

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

Licence no. 115 of 2022

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Sh. Hitesh Kumar Goyal S/o Sh. Gopal Das, Sh. Ashok Kumar S/o Sh. Ganeshi Lal, Sh. Dinesh Kumar S/o Sh. Ganeshi Lal, Sh. Hemant S/o Sh. Gopal Das, Smt. Ratna Goyal W/o Sh. Ashok Kumar, Smt. Savita W/o Sh. Dinesh Kumar in collaboration with One stop Realty Solutions Pvt. Ltd # 31, Block-A, PKT-3, Sector-3, Rohini, New Delhi for development of Commercial Plotted Colony over an area measuring 2.5375 acres falling in the revenue estate of village Padiyawas, Sector-25, Rewari, District Rewari.

1. The particulars of the land, wherein the aforesaid Commercial 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 License is granted subject to the following terms and conditions:
  - a. That licensee shall be laid the commercial plotted colony in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - b. 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.
  - c. That the licensee shall pay the External Development Charges as per terms and condition of the agreement executed with the Department.
  - d. The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.
  - 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 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.
  - g. That licensee shall construct the 18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.

  
Director  
Town & Country Planning  
Chandigarh

- h. That licensee shall pay the Infrastructure Development Charges amounting to Rs. 77,01,947/- @ Rs. 500/- per sq. mtr. in two equal instalments. First instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- i. That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as per approved service plans and as & when made available.
- j. That licensee shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HSVP is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
- k. 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 HSVP or any other Govt. Agency.
- l. That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DTCP, Haryana.
- m. That licensee shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before executing development works at site.
- n. That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- o. That licensee shall pay the labour cess charges as prescribed in policy parameters.
- p. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- q. That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for occupation certificate.
- r. That licensee shall use only LED fittings for internal as well as for campus lighting.
- s. That in compliance of Rule 24, 26 (2), 27 and 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit seventy percentum of the amount from the space holders for meeting the cost of internal development works in the colony.
- t. That at the time of booking of the commercial spaces in the licenced colony, if the specified rates of commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- u. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

- v. That the licensee 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 relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- w. That licensee shall obey all the directions/restrictions imposed by the Department time to time in public interest.
- x. That the 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, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- y. 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.
3. The license is valid up to 09/08/2027.

Place: Chandigarh  
Dated: 10/08/2022.

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

Endst.No.LC-4545-JE (SK)-2022/ 23788

Dated: 10-08-2022

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

1. Sh. Hitesh Kumar Goyal S/o Sh. Gopal Das, Sh. Ashok Kumar S/o Sh. Ganeshi Lal, Sh. Dinesh Kumar S/o Sh. Ganeshi Lal, Sh. Hemant S/o Sh. Gopal Das, Smt. Ratna Goyal W/o Sh. Ashok Kumar, Smt. Savita W/o Sh. Dinesh Kumar in collaboration with One stop Realty Solutions Pvt. Ltd # 31, Block-A, PKT-3, Sector-3, Rohini, New Delhi alongwith copies of agreement/ bilateral agreement, schedule of land and 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 alongwith approved layout plan.
13. District Town Planner, Rewari alongwith a copy of agreement and approved layout plan.
14. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
15. Nodal Officer (website), O/o DTCP, Haryana.

(Parveen Kumar)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

To be read with License no. 115 Dated 10/08/2022

Detail of land owned by Hitesh Kumar Goyal S/o Gopal Das 1/3 share, Ashok Kumar S/o Ganeshi Lal 1/3 share

Dinesh Kumar S/o Ganeshi Lal 1/3 share

Village	Rect. No.	Killa No.	Area (K-M)
Padiyawas	23	15/2 min	2-0

Detail of land owned by Hemant S/o Gopal Das 1/3 share,

Ashok Kumar S/o Ganeshi Lal 1/6 share,

Ratna Goyal w/o Ashok Kumar 1/6 share,

Dinesh Kumar S/o Ganeshi Lal 5227/29280 share,

Savita W/o Dinesh Kumar 1511/9760 share

Village	Rect. No.	Killa No.	Area (K-M)
Padiyawas	22	19/2	6-4
		20	8-0
	23	16/1	4-2
		Total	18-6
	Grand Total	20-6	

Or 2.5375 acres

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Director,  
Town & Country Planning  
Haryana  
Jawan (Jawan)