

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

Licence No. 135 of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to B.M Gupta Developers Pvt. Ltd, Sh. Rameshwar Dayal S/o Sh. Sohan Lal, Sh. Rakesh Yadav S/o Ram Kumar in collaboration with B.M. Gupta Developers Pvt. Ltd. 5th Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolni Road, Rewari-123401 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 5.9625 acres in addition to already granted Licence No. 35 of 2009 dated 11.07.2009 falling in the revenue estate of village Dhaliawas, Sector 26, Rewari.

1. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana
2. The Licence is granted subject to the following conditions:
 - a) That the Residential Plotted 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.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c) 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.
 - d) That licensee shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to 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 Government 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 licensee shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
 - f) That licensee shall construct at your own cost or get constructed by any other institution or individual at its cost, the community buildings on the land set apart for this purpose as per provision of Section 3(3)(a)(iv) of Act, 1975.
 - g) That licensee have not submitted any other application for grant of licence 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


Director General
Town & Country Planning
Haryana, Chandigarh

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

- h) That licensee 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. in accordance with Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- i) That licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- j) That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- k) That licensee shall make your own arrangements for water supply, sewerage, drainage etc to the satisfaction of Director till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran or any other execution agency.
- l) That licensee shall obtain Clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- n) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an occupation certificate.
- o) That licensee shall use only LED fittings for internal lighting as well as campus lighting.
- p) That 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 licence to enable provision of site in licenced land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- r) That licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- s) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution

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Director of
Town & Country Planning
Haryana
Gurgaon


infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

- t) That licensee will 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.
- u) That 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- v) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) 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, if applicable.
- y) 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, if applicable.
- z) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
- aa) The implementation of such mechanism shall, however, have no bearing on EDC installments 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, if applicable.
- bb) That licensee shall abide by the terms and conditions of policy dated 19.12.2006, 29.08.2019, 20.10.2020 and 18.02.2016 and other direction given by the Director time to time to execute the project.
- cc) That licensee shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- dd) That licensee shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- ee) That licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986,

Goal

- 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, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- ff) That licensee shall abide by all the provisions of Act No.8 of 1975 and Rules framed thereunder as amended time to time.
- gg) That the provisions of Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
- hh) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
- ii) That licensee shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- jj) That 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 licence granted.
- kk) That licensee shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan/environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- ll) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
3. The licence is valid up to 25/6/2028

Dated: The 26/6/2023
Chandigarh


(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh


Endst. No. LC-2108-B/PA (VA)-2023/ 21096-110

Dated: 30/06/2023

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

1. B.M. Gupta Developers Pvt. Ltd, Sh. Rameshwar Dayal S/o Sh. Sohan Lal, Sh. Rakesh Yadav S/o Ram Kumar in collaboration with B.M. Gupta Developers Pvt. Ltd. 5th Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolni Road, Rewari-123401 alongwith a copy of agreement, LC-IV & Bilateral agreement & Layout 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, HVPNL, 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, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Rewari.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Rewari along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Nodal Officer (Website) to update the status on the website.


(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no.....135.....Dated 26/6...of 2023

1. Detail of land owned by B.M. Gupta Developers Pvt.Ltd.

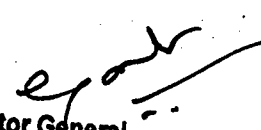
Village	Rect.No	Killa No.	Area (K-M)
Dhamlaka	3	23/2	6-0
	6	24/1	1-12
		4/1	1-12
		Total	9-4

2. B.M. Gupta Developers Pvt. Ltd.

Village	Rect.No	Killa No.	Area (K-M)
Dhaliwas	36	2/1	2-19
		9/5	7-6
		12	2-11
		Total	12-16

3. Rameshwar Dayal S/o Sohan Lal, Rakesh Yadav S/o Ram Kumar,
B.M Gupta Developers Pvt. Ltd. equal share

Village	Rect.No	Killa No.	Area (K-M)
Dhaliwas	36	4	8-0
		5	3-14
		6	6-13
		7	7-7
		Total	25-14
		Grand Total	47K-14M
			Or 5.9625 acres


Director General
Town & Country Planning
Haryana, Chandigarh

