

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

License No. 106. of 2022

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Aspiss Buildcon Pvt. Ltd., Starcity Realtech Pvt. Ltd. in collaboration with Nourish Developers Pvt. Ltd. SB/C/2L/office/017A, M3M Urbana, Sector-67, Gurugram-122102 for setting up of Residential Colony under NILP Policy dated 11.05.2022 for an area measuring 16.1125 acres (an area measuring 46K-10M freezed due to falling under NCZ pockets and non compact pocket due to NCZ) in the revenue estate of village Chauma, Sector 113, Gurugram.

1. The Licence is granted subject to the following conditions:

- i. That residential colony will be laid out in confirmation to the approved layout plans and development works are executed according to the designs and specifications shown in the approved plan.
- ii. That 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 thereunder are duly complied with.
- iii. That you shall submit the 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.
- iv. That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
- v. That you shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
- vi. That you understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- vii. That you shall arrange electric connection from HVPN/DHVNIL for electrification of 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/DHVNIL and complete the same before obtaining completion certificate for the colony.
- viii. That you shall deposit an amount of ₹ 3,94,96,985/- on account of Infrastructural Development Charges @ ₹ 625x5/7 per Sqm for residential colony and @ ₹ 1000/- per Sqm for commercial component in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC.

Director
Town & Country Planning
Haryana, Chandigarh

as per above schedule, an interest @ 18% per annum for delayed period shall be paid.


- ix. That you 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 HSVP or any other Govt. Agency.
- x. That you shall submit no objection certificate/approval, 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.
- xi. That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xii. 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 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 Rules, 1976.
- xiii. That you shall pay the labour cess charges as per policy dated 04.05.2010.
- xiv. That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xv. That you shall deposit thirty percentum of the amount realized, from time to time, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized towards meeting the cost of internal development works in the colony.
- xvi. That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvii. That you shall use only CFL fittings for internal as well as for campus lighting.
- xviii. That you 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 thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.
- xix. That you shall keep pace of the construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- xx. That you shall not create Third Party Rights/pre launch against the licenced land, before approval of building plans.
- xxi. That provision of External Development Facilities may take long time by HSVP, the you shall not claim any damages against the Department for loss occurred, if any.
- xxii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii. That developer company, i.e., Nourish Developers 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.

- xxiv. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes 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.
- xxv. 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 licence granted.
- xxvi. The maximum permissible density & FAR shall be 400 PPA & 1.25 respectively.
- xxvii. That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
- xxviii. If at any stage, the licensed land is declared under NCZ, than the said licence shall be reconsidered for withdrawal.
- xxix. The area falling under khasra nos. 1//5,6,7,15,16,25 of revenue estate of village Chauma falls under NCZ pockets as per regional plan, further, the area falling under khasra nos. 2//10/1/2/2/1, 2//10/1/2/2/2 shall not be in compact block due to NCZ pockets. Hence, the same are freezed till the clearance from NCZ. You shall not raise any development/ construction over an area measuring 46K-10M comprising khasra nos. 1//5,6,7,15,16,25 and 2//10/1/2/2/1, 2//10/1/2/2/2 being freezed, till the clearance from NCZ.
- xxx. You shall either surrender 10% of the colony area free of cost to the Government for Affordable Group Housing within 60 days of issuance of license or deposit an amount at the rate three times the collector rate in lieu of 10% land to be surrendered as per provisions of the policy dated 11.05.2022.
- xxxi. That you shall abide with terms and conditions of the NILP policy dated 11.05.2022 as amended from time to time.
- xxxii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxxiii. That this license is subject to the outcome of Civil Suit No. 2886 of 2022 pending before the Court of Sh. Manoj Kumar Rana, CJ(SD), Gurugram titled as MGF Developments Limited vs. Cosmo Propbuild Pvt. Ltd. & others

2. The licence is valid up to 4/8/2027.

Dated: 5/8/2022
Place: Chandigarh


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

Endst. No. LC-4572/JE (DS)-2022/ 23211

Dated: 05-08-2022

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

1. Aspis Buildcon Pvt. Ltd., Starcity Realtech Pvt. Ltd. in collaboration with Nourish Developers Pvt. Ltd. SB/C/2L/office/017A, M3M Urbana, Sector-67, Gurugram-122102 alongwith copy of zoning 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. 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. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with License No.....106.....Dated 5/8/2022 of 2022

Detail of land owned by Aspis Buildcon Pvt.ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Chauma	1	5	7-14-0	
		6	8-0-0	
		7	4-14-0	
		14/3/1	1-8-0	
		15	8-0-0	
		16	8-0-0	
		17/1	4-8-0	
		17/3	2-0-0	
		18	6-0-0	
		23/1/1	2-9-0	
		23/2	2-18-0	
		7	3/2/1	4-1-2
			3/1	0-7-0
			Total	59-19-2

Detail of land owned by Starcity Realtech Pvt.ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Chauma	7	3/2/2	3-11-7	
		4	7-11-0	
		5	7-11-0	
		6/1	3-7-0	
		1	14/2	2-15-0
			14/1	4-3-0
			22/2	0-10-0
		2	10/1/2/2/1	0-14-0
			10/1/2/2/2	1-8-0
		1	17/2	1-12-0
			22/1	2-1-0
			23/1/2	2-13-0
			24	8-0-0
			25	8-0-0
		2	22min	4-10-0
		6	1min	6-11-0
			2/1min	1-2-0
			10/2min	1-18-0
		1	14/3/2	1-1-0
			Total	68-18-7
	Grand Total	128-18-0		

Or 16.1125 acres

Note: - Killa no. 1/5(7-14), 6(8-0), 7(4-14), 15(8-0), 16(8-0), 25(8-0) are falls under NCZ and Killa no. 2//10/1/2/2/1(0-14), 10/1/2/2/2(1-8) are not in compact block. So, total 46K-10M or 5.8125 acres are freezed.

Director,
Town & Country Planning
Haryana
Jasvir Kataria