

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

License No. 172 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Whiteland Corporation Pvt Ltd & Nipper Propbuild Pvt Ltd in collaboration with Whiteland Corporation Pvt Ltd Unit 1001, 10th Floor, Sector-65, Maidawas Gurugram-122001 for setting up of an Residential Group Housing Colony over an additional area measuring 2.3159 acres (in addition to License No. 91 of 2022 dated 12.07.2022) in the revenue estate of village Kherki Daula, Sector-76, District Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing 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:-
 - i) That you will pay the Infrastructure Development Charges amounting to Rs. 1,02,70,186/- 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 the Residential Group Housing Colony will be laid out in confirmation to the approved Zoning/Building Plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - iii) That you shall pay proportionate EDC as per schedule prescribed by the Director.
 - iv) 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.
 - v) 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - vi) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres 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.


Director General
Town & Country Planning
Haryana, Chandigarh

- vii) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- viii) 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.
- ix) 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.
- x) That you shall construct 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.
- xi) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xvi) That you shall 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.
- xvii) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- xviii) 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 you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

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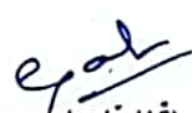
Director General
& Country Planning
Haryana

- xix) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xx) That you shall 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.
- xxi) That you shall not pre-launch/sale of flats before approval of the building plans.
- xxii) 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 proposal is explained to the satisfaction of HSPV Authority 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.
- xxiii) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiv) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- xxv) That you shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
- 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.
- xxvii) 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxviii) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxix) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxxii) That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

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- xxxiii) That the licensee shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxxiv) The licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- xxxv) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
3. The licence is valid up to 24/08/2028.

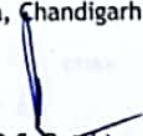
Dated: 25/08/2023,
Place: Chandigarh


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

Endst. No. LC-4772-B/JE(SB)-2023/ 28230 Dated: 25/08/2023
A copy along with a copy of schedule of land is forwarded to the following

for information and necessary action: -

1. Whiteland Corporation Pvt. Ltd. & Nipper Propbuild Pvt. Ltd. in collaboration with Whiteland Corporation Pvt. Ltd., Unit 1001, 10th Floor, Sector-65, Maidawas Gurugram-122001 alongwith copy of 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, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. 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 General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License NO.....172.....dated 25/08.....of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Kherki Daula	Whiteland Corporation Pvt.Ltd.	43	15/1	7-7-0
		44	20/2	1-5-0
	11/1min		6-18-5	
	Nipper Propbuild Pvt. Ltd		10/2	3-0-0
			Total	18-10-5 Or2.3159 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Jaspre Singh