

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

Licence No. 86. of 2025

This licence is being granted under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules framed thereunder in favor of Jay Shree Tea & Industries Ltd. in collaboration with GSK Infratech LLP, Park Centra, Unit-006, Ground Floor, Sector-30, DLF QE, Gurugram-122002 for setting up of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 13.2375 acres falling in the revenue estate of village Pataudi, Sector-3, Pataudi District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony (DDJAY-2016) is to be set up are given in the schedule annexed hereto and duly signed by the undersigned.
2. The Licence is granted subject to the following conditions: -
 - (i) The licensee 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.
 - (ii) The licensee shall construct 18/24/30 mtr. wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.
 - (iii) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.
 - (iv) The licensee shall integrate the services with the services laid down by the development agency as and when made available.
 - (v) The licensee 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.
 - (vi) The 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.


D.T.C.P.(H)

- (vii) 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 Shehri Vikas Pradhikaran.
- (viii) The licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (x) That the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.
- (xi) The licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) 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 licence to enable provision of site in licenced 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) 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 non-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. applicant firm shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- (xiv) The licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xv) The licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution 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 and complete the same before obtaining completion certificate for the colony.
- (xvi) The licensee shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

- (xviii) The labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.
- (xix) 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 thirty percent of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony will be deposited.
- (xx) The licensee shall abide by the terms and conditions of the policy notified on 08.02.2016, as amended from time to time.
- (xxi) The licensee 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) Act, 1981 and Water (Prevention and Control of Pollution) Act, 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 Act.
- (xxii) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- (xxiii) The green cover shall be maintained over the underground STP & UGT.
- (xxiv) The 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.
- (xxv) 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 Affordable Residential Plotted 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 or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxvi) That the aforesaid licence is being granted by considering the commercial component with FAR of 1.5. In case, licensee want to avail FAR of 1.75 for commercial component, then the additional amount of fee and charges will required to be deposited.
- (xxvii) The licensee shall abide with all the directions/restrictions imposed by the Department from time to time.
- (xxviii) The licensee shall transfer 10% area of the licenced colony free of cost to the Government for provisions of community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to

develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.

(xxix) That Electrification plan of the scheme duly approved by the concerned DISCOM shall be submitted before approval of zoning plan.

3. The licence is valid up to 26-05-2030.

Dated: 27-05-2025.
Place: Chandigarh.

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

Endst. No. LC-5476/DS(AK)/2025/ 20443

Dated: 30-05-2025

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

1. Jay Shree Tea & Industries Ltd. in collaboration with GSK Infratech LLP, Park Centra, Unit-006, Ground Floor, Sector-30, DLF QE, Gurugram-122002 alongwith a copy of agreement, LC-IV B, 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, 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. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram alongwith layout plan.
12. District Town Planner, Gurugram alongwith a copy of agreement and layout plan.
13. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
14. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 86 Dated 27/05/2025

Detail of land owned by Jay Shree Tea & Industries Ltd.

Village	Rect.No	Killa No	Area (K-M)
Pataudi, Gurugram	75	1	8-0
		2	8-0
		3	6-12
		4/1	2-16
		8	8-0
		9	8-0
		10	8-0
		11	8-0
		12	8-0
		13	8-0
		18 min	4-9
		19	7-19
		20	8-0
		21 min	3-19
		22 min	6-3
		26	1-8
		2/1 min	0-12
		Total	105-18
			Or 13.2375 Acres
	93		

Director
Town & Country Planning
Haryana, Chandigarh

AS

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: tcpharyana6@gmail.com

ORDER

Whereas, Licence No. 86 of 2025 dated 27.05.2025, was granted in favour of Jay Shree Tea & Industries Ltd. in collaboration with GSK Infratech LLP for setting up of Affordable Residential Plotted Colony under DDJAY over a total area measuring 13.2375 acres in the revenue estate of village Pataudi, Sector-3, Pataudi, District Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

2. And whereas, a request for transfer of licence from land owning company i.e. Jay Shree Tea & Industries Ltd. to GSK Infratech LLP was received on 17.06.2025 which was considered and in-principle approval in this regard was issued vide memo dated 17.07.2025 subject to fulfillment of certain conditions within prescribed time limit. Accordingly, after receipt of requisite documents in compliance of above said in-principle approval, permission for transfer of licence in question in favour of GSK Infratech LLP is hereby granted.

3. The terms & conditions as stipulated in the above said licence will remain the same, which will duly be complied with GSK Infratech LLP in letter & spirit. GSK Infratech LLP shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier. GSK Infratech LLP will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Haryana and will also pay the outstanding dues against the licence, if any.

4. These orders shall be read together with the Licence No. 86 of 2025 dated 27.05.2025 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule is hereby enclosed.

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

Endst. No. LC-5476-JE (SJ)-2025/

39122

Dated:- 09-10-2025

A copy is forwarded to the following for information and necessary action:-

1. GSK Infratech LLP, Park centra, Unit-006, Ground Floor, Sector-30, DLF QE, Gurugram-122002.
2. Jay Shree Tea & Industries Ltd, Industry House, 15th Floor, 10, Kamac Street, Kolkata-700017.
3. Chief Accounts Officer of this Directorate,
4. Senior Town Planner, Gurugram.
5. District Town Planner(P), Gurugram.
6. PM (IT) to update the status on the website.

(Rakesh Bansal)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana Chandigarh.

Revised Land Schedule

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Pataudi, Gurugram	GSK Infratech LLP.	75	1	8-0
			2	8-0
			3	6-12
			4/1	2-16
			8	8-0
			9	8-0
			10	8-0
			11	8-0
			12	8-0
			13	8-0
			18/1	4-9
			19	7-19
			20	8-0
			21/1	3-19
			22/1	6-3
			26	1-8
		93	2/1/2	0-12
			Total	105-18 13.2375 Acres

Director
Town & Country Planning
Haryana, Chandigarh