

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 103 of 2022

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Sh. Surjeet Arora S/o Sh. Bishamber Arora, Sh. Anoop Arora S/o Sh. Ajit Arora In collaboration with N.S. Buildtech Pvt. Ltd., E-14, Anand Niketan, New Delhi-110021 for setting up of Affordable Plotted colony under policy of Deen Dayal Jan Awas Yojna over an area measuring 9.9583 acres situated in the revenue estate of village Sohna, Sector-2, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That you will pay the Infrastructure Development charges amounting to Rs. 1,22,41,429 /- @ Rs.281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - b) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna 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.
 - c) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - d) That applicant 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.
 - e) That applicant shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
 - f) That you have 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.
 - g) That applicant will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and

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Director

- v) That applicant 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- w) That no further sale has taken place after submitting application for grant of license.
- 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 in the 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 applicant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- z) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- aa) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- bb) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- cc) That applicant shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- dd) 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.
- ee) 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.
- ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- gg) 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 that paid as per the prescribed schedule.
- hh) That you 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 Controlled Board or any other Authority Administering the said Acts.

Director

NS Buildtech Pvt. Ltd.
Director

LC-4696

To be read with License No.....103.....dated 28/07/ of 2022

Detail of land owned by Surjit Arora S/o Bishamber Arora

Anoop Arora S/o Ajit Arora

Village	Rect. No.	Killa No	Area (K-M-S)
Sohna	38	2min	0-18-6
		3min	6-8-2
		4min	6-8-2
		5min	6-8-2
		6/1	7-11-0
		7/1	7-11-0
		8/1	6-19-0
	39	15/2/1	1-11-0
		1/1min	2-11-3
		9/1	7-11-0
		10/1	7-11-0
		11/1	6-18-0
		12/1	6-18-0
		13/2min	4-8-6
		Total	79-13-3

Or 9.9583 acres

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Director

Director,
Town & Country Planning
Haryana