

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

Licence No. 38 of 2025

This license is being granted under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules framed thereunder in favour of Sungold Heights and Developers LLP in collaboration with Signatureglobal (India) Limited, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 for setting up of Industrial Plotted Colony over an additional area measuring 6.06875 acres in addition to licence no. 104 of 2024 dated 01.08.2024 (having area 129.65625 acres) thereby making total area of the colony as 135.725 acres, situated in the revenue estate of village Sidhrawali, Tehsil- Manesar, District Gurugram.

1. The particulars of the land, wherein the aforesaid Industrial Plotted Colony is to be set up are given in the schedule annexed hereto and duly signed by the undersigned.
2. The license is granted subject to the following conditions:
  - (i) 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.
  - (ii) 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.
  - (iii) The licensee shall make its own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.
  - (iv) 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.
  - (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - (vi) 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.
  - (vii) The licensee shall use only LED fitting for internal lighting as well as campus lighting.
  - (viii) The licensee shall arrange power connection from 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. DHBVNL and complete the same before obtaining completion certificate for the colony.

Director  
Town & Country Planning  
Haryana, Chandigarh

- (ix) 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 thirty percent of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony will be deposited.
- (x) The licensee shall not give any advertisement for sale of plots/commercial area before the approval of zoning plan.
- (xi) That the revenue rasta/water course, passing through the site, if any, shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- (xii) That the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed in letter and spirit.
- (xiii) That the terms and conditions of policy dated 01.10.2015 & 09.03.2019 and other directions given by the Director time to time shall be followed to execute the project.
- (xiv) The pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xv) The labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 as amended from time to time.
- (xvi) That the permission from competent authority shall be obtained for construction of culvert over dhana/ nala / drain / water course etc, passing through the licenced land, if any.
- (xvii) That the services shall be integrated with the services laid down by concerned development agency in the vicinity of the area in near future.
- (xviii) 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 saleable area has been granted, shall be transferred free of cost to the Govt.
- (xix) That the 10% area of the residential component proposed under DDJAY shall be transferred to the Government free of cost for provision of community facilities or the said site shall be developed for community facilities in accordance with the policy provisions dated 25.08.2022 after seeking prior approval of the Department.
- (xx) That 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xxi) That no clubbing of plots of residential component, to be developed under DDJAY shall be permitted and the terms and conditions of the policy notified on 01.04.2016 shall be adhered.
- (xxii) The licensee shall execute the development works as per Environmental Clearance and company 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

- (xxiii) That no pre-launch/sale of commercial plot will be undertaken before approval of the building plans or the layout plan as the case may be.
- (xxiv) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- (xxv) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xxvi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxvii) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- (xxviii) That red category industries shall not be permissible within 2 Kilometers from the boundary of urbanisable zone of the Dharuhera Development Plan, whereas all categories of units are permissible beyond the said limit subject to obtaining permission from Haryana Pollution Control Board.
- (xxix) That necessary measures shall be taken for setting up of an Effluent Treatment Plant of appropriate size and also ensure safe disposal of effluents after proper treatment.

3. That the plots situated in pocket-1 having area measuring 11.56875 acres, which derives approach from land acquired for RRTS, shall be kept freeze and no third party rights shall be created on the same till submission of the NOC /access permission from competent authority.
4. That the licence is being granted subject to final outcome of the SLP (C) No. 15439 of 2022 of Hon'ble Supreme Court of India.
5. The license is valid up to 24-03-2030

Dated: The 25-03-2025  
Chandigarh

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

Endst. No. LC-5139(B)/JE(AK)/2025/10865-877 Dated: 25-03-2025

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

1. Sungold Heights Developers LLP in collaboration with Signatureglobal (India) Limited, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram along with a copy of Layout Plan.
10. District Revenue Officer, Gurugram with the request to make red entry in this regard in the relevant revenue record.
11. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
12. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
13. Project Manager (IT) for updation on the website.

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

To be read with License No. 38 Dated 25-03 of 2025.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Sidhrawali	Sungold Heights and developers LLP.	78	20/2min	5-4
			21min	6-8
		89	1min	6-8
			10/1min	2-10
			10/2min	3-19
			11/1min	1-12
		76	9/2/1	3-6
		66	22	8-0
		77	2/1	7-6
			9/2	3-18
			<b>Total</b>	<b>48-11</b> Or <b>6.06875 Acres</b>

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