

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

Licence No. 124. of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Karma Lakelands Pvt. Ltd. in collaboration with Sobha Ltd., Rider House, 5th Floor, Plot No. 136-P, Sector 44, Gurugram-122003 for setting up of a RESIDENTIAL COLONY under New Integrated Licensing Policy-2016 on the land measuring 31.28125 acres falling in the revenue estate of village Naurangpur, Sector-80 of Gurugram-Manesar Urban Complex, District Gurugram.

1. The Licence is granted subject to the following conditions:

- i. 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.
- ii. 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 thereunder are duly complied with.
- 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 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.
- iv. That you 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.
- v. That you shall construct and transfer the portion of internal sector road, which shall form part of the licenced area, free of cost to the Government.
- vi. That you understand that the development/construction cost of 24/18 m major internal roads 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- vii. That you shall arrange electric connection from HVPN/DHBVNL 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. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- viii. That you shall deposit an amount of ₹ 10,15,45,697/- on account of Infrastructural Development Charges @ ₹ 625x5/7 per Sqm for plotted colony and @ ₹ 1000/- per Sqm for commercial component in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
- ix. 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 HSVP or any other Govt. Agency.

Director
Town & Country Planning
Haryana, Chandigarh

- x. That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- xi. That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xii. 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 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- xiii. That you shall pay the labour cess charges as per policy dated 04.05.2010.
- 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 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.
- xvi. That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvii. That you shall use only CFL fittings for internal as well as for campus lighting.
- 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 thirty percentum of the amount realized from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony is deposited.
- xix. That you 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.
- xx. That you shall not create Third Party Right/ pre launch against the licenced land, before approval of building plans.
- xxi. That provision of External Development Facilities may take long time by HSVP, the you shall not claim any damages against the Department for loss occurred, if any.
- xxii. That you 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 Govt.
- xxiii. That developer company, i.e., Sobha Ltd. 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, Town & Country Planning, Haryana whichever is earlier.
- xxiv. 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 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.
- xxv. That you 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.

xxvi. The maximum permissible density & FAR shall be 300 PPH & 1.25 respectively.

xxvii. That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.

xxviii. That you shall transfer 12% of the colony area free of cost to the Government in the revenue records earmarked for EWS and NPNL housing in the layout plan within 60 days of grant of this licence and before approval of zoning plan.

xxix. That you shall abide with stipulations mentioned in the policy dated 26.10.2015, 09.02.2016 & 05.12.2018 for New Integrated Licensing Policy.

xxx. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

The above said license is granted subject to the condition that the applicant company shall submit the final permission from the GMDA regarding exclusion of area measuring 21.44375 acres from the CLU granted land within three months, for which GMDA has granted in-principle approval vide endst. No. 836 dated 26.08.2019.

2. The licence is valid up to 18/9/2024.

Dated: The 19/9/2019
Chandigarh

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
✓ Haryana, Chandigarh

Endst. No. LC-3984-JE (VA)-2019/ 23769

Dated: 19-09-2019

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

1. Karma Lakelands Pvt. Ltd. C/o Sobha Ltd., Rider House, 5th Floor, Plot No. 136-P, Sector 44, Gurugram-122003 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, Gurugram Metropolitan Development Authority, Plot No. 44, Institutional Area Sector 32, Opposite Medanta Medicity, Gurugram-122001 in reference to his office memo no. 835 dated 26.08.2019.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
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, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with License No.....124.....dated 19/9/.....of 2019

Detail of land owned by Karma Lakelands Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Naurangpur	9	17/3	2-12
		18/2	5-16
		23/1	2-13
		24/1	1-4
	9	23/2	5-7
		24/2	2-8
		13/2	6-19
	12	3	8-0
		1/3	5-10
		2	8-0
	22	9	8-0
		12	7-11
		8/4	1-4
		2/2	5-2
	12	3/1/1	1-12
		8/3	2-16
		8	8-0
		13/1	0-13
	12	14/1	0-6
		18	8-0
		10/1	0-12
		4/1	3-12
	12	7/2	3-12
		1/1	0-17
		14/2	3-6
		17/2	3-12
	9	8/2	2-15
		12	8-19
		13/1	1-16
		19/1	0-9
	9	19/2	0-9
		13/2	6-12
		14/1	5-1
		17/2	1-0
	12	18/1	2-4
		21/1	4-0
		10/2	7-0
		19	8-0
	12	22	8-0
		23	8-0
		24/1	5-0

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D.T.O.P (HR)
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2019

Detail of land owned by Karma Lakelands Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Naurangpur	12	11/2	3-19
		20/1	4-4
		21	7-12
	22	3/1/2	2-8
		4/1	2-0
	9	10/2	7-10
		11	3-10
		19/4	0-14
		20	7-12
		21/2	3-12
		22	8-0
	22	19/3	6-8
		3/2	4-0
		7/2	4-0
		14/2	2-6
		15/1	3-4
	8/2		2-17
Total			250K-5M
			Or 31.28125 Acres



Director,
Town & Country Planning
Haryana
Faridkot