


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

Licence No. 16 of 2020

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sunsat Educational Academy Pvt. Ltd. 211, Anarkali Complex, Jhandewala Extension, New Delhi, DL110055 for setting up of Affordable Plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.90 acres in the revenue estate of village Janaula, Sector-1 Pataudi, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential 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 Licence is granted subject to the following conditions:
  - i. You 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.
  - ii. You shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - iii. You will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - iv. That the development/ construction cost of 24 m/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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - v. You 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.
  - vi. 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 Haryana Shehri Vikas Pradhikaran or any other agency.
  - vii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - viii. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall


  
Director  
Town & Country Planning  
Haryana, Chandigarh

be made operational where applicable before applying for an Occupation Certificate.

- ix. You shall use only LED fitting for internal lighting as well as campus lighting.
- x. You 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.
- xi. 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- xii. You shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xiii. You 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.
- xiv. You 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.
- xv. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xvi. 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.
- xvii. 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 you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xviii. That no further sale of land has been taken place after submission application for grant of licence.
- xix. You shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- xx. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxi. You shall abide by the terms and conditions of the policy notified on 01.04.2016.

- xxii. You shall provide setbacks and not raise any construction within the ROW of 11 KV HT line passing through the site.
- xxiii. 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.
3. The licence is valid up to 20/07/2025.

Dated: The 21/07/2020.  
Chandigarh


  
(K. Makrand Pandurang, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcparyana7@gmail.com](mailto:tcparyana7@gmail.com)

Endst. No. LC-3990-Asstt.(AK)/2020/ 12966

Dated: 24-07-2020

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

1. ✓ Sunsat Educational Academy Pvt. Ltd. 211, Anarkali Complex, Jhandewala Extension, New Delhi, DL110055 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.


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

To be read with License .....16.....dated.....21/07.....of 2020

**Detail of land owned by Sunset Educational Academy Pvt. Ltd;**

Village	Rect No	Killa No	Area (K-M)	
Janaula	13	23min	3-5-0	
	16	3min	7-19-1	
		4min	2-19-5	
		7/2	3-13-0	
		8	7-7-0	
		13	8-0-0	
		14	8-0-0	
		15min	3-15-8	
		16min	0-2-5	
		17min	6-7-6	
		18	8-0-0	
		22	8-0-0	
		23min	7-16-0	
		24min	2-10-7	
		17	2	5-10-0
			3min	3-17-4
	<b>Total</b>	<b>87-4-0</b>		

**10.90 Acres**

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh  
