

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

LICENCE NO. 121 OF 2024

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Yesha Developers LLP, Unistay Hospitality Pvt. Ltd. and Signatureglobal Business Park Pvt. Ltd. In collaboration with Signatureglobal Business Park Pvt. Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 for development of Industrial Plotted Colony over an area measuring 125.60 acres in the revenue estate of village Bhondsi, Ghamroj & Mahendwara, Tehsil Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid industrial plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
 2. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall pay External Development Charges as and when the site comes in urbanizable limits.
 - b) To deposit a sum of **Rs. 16,45,86,589/-** on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - c) 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 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.
 - d) That the licensee shall integrate the services with HSVP services as and when made available in future.
 - e) That the licensee shall not submit any other application for grant of license 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.
- That the licensee 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.
- g) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
 - h) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

Director
Town & Country Planning
Haryana, Chandigarh

- j) 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.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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 license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) 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.
- n) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That the 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.
- p) That the licensee shall abide by the terms and condition of policy dated 01.10.2015 & 09.10.2017 and other direction given by the Director time to time to execute the project.
- q) That the licensee will 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.
- 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 you 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) No further sale has taken place after submitting application for grant of license.
- t) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- u) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- v) That the licensee shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.
- w) That the licensee shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and for making culvert over the water courses/dhanas, wherever applicable as per the layout plan.
- x) That the licensee shall inform account number & full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount from buyers for meeting the cost of internal development works in the colony in compliance of Rule-27 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975.
- y) That 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.

- z) That the licensee shall indemnify State Govt./Department for loss occurred or legal complication arising due to pending litigation before any court/authority and the land owning/developer company will be responsible for the same in respect of applied land.
- aa) That the licensee shall not create any third party rights on the disputed land bearing khasra no. under 36//11(4-0), 12/1(0-6), 12/2(0-12), 18(0-19), 19(7-15), 20(8-0), 22/1(6-9), 23(4-13), 27(0-14) of the revenue estate of village Ghamroj till final decision of the LPA No. 2010 of 2023 titled as Gram Panchayat Ghamdoj Vs Vivek Khushlani & others pending before the Hon'ble Punjab and Haryana High Court and incorporation of Court orders is in the revenue record. Said area also be freezed till final decision as shown on enclosed layout plan with yellow colour and red hatches.
3. The licence is valid up to 13-08-2029.

Place: Chandigarh

Dated: 14-08-2024.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5058/JE (SK)/2024/ 26359

Dated: 16-08-2024

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

1. Yesha Developers LLP, Unistay Hospitality Pvt. Ltd. and Signatureglobal Business Park Pvt. Ltd. In collaboration with Signatureglobal Business Park Pvt. Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 alongwith copies of agreement/ bilateral agreement, schedule of land and 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, HVPNL, 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, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.


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