

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

**Licence No. 57 of 2023**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Virender S/o Dharam Pal, Surander Yadav S/o Dharam Pal, Jitender Yadav S/o Phool Singh, Smt. Sarita W/o Vikash Yadav in collaboration with Roots Developers Pvt. Ltd., F-17, 1st Floor, Central Plaza, Golf Course Road, Sector-53, District Gurugram, Haryana for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 12.447 acres (after migration from license No. 25 of 2014 dated 11.06.2014 granted for an area measuring 12.447 acres for setting up of Group Housing Colony) in the revenue estate of village Harsaru, Sector-95A, 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 the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii. That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
  - iii. 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.
  - iv. 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.
  - v. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - vi. That you shall transfer 10% area of the licenced 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.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh


- vii. That you shall transfer the part of licenced land falling under sector road/green belt 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.
- viii. 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.
- ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- x. 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 Shehri Vikas Pardhikaran or any other execution agency.
- xi. That you shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.
- xii. 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.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. 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.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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 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.
- xvii. 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.

- xviii. 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.
- xix. 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 licencee 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.
- xx. That you shall complete the project within seven years (5+2 years) from date of grant of license.
- xxi. That you will pay the labour cess as per policy instructions issued by Haryana Government.
- xxii. 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 licencee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii. That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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 license granted.
- xxiv. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxv. That you 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.
- xxvi. 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.

4. The licence is valid up to 16/03/2028.

Dated: 17/03/2023

Chandigarh

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

Endst. No. LC-2765B/JE(SJ)/2023/ 8424

Dated: 22-03-2023

A copy along with a copy of schedule of land is forwarded to the

following for information and necessary action: -

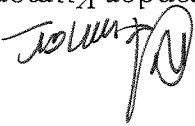
1. Virender S/o Dharam Pal, Surander Yadav S/o Dharam Pal, Jitender Yadav S/o Phool Singh, Smt. Sarita W/o Vikash Yadav in collaboration with Roots Developers Pvt. Ltd., F-17, 1st Floor, Central Plaza, Golf Course Road, Sector-53, District Gurugram, Haryana.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with 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. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram along with layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. District Town Planner (Enf), Gurugram.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Project Manager (IT Cell) to update the status on the website.

(Narender Kumar)

District Town Planner (HQ)

For Director General, Town & Country Planning

Haryana Chandigarh



1. Details of land owned by Virender S/o Dharam Pal 65/223 Share,  
 Surander Yadav S/o Dharam Pal Singh 28/223 Share  
 Jitender yadav S/o Phool Singh 130/223,  
 Village Rectangle No. Killia No. Total Area (K-M)

Village	Rectangle No.	Killia No.	Total Area (K-M)
Harsaru	78	19	8-0
		22/1	3-3
		Total	11-3

2. land owned by Virender Singh – Surander Yadav S/o -Dharam Pal Yadav ½ share  
 Jitender Yadav S/o Phool Singh Yadav ½ Share

Harsaru		Total
81	1	8-0
	2/2	3-3
	8/2	3-2
	9/3	4-9
	13	8-0
	12/2	6-11
78	21	8-0
	Total	41-5

3. Details of land owned by Smt. Sarita W/o Vikash Yadav 288/431 share,  
 Surander Yadav S/o Dharam Pal Singh 143/431 Share,


Harsaru		Total
78	22/2	4-9
	23/3	0-18
81	2/1	4-0
	3/1	1-16
	Total	11-3

4. Details of land owned by Virender Yadav S/o Dharam Pal 198/679 Share,  
 Surander Yadav S/o Dharam Pal 12/97 Share,  
 Jitender Yadav S/o Phool Singh 397/679 Share

Harsaru		Total
81	3/2	6-4
	8/1	4-18
	Total	11-2

5. land owned by Virender Yadav - Surander Yadav S/o Dharam Pal ½ Share  
 Jitender S/o Phool Singh ½ Share  
 Harsaru

Harsaru		Total
81	2/3	0-8
	9/2	3-3
	Total	3-11

  
 D.G.T.C.P (HR)

6. land owned by Virender Yadav - Surander Yadav S/o Dharam Pal Singh 1/2 Share, Jitender S/o Phool Singh 1/4 Share,

Harsaru	81	15/2/2/1	4-18
		17/2	3-19
		18	6-2
		16/1/1	0-8
		<b>Total</b>	<b>15-7</b>

7. Smt. Sarita W/o Vikash Yadav 1440/15085 share,  
 Surander Yadav S/o Dharam Pal Singh 1579/6034 Share,  
 Jitender Yadav S/o Phool Singh 3/7 share,  
 Virender S/o Dharam Pal Singh 3/14 share

Harsaru	78	23/2	4-0
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8. Smt. Sarita W/o Vikash Yadav 1440/15085 share,  
 Surander Yadav S/o Dharam Pal Singh 2302775/9364768 Share,  
 Virender S/o Dharam Pal Singh 4769/21728 share,  
 Jitender Yadav S/o Phool Singh 4771/10864 share,

Harsaru	78	22/3	0-8
	81	2/4	0-8
	81	9/1	0-8
	81	12/1	0-11
		<b>Total</b>	<b>5-15</b>

9. Details of land owned by Surander S/o Dharam Pal Singh, Jitender S/o Phool Singh,

Harsaru	81	17/4	0-2
		17/3/1min	0-1/2
		16/2/2/2	0-3
		<b>Total</b>	<b>0-5 1/2</b>
		<b>Grand Total</b>	<b>99-11 1/2</b>

or 12.447 Acres

Note: - Killa no. 78//21min (5-0), 22/1min (0-16), 81//1min (4-1), 78//22/2(0-4) total 10K-1M of village Harsaru are under mortgaged.

Director General  
 Town & Country Planning  
 Haryana, Chandigarh