

**From** Fire Station Officer

GURUGRAM

**To** M/s Sternal Buildcon Pvt Ltd

Sector 37 D Gurugram

**Memo No. FS/2021/95 dated : 23/04/2021**

**Subject : Approval of fire fighting scheme 15 mtrs. and Above from the fire safety point of view for Group A- Residential Building at meas. 9.103 acres in Sector 37D, Gurugram of M/s Lalwani Brothers Buildcon LLP in collaboration with Sternal Buildcon Pvt. Ltd. :**

Reference your Transaction Id 050262123000877 dated: 01/03/2021 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Gurgaon Sector-29. The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

<b>Tower Name</b>	<b>Floor Detail</b>	<b>Terrace Height of Last Livable Floor(In Meters)</b>	<b>Ground Coverage</b>
Part- 1	-	-	-
Tower- 1	G to 16	50.60 Mt.	328.015 Sq. Mt.
Tower- 2	G to 13	41.75 Mt.	536.537 Sq. Mt.
Tower- 3	G to 13	41.75 Mt.	536.537 Sq. Mt.
Tower- 4	G to 13	41.75 Mt.	536.537 Sq. Mt.
Tower- 5	G to 14	44.70 Mt.	536.537 Sq. Mt.
Tower- 6	G to 14	44.70 Mt.	536.537 Sq. Mt.
Tower- 7	G to 14	44.70 Mt.	536.537 Sq. Mt.
Tower- 8	G to 14	44.70 Mt.	536.537 Sq. Mt.
Tower- 9	G to 14	44.70 Mt.	536.537 Sq. Mt.
Commercial- 1	G to 03	18.45 Mt.	966.400 Sq. Mt.
Part- 2	-	-	-
Tower- 10	G to 19	59.45 Mt.	541.743 Sq. Mt.
Tower- 11	G to 19	59.45 Mt.	541.743 Sq. Mt.
Community & Aaganwadi	G+01	06.75 Mt.	206.237 Sq. Mt.
Part- 3	-	-	-
Commercial- 2	G+01	09.45 Mt.	203.172 Sq. Mt.
<b>Tower Name</b>	<b>Basement Level</b>	<b>Basement Area</b>	<b>Basement Remarks</b>
	Nil	Nil	Nil

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) **Overhead & underground** water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from **overflow** of the fire **Water tanks**.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8)

If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

**Remarks:- Application Updated**



ADFO

GURUGRAM

Exercising the power of Director, Fire Services, Haryana



Digitally signed by ISAM SINGH  
KASHYAP  
Date: 2021.04.23 18:08:19 +05:30  
Reason: Digital Verification

Application for : Approval of Fire Fighting Scheme

Application ID : 050262123000877

Application Date : 01/03/2021

\*050262123000877\*

District : GURUGRAM

Fire Station : Gurgaon Sector-29

Municipal Corporation Gurgaon

**Building Details**

Type of Ownership	Company
Ownership title	Sternal Buildcon Pvt Ltd
Height of the building (In Meters)	50.60
Plot Area (In Sq. yards)	36838.48
Type of occupancy	Group A-Residential Building
Tehsil	GURGAON
Town	Gurugram
Ward No.	0
UniquePropertyID	
Name / Number of the building	Sternal Buildcon Pvt Ltd
Address of the building	meas. 9.103 acres in Sector 37D, Gurugram

**Applicant Details**

Name Of Applicant	Sternal Buildcon Pvt Ltd
Residential address Applicant	Sector 37D Gurugram
Phone No.	
Mobile No.	9654019877
E-mail ID	
PAN NO.	AAOCS0457N

①  
21/3/21

Certified that the above information is true to the best of my knowledge .



(Signature Of Applicant)

FORM BR-III  
(See Code 4.2 (4))  
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, Nagar Yojna Bhavan,  
Madhya Marg, Sector 18, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in.

To

Lalwani Brothers Buildcon LLP  
in collaboration with Sternal Buildcon Pvt. Ltd.,  
12<sup>th</sup> Floor, Dr. Gopal Das Bhawan,  
28 Barakhamba Road, Cannanught Place,  
New Delhi-110001.

Memo No. ZP-1425/SD(DK)/2020/ 18773 Dated:- 22-10-2020

Subject:

Approval of building plans of Affordable Group Housing Colony area measuring 9.103 acres (Licence No. 17 of 2020 dated 17.07.2020) in Sector-37-D, Gurugram being developed by Lalwani Brothers Buildcon LLP in collaboration with Sternal Buildcon Pvt. Ltd.

Reference your application dated 26.08.2020 permission to re-erect the buildings in Affordable Group Housing Colony area measuring 9.103 acres (Licence No. 17 of 2020 dated 17.07.2020) in Sector-37-D, Gurugram Manesar Urban Complex in accordance with the plans submitted with it after receipt of ₹ 28,29,194/- towards Infrastructure Development Charges for 12% additional FAR being considered as an incentive for providing green buildings as per IGBC norms in view of provision of Code 6.5 of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme. However, you shall complete the project as per stipulation in Affordable Group Housing Policy issued vide Notification No. PF-27/48921 dated 19.08.2013.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.

- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
  5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
  6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
  7. The revenue Rasta if any passing through the site shall be kept unobstructed.
  8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
  9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
  10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
    - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
    - (ii) A clearance from Fire Safety point of view from the competent authority.
  11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
  12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
  13. That you shall comply with the conditions laid down in the Memo No. 137202 dated 01.09.2020 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).

14. That you shall comply with the conditions laid down in the Memo No. 171 dated 14.10.2020 of Assistant Divisional Fire Officer (HQ), O/o Directorate of Fire Services ULB, Haryana, Panchkula (Copy enclosed).

15. GENERAL: -

- (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
- (iii) That you shall submit the fire fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
- (viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (xi) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

- (xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, H5VP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
  - (xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
  - (xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
  - (xvii) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
16. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at <https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Va%20rdhaman%20Kaushik%20Vs.%20UOI.ors.pdf> URL in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
  - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
  - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
  - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
  - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
  - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
  - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
  - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other

place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.


- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
  - (x) Compulsory use of wet jet in grinding and stone cutting.
  - (xi) Wind breaking walls around construction site.
  - (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
  - (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
  - (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
  - (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
  - (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
17. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. You have not intimate so far. The same may be supplied within a month from the issuance of this letter.
18. That you shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.



19. The zero period for interest over payment of fee and charges shall be subject to the condition that:
- You shall pass on the corresponding benefits to the allottees to ensure that the hardships faced by the end-users also get mitigated to that extent.
  - You shall endeavor to complete the projects either within the original timeline as agreed upon in the sale-purchase agreement or as revised with prior consent of RERA.
20. On the basis of IGBC "Gold Rating" Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

*This sanction will be void ab initio, if any of the conditions mentioned above are not complied with.*

DA/As above & One set of Building Plans

  
(Hitender Singh)  
Architect(HQ)

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-1425/SD(DK)/2020/\_\_\_\_\_ Dated:- \_\_\_\_\_

A copy is forwarded to the following for information:-

- Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
- MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
- Administrator, HSVP, Gurugram.
- Senior Town Planner, Gurugram.
- Superintending Engineer (HQ), HSVP, Panchkula.
- District Town Planner, Gurugram along with one set of approved building plans.
- District Town Planner (E), Gurugram.
- Nodal Officer, website updation.
- Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

**Encl: as above**

  
(Hitender Singh)  
Architect(HQ)

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

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

License No. 17 of 2020

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Lalwani Brothers Buildcon LLP In collaboration with Sternal Buildcon Private Limited, 12th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-1100041 for setting up of Affordable Group Housing Colony on land measuring 9.103 acres in the revenue estate of Gadoli Kalan, Sector-37-D, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable 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 the Affordable Group Housing Colony will be laid out to confirm the approved 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 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 you shall maintain and upkeep 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.
  - e) 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.
  - f) That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the

  
Director  
Town & Country Planning  
Haryana, Chandigarh

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 any institution including a local authority, for the said purposes, on such terms and condition, as it may deem fit.

- g) 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.
- h) 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 DTCP Haryana.
- i) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- j) 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 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.
- k) 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.
- l) That you shall obtain clearance from competent Authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and other forest laws.
- m) 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.
- n) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- p) That you shall use only LED fitting for internal lighting as well as campus lighting.
- q) You shall get approved the electrical infrastructure plan in accordance with approved building plans and will obtain the requisite verification report regarding erection/commission of electrical infrastructure in the colony from the power department as prescribed in DTCP Haryana order issued vide memo no. CC-1214/Asstt(RK)/2019/26614-621 dated 30.10.2019 at the time of issuance of OC/CC as the case may be.

- r) 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- s) 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.
- t) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- u) That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- v) 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.
- w) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- x) That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- y) That you will abide by with the Act/Rules and the policies notified by the Department for development of Affordable Group Housing Colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

3. The licence is valid up to 16/07/2025.

Dated: The 17/07/2020.  
Chandigarh

Endst. No. LC-4186-Asstt.(RK)/2020/ 13222

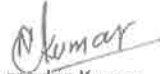
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Dated: 29-07-2020

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

1. Lalwani Brothers Buildcon LLP, in collaboration with Sternal Buildcon Private Limited, 2th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-11 alongwith a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.

3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP,, Gurugram.
8. Superintending Engineer, HSVP,, Gurugram alongwith a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram alongwith a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana.
13. Project Manager (IT) of this office.



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

To be read with License No. 17 Dated 17/07 of 2020

**Detail of land owned by Lalwani Brothers Buildcon LLP**

Village	Khasra No.	Area (K-M)
Gadoli Kalan	128	4-17-0
	352/124-125-126/2	4-9-1
	371-372/351/126-127/2	4-9-1
	371-372/351/126-127/1	0-3-19
	352/124-125-126/1	0-3-19
	129/2/1	0-4-7
	129/1/1	0-3-19
	<b>Total</b>	<b>14-11-6</b>

**Or 9.103125 Acers**

  
Director,  
Town & Country Planning  
Haryana 