

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

Licence No. 12 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to S.A. Township Pvt. Ltd., Ramprastha Estates Pvt. Ltd., Signature Infrabuild Pvt. Ltd. in collaboration with Signature Infrabuild Pvt. Ltd. Regd. Office 1310, 13th Floor, Dr. Gopal Das Bhawan, 23 Barakhamba Road, New Delhi- 110001 for setting up of an Affordable Plotted Colony under DDJAY-2016 over an area measuring 10.30 Acres falling in Village Mevka, Wazirpur, Sector- 92, Distt. 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:-
 - a) 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.
 - b) That the 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 time to time to execute the project.
 - c) That the licensee shall deposit an amount of Rs. 2,25,09,414 (Two Crore Twenty Five Lacs Nine Thousand Four Hundred Fourteen only) against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpaharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall charged.
 - d) 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.
 - e) That the 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.
 - f) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

- g) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963
- h) That the licensee shall transfer 10% area of the licensed 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.
- i) That the licensee understands 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.
- j) That the 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.
- k) That the 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.
- l) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- o) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- p) That the licensee shall convey the 'Ultimate Power Load Requirement' of the project 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q) 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.

- r) That the licensee 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.
- s) That the 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.
- t) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- u) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- v) That you 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.
- w) That the 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- x) That no further sale has taken place after submitting application for grant of licence.
- y) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- bb) That the 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.
- cc) 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.

dd) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

ee) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

gg) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

hh) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

3. That you shall remove the temporary structure existing at site having an area measuring 321 sqm and boundary wall before approval of building plan.

4. The licence is valid up to 11/03/2026.



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

Place : Chandigarh

Dated: 12/03/2021.

Endst. No. LC-4248/Asstt. (MS)/2021/ 6671

Dated: 15-03-2021

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

1. S.A. Township Pvt. Ltd., Ramprastha Estates Pvt. Ltd., Signature Infrabuild Pvt. Ltd. in collaboration with Signature Infrabuild Pvt. Ltd. Regd. Office 1310, 13th Floor, Dr. Gopal Das Bhawan, 23 Barakhamba Road, New Delhi- 110001 alongwith a copy of agreement, LC-IV B & 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. 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. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh



To be read with License NO 12Dated 12/03of 2021

Detail of land owned by S.A Township Pvt. Ltd.

Village	Rect No.	Killa No.	Area (K-M)
Mevka	7	6min	1-3

Detail of land owned by Ramprastha Estates Pvt. Ltd.

Village	Rect No.	Killa No.	Area (K-M)
Mevka	3	17	8-2
		24	8-0
	6	11	8-0
	7	3min	4-4
		4	6-11
		7	8-0
		8/1	4-0
		8/3	2-0
		15	7-8
		Total	56-5

Detail of land owned by Signature Infrabuild Pvt. Ltd.

Village	Rect No.	Killa No.	Area (K-M)
Wazirpur	89	9/2	2-0
		11/1	0-11
		11/3	5-8
		12	8-0
		19	7-0
		20/2	2-1
		Total	25-0
		Grand Total	82K-8M
			Or 10.30 Acres


Director,
Town & Country Planning
Haryana




To be read with Licence No. 12 of 2021 Dated 12/03/2021.

That this Layout plan for an area measuring 10.30 acres (Drawing No.) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by SA Township Pvt. Ltd. & others in collaboration with Signature Infrabuild Pvt. Ltd., Sector-92, Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


(S.K. SEHIRAWAT)
DTP(HQ)


(HITESH SHARMA)
STP(M)HQ


(JITENDER SHAG)
CTP(HR)


(K.MAKKRAJ PANDURANG, IAS)
DTCP(HR)


(RAHUL SINGLA)
ATP(HQ)


(DINESH KUMAR)
SD(HQ)

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