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

License No. 137 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to Tarc Ltd. (Formerly known as Anant Raj Global Ltd), 2nd Floor, C-3 Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 for setting up of an Group Housing Colony over an area measuring 6.95 acres (after migrating 2.95 acres from licence no. 30 of 2013 & an area measuring 4.0 acres from licence no. 31 of 2013) in the revenue estate of village Maidawas, Sector-63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing 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 you shall pay proportionate EDC as per schedule prescribed by the Director.

   b) That 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, you will 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.

   c) That you 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/service 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 accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   d) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

   e) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.

Director General
Town & Country Planning
Haryana, Chandigarh

f) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.

g) That you shall permit the Director or any other officer authorised 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.

h) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.

i) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.

j) That you 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.

k) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.

l) That 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 licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n) That you shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.

o) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.

p) That 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 you have to deposit thirty percentum of the amount from the

Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

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

r) That 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.

s) That you shall not pre-launch/sale of flats before approval of the building plans.

t) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

u) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

v) That you 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.

w) That you shall not give any marketing and selling rights to any other company other than the collaborator company.

x) That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site before the approval of building plans.

y) That you 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.

z) 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.

aa) 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.

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

cc) The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment that paid as per the prescribed schedule

dd) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The licence is valid up to 04/07/2028.

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

Dated: 05/07/2023.
Place: Chandigarh

Endst. No. LC-5066-JE (DS)-2023/21863-880 Dated: 06-07-2023

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

1. Tarc Ltd. (Formerly known as Anant Raj Global Ltd), 2nd Floor, C-3 Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 alongwith copy of zoning plan.
1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Chief Administrator, HSVP, Panchkula.
3. Chief Executive Officer, GMDA, Gurugram.
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 & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.

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

To be read with License No. 137 Dated 05/07 of 2023

Detail of land owned by TARC Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Maidawas	46	22/2/2	7-0
		23/2	7-11
		24/2	6-10
	48	2/2	7-19
		3	8-0
		4	3-4
		8	7-8
		9	8-0
		Total	**55-12**
			OR 6.95 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

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

Licence No. 15 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 for setting up of Group Housing colony on the land measuring 1.26875 acres in addition to license no. 137 of 2023 granted for area measuring 6.95 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing 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 you shall deposit an amount of Rs. **56,26,362/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for group housing component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this 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 granted, shall be transferred free of cost to the Government.

iii. That 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 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.

iv. That 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 Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

Director
Town & Country Planning
Haryana, Chandigarh

v. That 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 Director, Town & Country Planning, Haryana.

vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

vii. That 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.

viii. That 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 company 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 you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That 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 Shehari Vikas Pradhikaran.

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

xii. That 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.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That 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.

xv. That 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 company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That 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.

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

xviii. That 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.

xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots

xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That 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 company 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.

xxii. That 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 Government.

xxiii. 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.

xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.

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 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 you shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the 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 Acts.

xxvii. That you shall 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, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

xxviii. That licenced 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.

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

xxx. That you shall obey all the directions/restrictions imposed by the Department from time to time.

xxxi. That you shall abide by the final orders of Hon'ble Supreme Court in CA NO. 8977 of 2014 titled as Jai Narayan@Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.

3. That you shall get approved the zoning plan within 60 days from the grant of license.

4. The licence is valid up to 28-01-2030.

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

Dated: 29-01-2025
Place:

Endst. No. LC-5066-C/JE(RK)/2025/ 4025-39 Dated: 30-01-2025

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

1. Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 alongwith a copy of agreement, LC-IV B, Bilateral agreement.
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, Panchkula
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.
13. District Town Planner, Gurugram along with a copy of agreement.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 15 Dated 29-01 of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Maidawas	Tarc Ltd;	48	12/2	5-7
			13/1	4-16
			Total	**10-3 OR 1.26875 Acres**

Director
Town & Country Planning
Haryana, Chandigarh

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

Licence No. 99 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 for setting up of Residential Group Housing colony on the land measuring 0.64375 acres in addition to license no. 137 of 2023 (6.95 acres) and license no. 15 of 2025 (1.26875 acres) and LOI granted on LC-5066-B (0.278 acre) thereby making total area 9.1405 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing 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 you shall deposit an amount of Rs. **28,54,793/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for group housing component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this 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 granted, shall be transferred free of cost to the Government.

   iii. That 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 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.

   iv. That 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 Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   v. That 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 Director, Town & Country Planning, Haryana.

vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

vii. That 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.

viii. That 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 company 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 you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That 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 Shehari Vikas Pradhikaran.

