

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

Licence No. 225 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 Sh. Rishi Aggarwal- Sh. Mahesh Aggarwal Ss/o Sh. E.C. Aggarwal, 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd. 2nd Floor, HUB-66, Sector 66, Gurugram-122102 for setting up of Residential Colony (under New Integrated Licensing Policy (NILP) over an area measuring 10.071875 acres (after migration of entire area i.e. 7.434375 acres from licence no. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Residential Colony under NILP - 2022 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: -
 - a) You will pay the Infrastructure Development Charges amounting to Rs. **2,55,43,410/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) 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 Government 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 Act, 1975.
 - c) That 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 is being granted, shall be transferred free of cost of the Govt.
 - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
 - g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.



Director General
Town & Country Planning
Haryana, Chandigarh

- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- o) 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.
- p) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- q) That you shall abide for paying 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 you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That you shall not give any marketing and selling rights to any other company other than the collaborator company

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- ff) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
3. You shall submit NOC from District Forest Officer, Gurugram within a period of 30 days from grant of licence.
4. That you shall deposit an amount @ three times of collector rate in lieu of surrender of 10% area for provision of Affordable Group Housing under the provisions of the policy dated 11.05.2022 within 60 days from issuance of licence.
5. The licence is valid up to 29/10/2028.

Dated: The 30/10/2023.
Chandigarh



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

Endst. No. LC-5199/JE(SB)/2023/ 36904

Dated: 31-10-2023

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

1. Sh. Rishi Aggarwal- Sh. Mahesh Aggarwal Ss/o Sh. E.C. Aggarwal, 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt. Ltd. 2nd Floor, HUB-66, Sector 66, Gurugram-122102 alongwith a copy of agreement, LC-IV B, Bilateral agreement, land schedule & zoning 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, 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 zoning plan.
13. District Town Planner, Gurugram along with a copy of agreement and zoning 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.


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

To be read with License No. ²²⁵ Dated ^{30/10} of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)		
Ullahawas	4S Developers Pvt. Ltd.	27	12/2	1-7		
			13/2	0-12		
			18min	1-11		
			19/1min	5-14		
			19/2	1-4		
			20	8-0		
			21/1min	0-1		
			21/2/1min	4-8.5		
			21/2/2min	0-11		
			24/1/3	3-13		
		28	24/2/1/2	0-17		
			24/2/2	0-12		
			25/1/1	1-10		
			25/1/2min	3-0		
			40	4-19		
		Behrampur	Rishi Aggarwal, Mahesh Aggarwal 4S Developers Pvt. Ltd. Rishi Aggarwal, Mahesh Aggarwal 4S Developers Pvt. Ltd. Rishi Aggarwal, Mahesh Aggarwal	45	4/1	4-19
					4/2	1-7
					5/1	3-12
					7/2	1-9
					14/1	5-9
14/2	3-14					
15/1/1	2-9					
15/1/2	1-19					
15/2/1/1	0-2					
16/2/1	1-9					
16/2/2	1-4					
16/2/3	1-14					
17/1	3-2					
17/2	4-18					
			18/1	0-19		
			18/2	1-7		
			24	7-18		
			Total	80-11.5 10.071875 Acres		


Director General
Town & Country Planning
Haryana, Chandigarh
Jasvir Singh