

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

Licence No. 101 of 2024

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to SPJ Properties Pvt. Ltd., A-11, Pitampura, New Delhi-110034 for setting up of Commercial Colony (175 FAR) over an area measuring 4.15625 acres (after migration from license no. 125 of 2023) in the revenue estate of village Gurugram, Sector-14, District Gurugram.

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

- a) That Commercial Colony will be laid out in accordance with the approved layout plan.
- b) That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
- c) That the licensee will pay the Infrastructure Development Charges amounting to **Rs. 41,35,602/-** @ Rs. 1,000/- per sq. mtr for the commercial area, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- d) 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. The licensee 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.
- e) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
- f) That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- g) That the licensee have understood that the development/construction cost of 24 m/30 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24 m wide major internal roads as and when finalized and demanded by the Department.
- h) That the licensee shall arrange electric connection from HVPNL/DHBVNL for electrification of your 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

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- installation of external electric services i.e. HVPNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- 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 HSVP or any other Govt. 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, Govt. of India before executing development works at site, in this office.
 - k) That the licensee shall maintain and upkeep all roads, open spaces 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 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 Rules, 1976.
 - l) That the licensee shall pay the labour cess charges as per Policy dated 04.05.2010.
 - m) That the licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - n) That the licensee 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.
 - o) That the licensee shall use only LED fittings for internal lighting as well as for campus lighting.
 - p) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 from the shop buyers for meeting the cost of Internal Development Works in the colony.
 - q) That the licensee shall provide the details of calculations per Sqm/per sq ft, to the allottees while raising demand from the commercial space owners in case at the time of booking of the commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
 - r) That the licensee shall keep pace of the construction at least in accordance with sale agreement executed with the buyers as and when scheme is launched.
 - s) That the licensee shall not give any advertisement for sale of commercial area before the approval of plan.
 - t) That the licensee have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.
 - u) That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - v) That no pre-launch/sale of commercial site will be undertaken before approval of the plans.

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- w) That the licensee shall be responsible for compliance of all terms and conditions of license/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.
- x) 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 license granted.
- y) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- z) 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.
- aa) That the licensee shall integrate your bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- bb) Such 10% of the total receipts from each payment made by an allottee, which is received by the Department, shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned license of the colonizer.
- cc) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonizer against the said license.
- dd) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
- ee) That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
2. The license is valid up to 28.07.2029.

Dated: The 29.07.2024,
Chandigarh


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

Endst. No. LC-5045-B/JE (SK)/2024/ 2393/

Dated:

30-07-2024

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

1. SPJ Properties Pvt. Ltd., A-11, Pitampura, New Delhi-110034 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
13. District Town Planner (Enf), Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.

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

To be read with License No.....101.....Dated 29/07/2024 of 2024

Detail of land owned by SPJ Properties Pvt. Ltd.

Village	Khasra no.	Area (B-B)
Gurugram	4234/1747	2-17
	4235/1747	3-7
	5416/4228/1741	0-9
	Total	6-13

Or 4.15625 Acres

Director
Town & Country Planning
Harviana
[Signature]

Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg, Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

ORDER

Whereas, Licence No. 125 of 2023 dated 15.06.2023 was granted in favour of SPJ Properties Pvt. Ltd. for setting up Commercial Plotted Colony (150 FAR) on the land measuring 4.15625 acres in the revenue estate of village Gurugram, Sector-14, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. The company had requested vide application dated 30.01.2024 and 09.02.2024 to grant licence for setting up of Commercial Colony (175 FAR) over an area measuring 4.15625 acres under Migration Policy dated 18.02.2016 (migration from Licence No. 125 of 2023 dated 15.06.2023) in the revenue estate of village Gurugram, Sector-14, Gurugram Manesar Urban Complex.

3. The said request for setting up of Commercial Colony (175 FAR) has been considered and accordingly, Licence No. 101 of 2024 dated 29-07-2024 has been granted under the provisions of Rule 17A of Rules 1976 and Migration Policy dated 18.02.2016.

4. On account of above said migration, the Licence No. 125 of 2023 dated 15.06.2023 becomes infructuous as no area remain available in said licence.

(Amit Khatri, IAS)

Director,
Town & Country Planning
Haryana, Chandigarh

Dated: The 29-07-2024
Chandigarh

Endst. No. LC-5045-B/JE(SK)/2024/ 23946

Dated 30-07-2024

A copy is forwarded to the following for information and necessary action: -

1. SPJ Properties Pvt. Ltd., A-11, Pitampura, New Delhi-110034.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account's Officer of Directorate.
5. Nodal Officer (IT Cell) for updation on the website.
6. Record Keeper for placing the copy in the relevant file i.e. LC-5045.

(Sunena)

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