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

Licence No. 15 **of 2023**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Growmore Buildtech Pvt. Ltd. in Collaboration with A&D Estates Pvt. Ltd., Plot No. 77, SS House, Sector 44, Gurugram-122003 for setting up of Group Housing Colony over an additional area measuring 1.19375 acre under TOD policy (in addition to Licence No. 195 of 2008) in the revenue estate of village Sihi, Sector-83, Gurugram under the Transit Orient Development Policy dated 09.02.2016.

1. The particulars of the land, wherein the aforesaid Group Housing Colony (TOD) 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 will pay the entire amount of EDC in lump sum within 30 days from issuance of final permission or pay the same as per existing procedure in 10 equal half yearly installments with interest @ 12% per annum and 3% per annum additional on delayed period.

   ii. That you will deposit an amount of **Rs. 1,05,99,755/-** on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.

   iii. That you will deposit balance 50% of the conversion charges, licence fee and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town and Country Planning, Haryana, payable at Chandigarh.

   iv. That you shall construct at their own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres 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.

Director General
Town & Country Planning
Haryana, Chandigarh

   v. That you shall permit the Director or any other officer 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.

   vi. That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per

policy towards covered area is being granted, shall be transferred to the Govt. free of cost.

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

viii. That no other application has been submitted 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.

ix. That you 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.

x. That NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.

xi. 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 Urban Development Authority.

xii. That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.

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

xiv. That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.

xv. That only LED lamps fitting for internal lighting as well as campus lighting shall be used.

xvi. 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.

xvii. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.

xviii. That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.

xix. That no sale of applied land has taken place after submission of license application.

xx. That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.

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

xxii. That you 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 licencee 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.

xxiii. 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.

xxiv. That you shall not pre-launch/sale of flats/commercial space before the approval of building plans.

xxv. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xxvi. That you shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

xxvii. 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.

xxviii. 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.

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

xxx. 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.

xxxi. 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 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.

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

xxxiii. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

xxxiv. That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Group Housing Colony under TOD policy 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.

xxxv. That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.

xxxvi. That you shall submit the NOC from District Forest Officer, Gurugram regarding applicability of any Forest Law/notifications before start development works at site.

xxxvii. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site before start development works.

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

3. 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, if applicable.

4. The licence is valid up to 29/01/2028.

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

Place : Chandigarh
Dated: 30-01-2023.

Endst. No. LC-4111-JE(SB)-2023/ 2802 Dated: 01-02-2023

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

1. Growmore Buildtech Pvt. Ltd. in Collaboration with A&D Estates Pvt. Ltd., Plot No. 77, SS House, Sector 44, Gurugram-122003 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved 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. 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, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DGTCP, Haryana.

N Kumar

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

To be read with License No.....15.....dated.....30-01-.....of 2023

Detail of land owned by Growmore Buildtech Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
Sihi	47	19/2	0-13
		20/1/2	0-14
		20/2/2	0-4
		21/1/1	0-8
		21/2/1	1-12
		22/1/1	2-0
		23/1/1	1-2
	48	16/2	0-18
		25/1	2-0
		Total	**9-11**

Or 1.19375 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

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

Licence No. 195 of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s Growmore Buildtech Pvt. Ltd., M/s Goldline Buildtech Pvt. Ltd., M/s Style Towers Pvt. Ltd., M/s A & D Estate Pvt. Ltd. B-4/43, II Floor, Safderjung Enclave, New Delhi-110029 for setting up of a Group Housing Colony in the Revenue Estate of Village Kherki Daula and Sihi.in Sector-83 of Gurgaon Manesar Urban Complex.
2. The particulars of land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
   b) That the conditions of the agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder are duly complied with.
   c) That the demarcation plan of the Group Housing Colony area shall be submitted before starting the development works in the Group Housing Colony and for approval of the zoning plan.
4. That the Licensee shall construct the portion of service road forming part of license area at his own cost and transfer the same free of cost to the Govt.
5. That the portion of Sector / Master Plan road which shall form part of the licenced area, shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development & Regulation of Urban Areas Act, 1975.
6. That the licensee will not give any advertisement for sale of shop/flat area before the approval of Layout Plan/Building Plan.
7. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA 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.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forest, Govt. Of India before starting the development works in the Group Housing Colony.
9. That the developer/owner shall use only CFL fitting for internal lighting as well as for common lights in the Group Housing Colony.
10. 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

