

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

Licence No. 08 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Lalwani Brothers Buildcon LLP & Unistay Hospitality Pvt. Ltd. in collaboration with Signature Global Developers Pvt. Ltd. for setting up of an AFFORDABLE RESIDENTIAL PLOTTED COLONY under Deen Dayal Jan Awas Yojana -2016 on the land measuring 20.589 acres falling in the revenue estate of village Gadauli, Sector 37D of Tehsil and District, Gurugram.

2. 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.
3. The Licence is granted subject to the following conditions:-
 - i. That you shall deposit an amount of Rs. 4,49,94,547/- on account of Infrastructural Development Charges @ Rs. 1000/- per sqm for commercial component and @ Rs. 500/- for residential plotted component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - ii. That 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.
 - iii. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - iv. That applicant company any other applicant for grant of license for development of the said land or part thereof for any purpose under the provision of the Haryana Development and Regulation of Urban Area Act, Haryana Development and Regulations of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Road and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - v. That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.
 - vi. That you understands that the development/construction cost of 30 m/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 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - vii. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - viii. That 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 Shahari Vikas Pradhikaran services or any other execution agency and provisions of EDC facilities may take long time and applicant company shall not claim any damages against the Department for loss occurred if any.



Director
Town & Country Planning
Haryana, Chandigarh

TOWN AND COUNTRY PLANNING DEPARTMENT
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- ix. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That 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.
- xiv. 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 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. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- xv. That you 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.
- xvi. That 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 will obtain the requisite verification report regarding erection / commission of electrical infrastructure in the colony from the power Department as prescribed in DTCP, Haryana order issued vide memo no. CC-1214/Asstt(RK)/2019/26614-621 dated 30.01.2019 at the time of issuance of completion certificate as the case may be.
- xvii. That you shall complete the project within seven years (5+2 years) from date of grant of license.
- xviii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix. That 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.
- xx. That 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 licensee have to deposit thirty percentage of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi. That no further sale has taken after submitting application for grant of license.
- xxii. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiv. That you shall abide by the terms and conditions of the policy notified on 01.04.2016
- xxv. 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 Controlled Board or any other Authority Administering the said Act.
- xxvi. 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. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 04/03/2026.

Dated: The 05/03/2021.
Chandigarh Email: tcpharyana7@gmail.com


(K. Makrand Pandurang, I.A.S.)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4242+4245/JE(SJ)/2020/ 5863

Dated: 08-03-2021

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

1. Lalwani Brothers Buildcon LLP & Unistay Hospitality Pvt. Ltd. C/o Signature Global Developers Pvt. Ltd., Regd. Off: 1308, 13th floor, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001.
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. Deputy Secretary/Project Director, Ministry of Road Transport and Highway, G-5&6, Dwarka Sector-10, Delhi alongwith copy of land schedule with a request not to release the compensation / award announced vide notification dated 27.12.2018 for the land falling under khasra nos. 20/19/2 in the revenue estate of village Dhunela to the land owner company i.e. Signature Global Homes Pvt. Ltd.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram alongwith layout plan.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement and layout plan.
16. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer (Website) to update the status on the website.


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

To be read with License NO. 08 Dated 05/03 of 2021

Detail of land owned by Lalwani Brothers Buildcon LLP.

Village	Khasra No	Area (B-B-B)
Gadauli-Kalan	148min	1-12-18
	149/1min	1-4-1
	150min	0-8-11
	151	1-10-0
	152min	0-19-1
	155	1-15-0
	331/3/1	2-7-12
	331/3/3	1-14-8
	333/3	2-16-0
	336	1-7-0
	337	1-10-0
	338/1	2-2-5
	342	1-17-0
	343	3-4-0
	344/1	0-11-7
	347/1	1-15-17
	348/1	2-2-3
	346/2	2-16-13

Detail of land owned by Unistay Hospitality Pvt. Ltd.

Village	Khasra No	Area (B-B-B)
Gadauli-Kalan	331/3/2min	1-5-1
	Total	32-18-17

Or 20.5890 acres


Director,
Town & Country Planning
Haryana

