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

Licence No. 03. **of 2022**

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made thereunder to Sh. Jagdish S/o Laxminarayan, Sh. Rajesh S/o Sh Jai Singh, Sh. Narender Singh S/o Sh. Har Gian Singh, Gurugram Land & Flat developer C/o Riseonic Realty Pvt. Ltd., 308, Time Centre, Sector-54, Gurugram-122001 for setting up of an Affordable Group Housing Colony over an area measuring 6.15 acres in the revenue estate of village Badshahpur, Sector-70, District Gurugram-Manesar Urban Complex.

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 in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans
   b. That the conditions of the agreements already executed are duly fulfilled and the provisions of 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 five years from grant of licence or in the extended period as allowed by the Director failing which 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 any institution including a local authority, for the said purposes, on such terms and condition, as it may deem fit.

Director
Town & Country Planning
Haryana, Chandigarh

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 the Affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

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

k. 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.

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

m. 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.

n. 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.

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

p. 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.

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

r. 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 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 30.010.2019 at the time of issuance of completion certificate as the case may be.

s. 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.

t. 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.

u. 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.

v. 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.

w. 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.

x. 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.

y. 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.

z. That you 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 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 that paid as per the prescribed schedule.

dd. 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 Controlled Board or any other Authority Administering the said Act.

ee. That you shall abide by with the Act/ Rules and policies notified by the Department for development of affordable plotted colony and other

instructions/directions/restriction issued/imposed by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

3. The licence is valid up to 06.01.2027.

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

Dated: The 07.01.2022.
Chandigarh

Endst. No. LC-4486-JE.(VA)-2022/ 1195-1209 Dated: 14-01-2022

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

1. Sh. Jagdish S/o Laxminarayan, Sh. Rajesh S/o Sh Jai Singh, Sh. Narender Singh S/o Sh. Har Gian Singh, Gurugram Land & Flat developer C/o Riseonic Realty Pvt. Ltd., 308, Time Centre, Sector-54, Gurugram-122001 alongwith a copy of LC-IV Agreement, 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, 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.

(Amit Madholia)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

LC-4486

To be read with License No.03.....Dated .....07/01/ of 2022

Detail of land owned by Jagdish S/o Laxminarayan

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	13	8-0
		8/2	4-0
		18	8-0
		Total	20-0

Detail of land owned by Rajesh S/o Jai Singh

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	3/2	7-8
		7	8-0
		8/1	4-0
		Total	19-8

Detail of land owned by Narendar Singh S/o Har Gian Singh

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	14/1	0-4
		17/2	0-4
		23/1	1-12
		Total	2-0

Detail of land owned by Gurugram Land & Flat Developers

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	14/2	7-16

Total 49K-4M
Or 6.15 acres

Director,
Town & Country Planning
Haryana