

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

Licence No. 221 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Jai Ganga Realtech LLP (formerly known as MRG Estate LLP), #806-807, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034 setting of Mixed Land Use Colony (5% commercial and 95% Residential) under TOD policy dated 09.02.2016 on an area measuring 5.29375 acres in sector-85, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mix Land Use Colony (under TOD policy) is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions: -

- (i) That the licensee shall deposit an amount of **Rs. 2,11,57,400/-** on account of balance licence fee, **Rs. 33,81,840/-** on account of balance conversion charges and **Rs. 5,82,44,768/-** on account of balance Infrastructure Augmentation Charges @ 12% p.a. and penal interest @ 3% per annum for the delayed period in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh as per the clause no. 2 (option-2) of notification dated 26.12.2018.
- (ii) That the licensee shall pay the requisite amount of EDC in 12 equal quarterly installments with interest @ 12% per annum and penal interest @ 3% per annum for the delayed period. The schedule for payment of the same will be issued separately.
- (iii) That you shall deposit an amount of **Rs. 4,82,71,024/-** on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of licence/permission and second installment within six months. Any default in this regard will attract interest @18% per annum for the delayed period.
- (iv) That the building plans of the site shall only be approved after payment of balance complete licence fee, conversion charges, IDC and 50% Infrastructure Augmentation Charges including applicable interest against all such fee and charges as mentioned at Sr. No. (i) above.  
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 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.
- (vi) That the licensee 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

  
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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.

(vii) That the licensee shall construct at their 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.

(viii) 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.

(ix) That area coming under the sector road/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.

(x) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran as and when made available.

(xi) That no other application has been submitted for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

(xii) That the licensee understand that the development/construction cost of 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

(xiii) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.

(xiv) 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 Urban Development Authority.

(xv) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.

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Town & Country Development  
Department

- (xvi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xvii) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licenced colony shall be followed.
- (xviii) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- (xix) That the licensee 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 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.
- (xx) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- (xxi) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- (xxii) That pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- (xxiii) That licensee shall construct and allot EWS category flats as per departmental policy dated 26.02.2021 and as amended from time to time.
- (xxiv) That licensee 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 licensee 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.
- (xxv) That licensee 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.
- (xxvi) That licensee shall not pre-launch/sale of flats/commercial space before the approval of building plans.
- (xxvii) That the area under mortgage shall be developed on priority and mortgaged built-up area shall be completed and fit for issuance of occupation certificate along with the first half of the project considered for grant of occupation certificate.
- (xxviii) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated

  
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16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

(xxix) That the licensee shall not encroach the revenue rasta passes through the applied site and keep it open for thoroughfare movement of general public.

(xxx) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.

(xxxi) That the licensee shall comply with all the terms and condition of NOC dated 27.08.2021 issued from DFO, Gurugram.

3. The licence is valid up to 25/10/2028.

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

Dated: 26/10/2023,  
Place:

Endst. No. LC-5125/JE (SK)/2023/ 36344 Dated: 27-10-2023

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

1. Jai Ganga Realtech LLP (formerly known as MRG Estate LLP), #806-807, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034 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 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, ParvavaranBhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
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 alongwith layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

  
(Narender Kumar)

District Town Planner (HQ)

For: Director General, Town & Country Planning

Haryana Chandigarh

Director General  
Town & Country Planning  
Chandigarh

To be read with License No. 221 Dated 26/10 of 2023

Detail of land owned by JAI GANGA REALTECH LLP:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Badha	26	7/3	0-5-0
		13/2	3-17-0
		14	7-7-0
		6	7-8-0
		11/2/2/2/2	1-11-0
		11/2/2/1	0-1-0
		11/2/2/2/1	0-1-0
		12/3	1-2-0
		13/1	3-6-0
		12/1/2	1-6-0
		12/2	2-9-0
		7/2/2	4-18-0
		18/1	4-16
		18/2	3-4
		19/1	0-16
		<b>Total</b>	<b>42K-7M</b>
			<b>Or 5.29375 Acres</b>

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

