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

License No. 55. of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Synergy Realtech Pvt. Ltd., 517-518. 5th floor, D-Mall, Sector-10, Rohini West, New Delhi-110085 for setting up of an Group Housing Colony under Retirement Housing policy dated 17.08.2021 over an area measuring 0.5278 acre in the revenue estate of village Silokhera, Sector-30, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony under Retirement Housing Policy dated 17.08.2021 is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
   i. That licencee shall deposit an amount of **Rs. 30,75,797/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for Group Housing and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
   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 licencee 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 licencee 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.
   v. That licencee 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

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provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

vi. That licencee 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.

vii. That licencee shall integrate the services with HSVP and GMDA services as and when made available.

viii That licencee 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.

ix. That licencee 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 HSVP/GMDA.

x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xi. That licencee 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.

xii That licencee shall use only LED fitting for internal lighting as well as campus lighting.

xiii That licencee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.

xiv That licencee 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 seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xv. That licencee 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.

xvi. That licencee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.

xvii. That licencee 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.

xviii. That licencee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xix That licencee 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, you 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.

xx. That licencee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

xxi. 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.

xxii. That licencee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.

xxiii. That licencee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.

xxiv. That licencee 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.

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xxv. That licencee shall file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.

xxvi. That licencee shall comply with the terms and conditions of Retirement Housing policy dated 17.08.2021 and as amended time to time.

xxvii. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer.

xxviii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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.

xxix. 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.

xxx. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxxi. 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.

xxxii. That licensed land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.

xxxiii. That licencee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.

xxxiv. That licencee shall obey all the directions/restrictions imposed by the Department from time to time.

3. The licence is valid up to 15/3/2029.

Dated: 16/3/2024.
Place: Chandigarh

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

Endst. No. LC-4788/JE(SK)/2024/ 10016 Dated: 16-03-2024

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

1. Synergy Realtech Pvt. Ltd. 517-518. 5th floor, D-Mall, Sector-10, Rohini West, New Delhi-110085 alongwith copy of Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.

3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith 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. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.

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