

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 - e-mail: tcpharyana7@gmail.com

LC -V

(See Rule 12)

License No. 104 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to St. Patricks Realty Pvt. Ltd., S/Sh. Sher Jang-Sher Mohammad-Wahid Khan- Akbar Ss/o Sh. Chhutmal, S/Sh. Sohrab Khan-Yamir Khan-Sarfaraj Khan Ss/o Sh. Akbar, Sh. Inderjeet S/o Sh. Tejbhan, Smt. Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. 3rd Floor, Tower-D, Global Business, MG-Road, Gurugram for setting up of Residential Plotted Colony over an additional area measuring 47.759 acres in addition to already granted licence no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016 & 07 of 2020 dated 29.01.2020, making the total area of the colony as 196.4423 acres situated in the revenue estate of village Dhunela & Berka, Sector-30, 32 & 33, Sohna, District Gurugram.

1. 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 FAR is being granted, shall be transferred free of cost to the Govt.
- d) That you 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
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- f) 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.
- g) That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- h) That licensee shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBNL 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/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- i) 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.
- j) That licensee shall use only LED fittings for internal lighting as well as campus lighting.
- k) That licensee shall convey the 'Ultimate Power Load Requirement' of the entire colony 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 your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- 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 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.
- o) 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.

- p) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- q) 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.
- r) 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.
- s) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- t) That licensee shall deposit the labour cess, as applicable as per Rule.
2. That the licensee shall clear all outstanding dues against the licences granted in its favour by the Department within 30 days from issuance of this licence.
3. The licence is valid up to 09/12/2026

Dated: The 10/12/2021.
Chandigarh


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

Endst. No. LC-2841-E+F+G/JE (MK)-2021/ 31402

Dated: 13-12-2021

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

1. ✓ St. Patricks Realty Pvt. Ltd., S/Sh. Sher Jang-Sher Mohammad-Wahid Khan-Akbar Ss/o Sh. Chhutmal, S/Sh. Sohrab Khan-Yamir Khan-Sarfaraaj Khan Ss/o Sh. Akbar, Sh. Inderjeet S/o Sh. Tejbhan, Smt. Ishwar Devi W/o Sh. Tejbhan, St. Ambrose Buildcon Pvt. Ltd. in collaboration with St. Patricks Realty Pvt. Ltd. 3rd Floor, Tower-D, Global Business, MG-Road, Gurugram alongwith a copy of agreement, Bilateral agreement (LC-IV B) & Revised 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, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Senior Town Planner, Gurugram.
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 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

To be read with License No. 104 dated 10/12/2021

Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan Ss/o Chhutmal 3/4 share, Sohrab Khan – Yamir Khan-Sarfaraj Khan Ss/o Akbar 1/4 share

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	7	8-0
		14/1	0-18
		14/2	7-2
		17/1	0-9
		17/2/1	4-9
		17/3/1	0-13
		13	8-0
		17/2/2	1-2
		18/1	6-18
		Total	37-11

Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan –Akbar Ss/o Chhutmal equal share

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	8	8-0
		9	8-0
		Total	16-0

Detail of land owned by Inderjeet S/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	41	25	8-0
	42	16	8-0
		17	8-0
		18	8-0
		19	8-0
		20/2	4-0
		21	8-0
		25/1	4-0
		Total	56-0

Detail of land owned by Smt.Ishwar Devi w/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	42	25/2	4-0

Detail of land owned by Inderjeet S/o Tejbhan & Smt.Ishwar Devi w/o Tejbhan

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	45	5	8-0
		6	8-0
		7	8-0
		14	8-0
		15	8-0
		16	6-16
		17	5-16
		Total	52-12


D.T.C.P (HR)


Detail of land owned by St. Patricks Realty Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)		
Dhunela	42	22	8-0		
		23	8-0		
		24	8-0		
		14/1	2-10		
	45	4	8-0		
	29	30	21	8-0	
			22/1	5-14	
			22/2	2-6	
			23	8-0	
			24/1	3-6	
			24/2	4-14	
			25	8-0	
			21/1	0-18	
			22/2	6-0	
			23	7-4	
	31	32	1/1	0-18	
			1/2/2	0-17.5	
			2	5-18	
			1	8-0	
	32	17	2/1	5-14	
			2/2	2-6	
			3	8-0	
			4/1	3-6	
			4/2	4-14	
			5	8-0	
			Total	136-5.5	
			Berka	18	1/2/1
10/2					2-4
5					8-0
6/1	5-0				
6/2	3-0				
13	14	24/2			2-13
		25/1/2			2-11
14	13	11			8-0
		20			8-0
		21/1			7-11
13	13	25/2	0-8		
		Total	48-8		

Detail of land owned by St. Patricks Realty Pvt.Ltd. 73/93 share and St. Ambrose Buildcon Pvt. Ltd. 20/93 share

Village	Rect. No.	Killa No.	Area (K-M)
Berka	18	23	8-0
		3	8-0
		4/1	7-0
		8/1	0-5
		Total	23-5

Detail of land owned by St. Ambrose Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Berka	14	9/2	5-7
		12/1	2-13
		Total	8-0
Grand Total			382K-1.5M

Or 47.759 Acres

Director,
Town & Country Planning
Haryana

[Signature]