


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

Licence No. 71 of 2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Roshni Builders Pvt. Ltd. & Highrise Propbuild Pvt. Ltd. C/o Roshni Builders Pvt. Ltd GF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-I, Gurugram-122002 for setting up of a Commercial Colony under TOD zone with 350 FAR over an area measuring 7.84875 acres in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram-Manesar Urban Complex, District Gurugram.

1. The particulars of the land, wherein the aforesaid Commercial 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:-
 - a) That the licensee shall deposit the Infrastructure Development Charges in two equal installments. 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.
 - b) That the licensee shall deposit balance 50% of the conversion charges, licence fee and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
 - c) 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.
 - d) That the licensee shall construct portion of sector/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


Director
Town & Country Planning
Haryana, Chandigarh ✓

- free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- e) That the licensee 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 license granted.
 - f) That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
 - g) That licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - h) That no other application has been submitted 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.
 - i) That the licensee understand 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 NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
 - k) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
 - l) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
 - 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 instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.
- o) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- 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 compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- r) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- s) That no sale of applied land has taken place after submission of license application.
- t) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- u) That 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.
- v) That licensee shall not advertise any floor area for sale before the approval of building plans.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated

09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

3. The licence is valid up to 24/10/2023.

Dated: The 25/10/2018.
Chandigarh



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

Endst. No. LC-3830-JE (VA)-2018/ 30392

Dated: 26-10-2018

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

- ✓ 1. Roshni Builders Pvt. Ltd. & Highrise Propbuild Pvt. Ltd. C/o Roshni Builders Pvt. Ltd GF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-I, Gurugram-122002 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, 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.

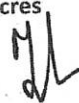

(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 71 dated 25/10 of 2018

Detail of land owned by Roshni Builders Pvt.Ltd.353/500 share
Highrise Propbuild Pvt.Ltd.147/500 share

VILLAGE	Rect.No	Killa No.	Total Area (K-M)	Area Applied (K-M-S)
Fazilpur	43	5	4-4	2-13-7
Jharsa		6	5-12	5-12-0
		15/1	1-2	1-2-0
		15/2	6-7	6-7-0
		16/1	7-0	7-0-0
	44	1	8-0	4-9-0
		2/1	2-16	1-14-0
		9	8-0	8-0-0
		10/1	3-4	3-4-0
		10/2	4-16	4-16-0
		11/1	4-12	4-12-0
		11/2	3-8	3-8-0
		12/1	4-0	4-0-0
		20/1	5-18	5-18-0
			Total Area	<u>62-15-7</u>

OR 7.84875 Acres


Director,
Town & Country Planning
Haryana
Jeevan Patil