11. This licence is valid up to 21-11-2010

Dated: 22-11-2008
Place: Chandigarh

(S.S. Dhillon)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1660- JD (BS)-2008/ 11685 Dated:- 3-12-08

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

1. M/s Growmore Buildtech Pvt. Ltd., M/s Goldline Buildtech Pvt. Ltd., M/s Style Towers Pvt. Ltd., M/s A & D Estate Pvt. Ltd. B-4/43, II Floor, Safderjung Enclave, New Delhi-110029 for setting up of a Group Housing Colony in the Revenue Estate of Village Kherki Daula and Sihi in Sector-83 of Gurgaon Manesar Urban Complex alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon, with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works at site.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh;
11. District Town Planner, Gurgaon, alongwith a copy of agreement.
12. Accounts Officer, O/O DTCP, Haryana, Chandigarh alongwith a copy of agreement.
13. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.

District Town Planner (Hq) HS,
For Director, Town & Country Planning,
Haryana, Chandigarh.

To be read with licence No. 195 **of 2008.**

1. Details of land owned by M/s Growmore Buildtech (P) Ltd., village Sihi, District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Sihi	47	21/1/2	1-4
		21/2/2	4-16
		22/1/2	6-0
		23/1/2	1-2
	48	25/2	6-0
		3/2	3-12
		4/1	3-8
		6/1/1 min	0-5¾
		6/2	6-12
		7	8-0
		14	8-0
		15/1	6-12
		Total	**55-11¾ or 6-949 Acres**

2. Details of land owned by M/s Goldline Buildtech (P) Ltd., Village Kherki Daula, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Kherki Daula	19	1	4-18
		2 min	6-1
		Total	**10-19 or 1.369 Acres**

3. Details of land owned by M/s Style Towers (P) Ltd., Village Sihi, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Sihi	48	17	8-0
		24	8-0
		Total	**16-0 Or 2.0 Acres**

4. Details of land owned by M/s A & D Estates (P) Ltd., Village Kherki Daula, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Kherki Daula	19	10	**8-16 Or 1.1 Acres**

G. Total: 91K-6¾M Or say 11.418 Acres

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Growmore Buildtech Pvt. Ltd and others
C/o A&D Estate Pvt. Ltd.
77, SS House, Sector 44,
Gurugram-122003.

Memo No. LC-1660/Asstt(MS)/2022/21031 Dated: 19-07-2022

Subject: **Renewal of licence No. 195 of 2008 dated 22.11.2008 granted for setting up Group Housing Colony over an area measuring 11.418 acres in sector 83 Gurugram being developed by A&D Estate Pvt. Ltd.**

Please refer to your application dated 10.05.2022 on the subject cited above.

Your request for renewal of licence No. 195 of 2008 dated 22.11.2008 granted for setting up Group Housing Colony over an area measuring 11.418 acres in sector 83 Gurugram is considered on account of reason stated by you that the building plans has not been approved yet. Hence, license is hereby renewed upto 21.11.2025 on the terms & conditions laid down therein and further on the following conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
3. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall obtain the NOC from MOEF before starting the development work at site and submit the same to this office.
6. You will convey the ultimate power load requirement to the concerned authority and submit the receipt of NOC from concerned power utility department before approval of building plans.
7. You will get the building plans approved within six months from the approval of zoning plan and start the construction immediately after getting the necessary clearance from the Departments after approval of building plans submit the quarterly progress to the Senior Town Planner, Gurugram.

8. You shall got approved the service plan estimates within the validity of licence.
9. You shall transfer the land falling under sector road/service road/ green belt/ 24/18 mtr wide road free of cost to the Government.
10. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-1660/Asstt.(MS)/2022/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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