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

xii. That 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.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That 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.

xv. That 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 company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That 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.

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

xviii. That 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.

xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots

xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That 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 company 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.

xxii. That 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 Government.

xxiii. 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.

xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.

xxv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the 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 Acts.

xxvi. That you shall 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, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

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

xxviii. That you shall obey all the directions/restrictions imposed by the Department from time to time.

xxix. That you shall abide by the final orders of Hon'ble Supreme Court in CA NO. 8977 of 2014 titled as Jai Narayan@Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.

3. That you shall get the electrification plan approved from the competent authority of DISCOM and submit the same before approval of building plans.

4. The licence is valid up to 12-06-2030.

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

Dated: 13-06-2025
Place:

Endst. No. LC-5066-D/JE(RK)/2025/ 22589-603 Dated: 16-06-2025

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

1. Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, 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, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram alongwith a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Gurugram alongwith a copy of agreement & Zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh alongwith a copy of agreement.
15. PM (IT) to update the status on the website.

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

To be read with License No.99.....Dated.....13/06.....of 2025.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Maidawas	Tarc Ltd.	46	22/2/1	0-11
		48	1/2min	3-14
			2/1	0-1
			10min	0-17
			Total	5-3 Or 0.64375 Acre

Director
Town & Country Planning
Haryana, Chandigarh

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

Licence No. 100 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Priya Arya in collaboration with Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 for setting up of Residential Group Housing colony on the land measuring 0.278 acre in addition to license no. 137 of 2023 (6.95 acres), license no. 15 of 2025 (1.26875 acres) and LOI granted on LC-5066-D (0.64375 acre) thereby making total area 9.1405 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing 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 you shall deposit an amount of Rs. **9,87,949/-** on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for group housing component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this 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 granted, shall be transferred free of cost to the Government.

iii. That 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 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.

iv. That 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 Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

v. That 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 Director, Town & Country Planning, Haryana.

Director
Town & Country Planning
Haryana, Chandigarh

vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

vii. That 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.

viii. That 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 company 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 you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That 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 Shehari Vikas Pradhikaran.

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

xii. That 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.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That 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.

xv. That 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 company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That 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.

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

xviii. That 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.

xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots

xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxi. That 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 company 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.

xxii. That 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 Government.

xxiii. 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.

xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.

xxv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the 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 Acts.

xxvi. That you shall 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, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

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

xxviii. That you shall obey all the directions/restrictions imposed by the Department from time to time.

xxix. That you shall abide by the final orders of Hon'ble Supreme Court in CA NO. 8977 of 2014 titled as Jai Narayan@Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.

3. That you shall get the electrification plan approved from the competent authority of DISCOM and submit the same before approval of building plans.

4. The licence is valid up to 16-06-2030.

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

Dated: 17-06-2025.
Place:

Endst. No. LC-5066-B/JE(RK)/2025/ 22969-983 Dated: 18-06-2025

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

1. Priya Arya in collaboration with Tarc Ltd., Regd. Off. 2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai, New Delhi-110016 alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, 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, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram alongwith a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Gurugram alongwith a copy of agreement & Zoning plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh alongwith a copy of agreement.
15. PM (IT) to update the status on the website.

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

To be read with License No...100...Dated...17/06.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Maidawas	Priya Arya	46	18/1/1min	0-5-0
			18/2/1min	1-19-7
			Total	2-4-7 Or 0.278 Acre

Director
Town & Country Planning
Haryana, Chandigarh