

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

Licence No. 119 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Bhoop Singh, Ram Singh, Ram Khilari, Satbir, Nanak Chand Ss/o Amar Singh in collaboration with Raheja Developers Limited 406, 4th Floor, Rectangle One, D-4, District Centre, Saket, New Delhi-110017 for setting up of Plotted Commercial Colony on an area measuring 2.8125 acres (under migration policy dated 18.02.2016 amendment dated 10.07.2019 from licence no. 95 of 2013 dated 30.10.2013) in the revenue estate of village Sihi, Sector-83 &84, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Plotted 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:
 - i. 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.
 - ii. You 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.
 - iii. You shall construct portion of 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.
 - iv. You 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.
 - v. You shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - vi. 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.
 - vii. You have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm 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.



Director
Town & Country Planning
Haryana, Chandigarh
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- viii. You 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.
- ix. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- x. You shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xi. You shall use only LED fitting for internal lighting as well as campus lighting.
- xii. You 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.
- xiii. You 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xiv. You 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.
- xv. You shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xvi. You 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.
- xvii. You shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the plot as and when scheme is launched.
- xviii. You 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, applicant firm would 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.
- xix. You 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.
- xx. 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.
- xxi. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- xxii. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.

xxiii. That as per undertaking dated 06.09.2019, no third party right is created by you. However, the applicant company shall give public notice in three leading news papers of English and Hindi (2+1) published in district, with in period of 15 days from the issuance of this license, one of which should be local news paper, stating that the company has not created any third party rights on the applied land measuring 2.8125 acres and the applicant company intends to migrate into commercial plotted colony of license no. 95 of 2013, for which the approved layout plan was enclosed with LOI bearing memo no. LC-4102-Asstt (AK)/2019/22357 dated 11.09.2019. The general public/allottee of the licensed area measuring 2.8125 acres (if any) has any objection to the above stated revision, the same may be submitted in the office of District Town Planner, Gurugram within period of 15 days from the date of issue of public notice. You shall submit the report clearly indicating the objection, if any, in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.

3. The licence is valid up to 13.09.2024.

Dated: The 14.09.2019.
Chandigarh


(K. MakrandPandurang, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh
Email: tcpharyana7@gmail.com

Endst. No. LC-4102/Asstt.(AK)/2019/ 23073-88 Dated: 14-09-2019

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

1. Sh. Bhoop Singh, Ram Singh, Ram Khilari, Satbir, Nanak Chand Ss/o Amer Singh in collaboration with Raheja Developers Limited 406, 4th Floor, Rectangle One, D-4, District Centre, Saket, New Delhi-110017 along with a copy of agreement, LC-IV & LC-IV-D, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
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, Gurugram.
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 along with layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.


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

To be read with License No.....119.....dated.....14.09.....of 2019

**Detail of land owned by Bhoop Singh, Ram Singh, Ram Khilari, Satbir,
Nanak Chand Ss/o Amer Singh: Distt. Gurugram.**

Village	Rect No	Killa No	Total Area (K-M)		
Sihi	42	8/1	7-0		
		16/2	3-12		
		24/2	1-2		
		25/1	1-18		
		13/1/1	0-16		
		15/4/2	2-15		
		7/1/1	3-2		
		17/1/1/1min	1-5		
		43	43	11/1/1	1-0
				Total	22-10

Or 2.8125 Acres


Director,
Town & Country Planning
Haryana

