/2027.

Dated: The 24/02/2022.  
Chandigarh

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

Endst. No. LC-4543-JE (VA)-2022/ 5641

Dated: 24-02-2022

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

1. Sh. Ratti Ram S/o Sh. Shish Ram in collaboration with EVFYME Technologies Pvt. Ltd., 151, Sector-52, Gurugram alongwith 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.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP.
16. 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

LC-4543

To be read with License no.....14.....dated.....24/02/.....of 2022

**Detail of land owned by Ratti Ram S/o Shish Ram**

| Village  | Rect. No. | Killa No.          | Area (K-M)   |
|----------|-----------|--------------------|--------------|
| Begampur | 38        | 12                 | 8-0-0        |
| Khatola  |           | 13/2/1             | 2-16-0       |
|          |           | 18/2               | 3-6-0        |
|          |           | 19                 | 7-11-0       |
|          |           | 20/1               | 0-19-0       |
|          |           | <b>Grand Total</b> | <b>22-12</b> |

**Or 2.825 acres**

Note: - Killa no. 38//18/2min (0-17-2), 19min (0-1-7) total 0K-19M-0S are under mortgage.

  
Director,  
Town & Country Planning  
Haryana  
*Jagan Lal*