

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

Licence No. 156 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Action Constructwell Pvt. Ltd, H-41, Udyog Nagar, Main Rohtak Road, New Delhi-110041 for setting up of Commercial Plotted Colony on an area measuring 2.1 acres (under migration of License No. 67 of 2013 dated 22.07.2013) falling in the revenue estate of village Naharpur, Sector- 81, Gurugram Manesar Urban Complex.

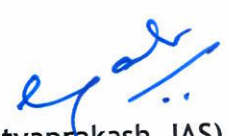
1. The particulars of the land, wherein the aforesaid Commercial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - i. That area coming under the 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.
 - ii. The licensee shall maintain and upkeep of 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 Act, 1975.
 - iii. The 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.
 - iv. The licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - v. The licensee shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
 - vi. The licensee has 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, 1963.
 - vii. The licensee has understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm 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.


Director General
Town & Country Planning
Haryana, Chandigarh

- viii. The licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- ix. 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 Urban Development Authority.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. The licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xii. The licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. 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.
- xiv. 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xv. The 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.
- xvi. The licensee shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xvii. The licensee shall 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.
- xviii. The licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the plot as and when scheme is launched.
- xix. The licensee 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 Layout Plan, applicant firm 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.
- xx. The licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- xxi. The licensee shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- xxiv. That no pre-launch/sale of commercial plot will be undertaken before approval of the building plans. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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.
- xxv. 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.
- xxvi. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxvii. 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 get paid as per the prescribed schedule.
- xxviii. The licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
3. The license is valid up to 28/09/2027.

Dated: The 29/09/2022.
Chandigarh


(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4548/Asstt.(MS)/2022/ 30006

Dated: 04-10-2022

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

1. Action Constructwell Pvt. Ltd, H-41, Udyog Nagar, Main Rohtak Road, New Delhi-110041 along with 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 along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Revenue Officer, Gurugram with a request not to release the compensation of land falling under Khasra no. 8//12/1min (0-10) on the ground that the same is part of licenced land under licence no. 67 of 2013 dated 22.07.2013 which stand acquired vide award no. 11 dated 12.01.2017.
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 DTCP along with a copy of agreement.
17. Project Manager (IT) for updation on the website.

Narender Kumar
DTP(HQ)

District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no.....156.....dated.....29/09.....of 2022

Detail of land owned by Action Constructwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Naharpur Kasan	2	21/2	1-9
		22	0-18
	8	1/2/2	2-10
		2	5-9
		8/3	1-5
		9/1	3-8
		12/1/2	1-17
		Total	16-16

Or 2.1 acres


Director,
Town & Country Planning
Haryana
Jawahar Nagar