

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

Licence No. 128 of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder North South Properties Pvt. Ltd, Sovereign Buildwell Pvt. Ltd, Rose Reality Pvt. Ltd. in collaboration with Anant Raj Ltd, CP-1, Sector-8, IMT Manesar, Haryana -122051 for setting up of Group Housing Colony over an area measuring 5.43263 acres falling in the revenue estate of village Ullahwas, Sector-63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing 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 Licence is granted subject to the following conditions:-
 - a) That the licensee shall deposit the State Infrastructure Development Charges 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.
 - b) That the Group Housing Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c) 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.
 - d) 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.
 - e) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - 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 the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.



Director
Town & Country Planning
Haryana, Chandigarh

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.
- i) That 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 Shahari Vikas Pradhikaran.
 - j) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
 - k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
 - m) 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - n) That it will be made clear at the time of booking of flats/commercial space that specified rates include or do not include EDC. In case of not 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. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
 - o) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
 - p) That the 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.
 - q) That the licensee 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.
 - r) That 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 licensee have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
 - s) 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.

- t) 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. That the licensee shall get re-verify the demarcation of site from District Town Planner, Gurugram within 30 days, so that zoning plan could be approved accordingly.
4. The licence is valid up to 23/08/2027.


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

Place : Chandigarh


Dated: 24/08/2022.

Endst. No. LC-4778-JE (VA)-2022/ 25329

Dated: 24-08-2022

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

1. North South Properties Pvt. Ltd, Sovereign Buildwell Pvt. Ltd, Rose Reality Pvt. Ltd. in collaboration with Anant Raj Ltd, CP-1, Sector-8, IMT Manesar, Haryana-122051 alongwith a copy of agreement, LC-IV & Bilateral Agreement.
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. District Town Planner, Gurugram along with a copy of agreement.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) O/o DTCP with request to update the status on website.


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

To be read with License No.....128.....dated 24/08 of 2022

Detail of land owned by North South Properties Pvt. Ltd.

Village	Rect. No	Killa No.	Area (K-M-S)
Ullhawas	42	1min	3-3-7
		2min	3-3-6
		3min	7-4-3
		4/1	1-9-0
		Total	15-0-7

Detail of land owned by Sovereign Buildwell Pvt. Ltd. 101/324 share

Rose Reality Pvt.Ltd. 223/324 share

Village	Rect. No	Killa No.	Area (K-M-S)
Ullhawas	42	7	6-13-0
		8min	6-14-0
		13/1min	5-19-0
		14	2-19-0
		Total	22-5-0

Detail of land owned by Sovereign Buildwell Pvt. Ltd.

Village	Rect. No	Killa No.	Area (K-M-S)
Ullhawas	42	13/2min	0-15-0
		18/1min	1-3-0
		18/2min	1-9-4
		19/1min	0-17-0
		19/2min	1-19-0

Total 6-3-4
Grand Total 43-9-2

Or 5.43263 acres

Director,
Town & Country Planning
Haryana

Jaswan (Signature)