

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

Licence No. 39 of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Cordial Infrastructure Pvt. Ltd, 11<sup>th</sup> floor, Paras Twin Towers Sector-54, Gurugram for setting up of COMMERCIAL PLOTTED COLONY over an area measuring 3.25 acres (migration from licence no. 45 of 2010) in the revenue estate of village Bajghera, Sector-114, Gurugram.


2. The Licence is granted subject to the following conditions:
- a) That Commercial Plotted Colony will be laid out in accordance with the approved layout and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That you will pay the State Infrastructure Development Charges amounting to ₹ 65,77,125/- @ Rs. 1000/- per sq. mtr. in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
  - d) That you shall submit 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 building plan, you 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.
  - e) 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.
  - f) That you 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.
  - g) That you have understood 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - h) That you shall arrange electric connection from HVPNL/DHBNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
  - i) That you 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 Shahari Vikas Pradhikaran.
  - j) That you shall obtain no objection certificate/clearance, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.

  
Director General  
Town and Country Planning  
Haryana, Chandigarh

- k) That you shall obtain clearance from competent authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and as also required other forest laws. The orders of Hon'ble Courts passed from time to time with respect to forest laws shall be strictly complied with.
- l) That you shall maintain and upkeep 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 Rules, 1976.
- m) That you shall pay the labour cess charges as per Policy dated 04.05.2010.
- n) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall make the provision of solar water heating system as per Haryana Renewable Energy Development Agency guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- p) That you shall use only LED fittings for internal lighting as well as for campus lighting.
- q) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 from the shop buyers for meeting the cost of Internal Development Works in the colony.
- r) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the plots.
- s) That you have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.
- t) That developer company, i.e. **Cordial Infrastructure Pvt. Ltd.** 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 relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- u) That you 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 licence granted.
- v) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That you 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.
- y) That you shall integrate your bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by

- an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- z) Such 10% of the total receipts from each payment made by an allottee, which is received by the Department, shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned licence of the colonizer.
- aa) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonizer against the said licence.
- bb) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule."
- cc) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- dd) That you shall abide by with the Act/ Rules and policies notified by the Department for development of Commercial plotted colony and other instructions/directions/ restriction issued/imposed by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
3. The licence is valid up to 21/02/2028.

Dated: The 22/02/2023.  
Chandigarh


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

Endst. No. LC-1541+ LC-5025-PA (VA)-2023/

Dated:

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

1. Cordial Infrastructure Pvt. Ltd, 11th floor, Paras Twin Towers Sector-54, Gurugram alongwith 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.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Accounts Officer, O/o DGTCP.
16. Project Manager (IT Cell) O/o DGTCP with request to update the status on website

  
(S.K. Sehwat)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh