

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

Licence No. 171 of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Spiti Township LLP, Umaraman Infrastructure Pvt. Ltd. & Chloris Real Estate Ltd. in collaboration with Spiti Township LLP, G-14, Ground Floor, Jangpura Extension, New Delhi-14 for setting up of Residential Colony under NILP policy dated 11.05.2022 over an area measuring 10.05625 acres falling in the revenue estate of village Gopalpur, Sector-99A, District Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP dated 11.05.2022 is to be set up, are given in the schedule of land annexed here to and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That Residential Colony will be laid out in confirmation to the approved layout plans and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That 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.
  - c) That the licensee 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 building plan, you would 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.
  - d) That the licensee shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area/FAR is being granted, shall be transferred free of cost to the Government.
  - e) That the licensee shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
  - f) That the licensee understand that the development/construction cost of 24/18 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
  - g) That the licensee shall arrange electric connection from HVPNL/DHBNL for electrification of 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. HVPNL/DHBNL and complete the same before obtaining completion certificate for the colony.

That the licensee shall pay the State Infrastructure Development Charges amounting to ₹ 2,46,51,144/- @ ₹ 625 x 5/7 per Sqm for residential component and @ ₹ 1000/- per Sqm for commercial component in two equal installments. First Installment will be due within 60 days of grant of licence and second

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.


- 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 or any other Government agency.
- j) That the licensee shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site, in this office.
- k) 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.
- l) That the licensee shall maintain and upkeep of all roads, open spaces, public parks 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.
- m) That the licensee shall pay the labour charges as per policy dated 04.05.2010.
- n) That the licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That the licensee shall deposit thirty percentum of the amount realized, from time to time, from the plot holders 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 towards meeting the cost of Internal Development Works in the colony.
- p) That the licensee shall make the provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency guideline and shall be made operational where applicable before applying for an Occupation Certificate.
- q) That the licensee shall use only CFL fittings for internal as well as for campus lighting.
- 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 keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- t) That the licensee shall not create Third Party Rights/pre launch against the licenced land, before approval of building plans.
- u) That provision of External Development Facilities may take long time by HSVP, you shall not claim any damages against the Department for loss occurred, if any.
- v) That the licensee shall specify the detail of calculations per Sqm/per Sq.ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

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- w) That developer company, i.e. **Spiti Township LLP**, shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- x) That the licensee 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 purposes is explained to the satisfaction of HSVP 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.
- y) That the licensee shall permit the Director or any other officer authorized 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.
- z) The maximum permissible density & FAR shall be 400 PPA & 1.25 respectively.
- aa) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
- bb) If at any stage, the licenced land is declared under NCZ, than the said licence shall be reconsidered for withdrawal.
- cc) That the licensee shall either surrender 10% of the colony area free of cost to the Government for Affordable Group Housing within 60 days of issuance of licence or deposit an amount at the rate three times the collector rate in lieu of 10% land to be surrendered as per provisions of the policy dated 11.05.2022.
- dd) That the licensee shall abide by the terms and conditions of the NILP policy dated 11.05.2022 as amended from time to time.
- ee) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ff) 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.
- gg) 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.
- hh) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ii) 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.

3. The licence is valid up to 23/08/2028.

Dated: The 24/08/2023,  
Chandigarh

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

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

1. Spiti Township LLP, Umaraman Infrastructure Pvt. Ltd. & Chloris Real Estate Ltd. in collaboration with Spiti Township LLP, G-14, Ground Floor, Jangpura Extension, New Delhi-14 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved layout 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. 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 & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Project Manager (IT Cell) O/o DGTCP with request to update the status on website.



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

To be read with License No. 171 Dated 24/08 of 2023

Detail of land owned by SPITI Township LLP

Village	Rect. No.	Killa No.	Area (K-M)
Gopalpur	45	24/2	7-0
	49	2/1minwest	0-3
		<b>Total</b>	<b>7-3</b>

Detail of land owned by Umaraman Infrastructure Pvt.Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Gopalpur	45	24/1	1-0

Detail of land owned by Chloris Real Estate Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Gopalpur	45	7/2 min west	1-9
		8	8-0
		13min north west	5-11
		14min north south	3-9
		16min west	2-5
		17	8-0
		18min west south	7-10
		25min west	4-11
		19	8-0
	30	5min north east	6-6
		6/1	1-0
	49	1min south	4-1
		2/2min west	0-9
		9/2min west	1-4
		10/1	3-2
		10/2	4-0
		12/2/1	0-16
		13/1	0-18
		14/1	0-18
		15/1/1	0-17
		<b>Total</b>	<b>72-6</b>
		<b>Grand Total</b>	<b>80-9</b>

Or 10.05625 acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh