

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

License No. 03 of 2019


This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Seagull Buildwell Pvt.Ltd., 202, Express Arcade Netaji Subash Place, Pitampura, New Delhi for setting up of industrial colony over an area measuring 46.18125 acres in the revenue estate of village Bhigan, Tehsil Gannaur, Distt. Sonapat.

1. The particulars of the land, wherein the aforesaid commercial 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:-
  - a. That the industrial 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
  - b. 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.
  - c. That the company shall maintain and upkeep 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.
  - d. That the company shall deposit an amount of Rs. 3,32,37,167/- on account of the Infrastructure Development Charges (@ Rs. 125/- per sq. mtr for industrial component, @ Rs. 500/- for commercial component & @ Rs. 320/- per sqm for group housing component) in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period. The said IDC will be applicable on the permitted covered area on all floors.
  - a) That the External Development Charges will be demanded as and when site comes within urbanizable limit.
  - b) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - c) 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 Shahari Vikas Pradhikaran services or any other execution agency.

  
Director  
Town & Country Planning  
Chandigarh  
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- d) That 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.
- e) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- f) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- g) 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.
- h) 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- i) 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.
- j) That the licensee shall ensure installation of Solar Photovoltaic Power Plant as per the provisions contained in the notification No. 22/52/2005-5 power dated 03.09.2014 of the Renewable Energy Department Haryana.
- k) That the allotment of residential plots/flats shall be made in accordance with the departmental policy dated 01.10.2015 and amendment therein.
- l) That the necessary measures for setting up of effluent treatment plant and its appropriate use/disposal after proper treatment shall be taken.
- m) That solid waste management measures as directed by HSPCB shall be undertaken.
- n) That the licensee shall not sell the plots falling within the ROW of 11 KV HT lines passing through the site before shifting of the same and shall not raise any construction with the ROW of 11 KV HT line.
- o) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

4. The licence is valid up to 10/01/2024.

  
(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh



Dated:- 11/01/2019.

Endst. No. LC-3651-JE (MK)-2019/ 995

Dated: 11-01-2019

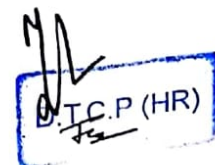
A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

1. Seagull Buildwell Pvt. Ltd., 202, Express Arcade Netaji Subash Place, Pitampura, New Delhi alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
5. Senior Town Planner, Rohtak.
6. District Revenue Officer, Sonapat.
7. District Town Planner, Sonapat along with a copy of agreement.
8. Chief Accounts Officer of this Directorate.
9. Project Manager, IT for hosting the license on departmental website.

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

Detail of Land owned by Seagull Buildwell Pvt. Ltd.

Village Bhigan	Rectangle No	Khasra No.	Kanal	Marla
	57	16/1	3	12
		24	7	19
		25	8	00
	65	11/3/1	2	07
		12/1	5	11
		13/1/1	4	13
		14/1/2/2	2	02
		19/1/2/1	0	09
		19/1/1	2	01
		20/2/1	2	00
		20/1/1	0	05
		26	0	11
	66	4	8	00
		7	8	00
		14	8	00
		16/1	2	06
		17/1/1	1	09
		17/1/2/1/1	0	16
		18/1	2	09
		19/1	2	12
		20/2/1	2	07
	67	9/3	3	16
		10/1	4	00
		10/2	4	00
		11/1/1	4	00
		11/1/2	0	00
		11/2	4	00
		12/1	4	00
		14	8	00
		16/2/1	2	03
		17/1	2	14
		18/2	3	19
		20/1	5	13
		20/2	2	07
		23/1	2	02
	68	2/2	4	02
		3	8	00
		4	8	00
		5	8	00
		6	8	00
		7	8	00
		8/1	5	00
		8/2	3	00
		9/1	4	16



**Detail of Land owned by Seagull Buildwell Pvt. Ltd.**

Bhigan	68	13	7	07
		14	6	16
		15	7	07
		16	8	00
		17/1	3	18
		18/1	3	10
		19/1	6	00
		19/2	2	00
		20	7	08
	68	21/1	3	06
		21/2	3	14
		22	7	11
	69	1/2	2	00
		2/1/2	2	18
		2/2	1	02
		2/3	2	01
		10	7	12
		11	7	12
		12/2	4	11
		13	6	16
		14/1	3	13
		14/2/1	3	04
		14/2/2	0	09
		15	6	19
		16/1	4	00
		16/2	3	12
		17/1/1/1	0	16
		17/1/2/1	0	14
		19	8	00
		20	7	12
	70	6	8	00
		15	8	00
	81	2/2	3	04
		3/2	3	07
		4/2/2	5	11
		5/2	6	13
		6/1	1	11
		7/2/1	1	02
	82	1/2/2	0	06
		2/2/1	5	10
		3/1/1/1	0	18
		9/1/1/1	0	08
		10/1/1	1	10
		Total	369	9

OR 46.18125 Acres

  
 Director,  
 Town & Country Planning  
 Haryana  
 January 2024