

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

LICENCE NO. 183 OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Patanjali Buildcon Pvt. Ltd., House No. 331, Sector 2, (HUDA), Rohtak for development of Residential Group Housing Colony over an area measuring 2.44375 acres in the revenue estate of village Bohar, Sector-35, Rohtak.

1. The particular of the land of aforesaid Residential Group Housing Colony is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
 - i) That you shall pay the State Infrastructure Development Charges amounting to ₹ 55,53,872/-, in two equal instalments. 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
 - ii) That you shall pay proportionate EDC as per schedule prescribed by the Director.
 - iii) That you shall submit the 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 Layout Plan, you will 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.
 - iv) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government 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.
 - v) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

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Director General
Town & Country Planning
Haryana, Chandigarh
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- vi) That you shall arrange electric connection from HVPN/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.
- vii) That you shall permit the Director or any other officer authorised 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.
- viii) That you shall construct internal sectoral plan road/service roads forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from the date of grant of Licence.
- ix) 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 to the Govt. within a period of 30 days from the date of grant of Licence.
- x) That EWS category flats shall be constructed and allotted as per departmental policy dated 26.02.2021 and as amended from time to time.
- xi) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xii) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- 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 licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xiv) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv) That you are aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- xvi) That you shall provide the solar photo voltaic power plant as per provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- xvii) 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,


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THE STATE ENGINEER SHALL REVIEW AND THE APPROVAL OF THE APPLICANT SHALL
BE OBTAINED AND SHALL BE MAINTAINED DURING THE TERM OF THE PERMIT AND THE
PERMIT SHALL BE REVOKED FOR VIOLATION OF THE RULES AND REGULATIONS WHICH IS THE
DUTY.

- (viii) That you shall keep the plans of construction always in accordance with the
specifications approved with the license of the State and shall cause them to
be printed.
- (ix) That you shall pay the taxes and all other charges imposed by the State
Government and shall be liable for the same as if you were the owner of the
property from time to time.
- (x) That you shall not permit any other person to use the building
plans.
- (xi) That you shall not use the ground water for the purpose of construction of
building. The building shall not be approved until after the source of water
for construction purposes is approved in the satisfaction of such authority as
may be required of the State High Court under 14 of 1913 or 1917 or 1922
or 1924, 1925 or 1926 and 1927 of 1913.
- (xii) That you shall obey all the directions and regulations imposed by the Department
from time to time in public interest.
- (xiii) That you shall specify the amount of construction and services left, which is
being demanded from the building owners or amount of 100/100, if being
demanded in any case from the State.
- (xiv) That you shall not give any contracting and selling rights to any other company
other than the contractor company.

2. The license is valid up to 10/1/23.

State Engineer
Date 10/1/23


P. L. Subramanian, A.E.
District Engineer,
Town & Country Planning
Department, Chennai

Encl. No. LC-4534/JE (WR)/2023/ 30110

Dated: 12-09-2023

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

1. ✓ Patarjali Bulldcon Pvt. Ltd., House No. 331, Sector 2, (HUDA), Rohtak alongwith copies of agreement/ bilateral agreement, schedule of land and zoning 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, HVPNL, 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, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Rohtak alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DGTCP, Haryana.

(Divya Dogra)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

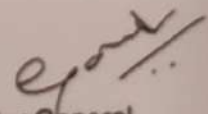
To be read with License no. 183 of 2023

Detail of land owned by Patanjali Buildcon Pvt. Ltd;

Village	Rect. No.	Killa No.	Area (K-M)
Bohar	33	3	8-0
		8/1	7-2
		13/1/2	1-16
	26	23/5	0-3
		23/3	0-18
		24/1/5	0-12
		24/1/7	1-0
		Total	19-11

Or 2.44375 Acres

Note:- 33//8/1 min (1K-19M) under mortgage.


Director General
Town & Country Planning
Haryana, Chandigarh
Gymer (Part 2)