

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

Licence No. 120 of 2024

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Ramprastha Buildtech Pvt. Ltd., Ramprastha Promoters Pvt. Ltd., Ramprastha Developers Pvt. Ltd., Ramprastha Realtors Pvt. Ltd., Ramprastha Promoters & Developers Pvt. Ltd., SA Propbuild Pvt. Ltd., Ramprastha Township Pvt. Ltd., AS Realbuild Pvt. Ltd., BSY Infrastructure Pvt. Ltd., BSY Developers Pvt. Ltd., SA Infracon Pvt. Ltd. in collaboration with Navraj Township Pvt. Ltd., Plot No. 114, Sector-44, Gurugram for development of Mixed Land Use Colony (4% Commercial and 96% Residential) under TOD Policy dated 09.02.2016 on an area measuring 6.26406 acres in Sector-37D, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Mixed Land Use Colony (4% Commercial and 96% Residential) under TOD Policy dated 09.02.2016 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That the licensee will pay the State Infrastructure Development Charges amounting to **Rs.5,67,85,445/-** 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.
 - (ii) That the licensee shall pay proportionate EDC as per schedule prescribed by the Director.
 - (iii) 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.
 - (iv) 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.
 - (v) That the licensee shall construct at 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

Director
Town & Country Planning
Haryana, Chandigarh

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.

- (vi) That the licensee shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- (vii) That the licensee shall arrange electric connection from HVPN/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 installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- (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 the licensee shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- (x) That the licensee shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- (xi) That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- (xii) That the licensee shall make arrangement 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.
- (xiii) 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 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.
- (xiv) That the licensee shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xv) That the licensee shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- (xvi) That the licensee shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.

- (xvii) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.
- (xviii) 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 from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- (xix) That the licensee shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats/shops as and when scheme is launched.
- (xx) That the licensee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- (xxi) That the licensee shall not pre-launch/sale of flats or shops before approval of the building plans.
- (xxii) That the licensee 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 purpose is explained to the satisfaction of HSVP Authority 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.
- (xxiii) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- (xxiv) That the licensee shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- (xxv) That the licensee shall not give any marketing and selling rights to any other company other than the collaborator company.
- (xxvi) That at the time of booking of the plots/ flats/commercial space/shops in the licensed colony, if the specified rates of Plots/Flats/shops/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/ flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- (xxvii) That all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan of GMUC shall be complied with.

3. The licence is valid up to 13/08/2029.

Dated: 14/08/2024.
Place: Chandigarh.


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

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

1. Ramprastha Buildtech Pvt. Ltd., Ramprastha Promoters Pvt. Ltd., Ramprastha Developers Pvt. Ltd., Ramprastha Realtors Pvt. Ltd., Ramprastha Promoters & Developers Pvt. Ltd., SA Propbuild Pvt. Ltd., Ramprastha Township Pvt. Ltd., AS Realbuild Pvt. Ltd., BSY Infrastructure Pvt. Ltd., BSY Developers Pvt. Ltd., SA Infracon Pvt. Ltd. in collaboration with Navraj Township Pvt. Ltd., Plot No. 114, Sector-44, Gurugram alongwith a copy of agreement, LC-IV A, Bilateral Agreement & Demarcation-cum-zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
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 DTCP, Haryana, Chandigarh along with a copy of agreement.
15. PM(IT) to update the status on the website.



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

To be read with License no. 120 Dated 14/08/ of 2024

RAMPRASTHA BUILDTECH PVT.LTD.

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	105/3 min	0	0	2
	106/1 min	0	10	6
	Total	0	10	8

RAMPRASTHA PROMOTERS PVT. LTD. - 1/4 Share
RAMPRASTHA DEVELOPERS PVT. LTD. - 1/4 Share
RAMPRASTHA REALTORS PVT.LTD. - 1/4 Share
RAMPRASTHA PROMOTERS & DEVELOPERS PVT. LTD. - 1/4 Share

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	107/3 min	0	19	0

RAMPRASTHA PROMOTERS PVT. LTD.

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	108/1	1	8	14
RAMPRASTHAPROMOTERS AND DEVELOPERS PVT. LTD.				
Gadoli Kalan	183/3/2	0	1	13
	188/2/3 min	0	3	0
	Total	1	13	7

S.A. PROPBUILD PVT. LTD - 3350/7490 Share
RAMPRASTHA PROMOTERS& DEVELOPERS PVT. LTD. - 176/535 Share
RAMPRASTHA TOWNSHIP PVT.LTD - 930/7490 Share
A.S. REALBUILD PVT.LTD. - 746/7490 Share

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	110/3	0	8	4
	111	1	5	19
	112	1	6	0
	Total	3	0	3

RAMPRASTHA TOWNSHIP PVT.LTD 1/2 Share
BSY INFRASTRUCTURE PVT. LTD. 1/6 Share
BSY DEVELOPERS PVT. LTD. - 1/3 Share

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	114	2	3	0
	115 min	1	5	0
	Total	3	8	0

D.TGP (HR)

RAMPRASTHA DEVELOPERS PVT. LTD - 5/6 Share
RAMPRASTHA REALTORS PVT. LTD - 1/9 Share
BSY DEVELOPERS PVT. LTD. - 1/18 Share

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	182/3	0	1	9

BSY INFRASTRUCTURE PVT. LTD.

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	183/3/1	0	2	5

S.A. INFRACON PVT. LTD.

Village	Khasra No.	AREA		
		Bigha	Biswa	Biswansi
Gadoli Kalan,	186/3 min	0	5	17

**Total area - 10 B – 0 B – 9 B
Or 6.26406 Acres**


**Director
Town & Country Planning
Haryana, Chandigarh**
Jaspreet Kaur