

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

Licence No. 47 of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Jai Ganga Castle Pvt. Ltd., Sh. Pawan Kumar S/o Sh. Shube Singh, Sh. Sajjan Singh S/o Sh. Sher Singh, Rhytham Spetech & Sh. Rakesh Kumar S/o Sh. Sube Singh in collaboration with Jai Ganga Castle Pvt. Ltd., House No. 48/3, Shop No. 2, 1st Floor, Block-C, Lawrence Road, Industrial Area, Kashavapuram, New Delhi-110035 for development of Affordable Group Housing Colony over an area measuring 21.10625 acres in the revenue estate of village Mandhya Kalan, Sector-22, Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony 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 Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - (ii) 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.
  - (iii) 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.
  - (iv) That the licensee shall construct portion of sector road, 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.
  - (v) That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - (vi) That the Affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- (vii) That the licensee shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
- (viii) That the licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- (ix) That the licensee has not submitted 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.
- (x) That the licensee have understood that the development/construction cost of 24 m/18 m major internal roads 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- (xi) 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 before execution of development works at site.
- (xii) 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 Haryana Urban Development Authority.
- (xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiv) That the licensee shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- (xv) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xvi) 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.
- (xvii) That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- (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 thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

- (xix) That the licensee shall permit the Director or any other office 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.
- (xx) That the licensee shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner 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 you towards meeting the cost of internal development works in the colony.
- (xxi) That the licensee shall not give any advertisement for sale of commercial area and flat in Affordable Group Housing area before the approval of layout plan / building plans of the same.
- (xxii) That the licensee shall 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.
- (xxiii) That the licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xxiv) That the licensee shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- (xxv) That the licensee shall obey all the directions/restriction given by this department time to time in public interest.
- (xxvi) That the licensee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- (xxvii) That the licensee shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (xxviii) That the licensee shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.
- (xxix) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxx) 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.

- (xxxi) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- (xxxii) That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, if any.
- (xxxiii) That the licensee shall abide by the terms & conditions of access permission issued by NHAI vide his office memo. no. PIU/EC/NH11/08/10/66/2024-25/2823 dated 25.03.2025
3. The licence is valid up to 03-04-2030

  
(Dr. Chander Shekhar Khare, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

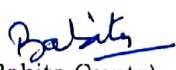
Dated: 04-04-2025.  
Place:

Endst. No. LC-5423/Asstt(RK)/2025/ 12377

Dated: 07-04-2025

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

1. Jai Ganga Castle Pvt. Ltd., Sh. Pawan Kumar S/o Sh. Shube Singh, Sh. Sajjan Singh S/o Sh. Sher Singh, Rhytham Speshtech & Sh. Rakesh Kumar S/o Sh. Sube Singh in collaboration with Jai Ganga Castle Pvt. Ltd., House No. 48/3, Shop No. 2, 1st Floor, Block-C, Lawrence Road, Industrial Area, Kashavapuram, New Delhi-110035 alongwith a copy of agreement, LC-IV B, Bilateral Agreement & Layout 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.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Rewari.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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



To be read with License No. 47 Dated 04-04 of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Mandhya Kalan	Jai Ganga Castle Pvt. Ltd.	28	9	8-0
			10	8-0
			11	8-0
			12/1	4-0
		27	10	6-18
		28	5/2	1-2
			6	8-0
			15/1	5-16
		29	14	6-16
			15	7-7
			7/2	2-5
		29	16/2	4-0
			25/1	1-11
		27	1/2	0-16
	Jai Ganga Castle Pvt. Ltd. 267/452 share, Pawan Kumar S/o Shube Singh 185/452 share	28	3/2/1	6-3
			4/2	0-9
			7	8-0
			8	8-0
	Pawan Kumar S/o Shube Singh	28	3/2/2	0-1
	Sajjan Singh S/o Sher Singh 279/848 share, Rhytham Spacetech 569/848 share	28	19	8-0
			20	8-0
			21	8-0
			22/1	3-8
		29	16/1	4-0
			25/2	6-9
		31	5/1	4-11
	Rhytham Spacetech 448/625 share, Rakesh Kumar S/o Sube Singh 177/625 share	28	22/2/3	0-6
		32	1	7-19
			2	8-0
			7/1/3	0-8
			8/1/3	2-14
			9	7-9
			10	2-4
			13/1	2-5
			Total	168K-17M Or 21.10625Acres

Director  
Town & Country Planning  
Haryana, Chandigarh