

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

Licence No. 13 of 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Nayef Estates Pvt. Ltd., DLF Utilities Ltd., Vikram Singh S/o Raghu Nath, Anubhav Kumar S/o Praveen Kumar, Aakriti Kumar D/o Praveen Kumar, Braham Prakash S/o Ram Singh, Vijay Logani S/o Jasvant Rai Logani, Pradeep Kumar S/o Amrit Pal, Ram Narayan-Bhagat Ram Ss/o Bhag Mal, Ved Parkash - Lakshman Ss/o Shish Ram, Mangeja Ram S/o Parhlad Ram, Raj Kumar Kumawat S/o Om Parkash, Aarti D/o J.S. Yadav, Gian Chand Jindal S/o Harbans Lal, Sudesh Chaudhary W/o Atam Parkash, Liza Chaudhary W/o Dheeraj Chaudhary, Neha Chaudhary W/o Neeraj Chaudhary, Sangeeta Grover W/o Vinod Grover, Padamja Sanka W/o Ramesh Sanka, Megna Sanka D/o Ramesh Sanka, Rajiv Trehan S/o Yashpal, Dheeraj Chaudhary S/o Atam Parkash In collaboration with DLF Utilities Ltd. DLF Centre, Sansad Marg, New Delhi-110001 for setting up of Residential Plotted Colony over an additional area measuring 16.25 acres (after excluding 2.10 acres) in the revenue estate of Village Mewka, Sector 91 & 92, District Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Plotted 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 will pay the Infrastructure Development Charges amounting to Rs. 4,15,82,925/- @ Rs.500/- per sq. mtr for the plotted area and Rs. 1000/- per sq. mtr for the commercial area with (175 FAR), in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) 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.
 - c) 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.
 - d) 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.


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- e) 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 DG, TCP Haryana.
- f) That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license 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 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 & conditions, as it may deem fit.
- g) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- h) 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.
- i) 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.
- j) 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.
- k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) 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.
- n) That you shall use only LED fitting for internal lighting as well as campus lighting.
- o) 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.
- 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- q) 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.

- r) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- s) 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.
- t) 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.
- u) That you shall allot/ transfer the EWS plots to the Housing Board Haryana (HBH) as per the revised layout plan.
- v) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) 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.
- x) That no further sale of the licence applied land has taken place after submitting application for grant of license.

3. The licence is valid up to 05.02.2024.


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

Place : Chandigarh
 Dated: 06.02.2019

Endst. No. LC-2523-K-Asstt.(AK)-2019/ 3782

Dated: 08-02-2019

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

1. ✓ Nayef Estates Pvt. Ltd., DLF Utilities Ltd., Vikram Singh S/o Raghu Nath, Anubhav Kumar S/o Praveen Kumar, Aakriti Kumar D/o Praveen Kumar, Braham Prakash S/o Ram Singh, Vijay Logani S/o Jasvant Rai Logani, Pradeep Kumar S/o Amrit Pal, Ram Narayan-Bhagat Ram Ss/o Bhag Mal, Ved Parkash - Lakshman Ss/o Shish Ram, Mangeja Ram S/o Parhlad Ram, Raj Kumar Kumawat S/o Om Parkash, Aarti D/o J.S. Yadav, Gian Chand Jindal S/o Harbans Lal, Sudesh Chaudhary W/o Atam Parkash, Liza Chaudhary W/o Dheeraj Chaudhary, Neha Chaudhary W/o Neeraj Chaudhary, Sangeeta Grover W/o Vinod Grover, Padamja Sanka W/o Ramesh Sanka, Megna Sanka D/o Ramesh Sanka, Rajiv Trehan S/o Yashpal, Dheeraj Chaudhary S/o Atam Parkash In collaboration with DLF Utilities Ltd. DLF Centre, Sansad Marg, New Delhi-110001 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. 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 layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.



(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 13 dated 06.02.2019.

1. Detail of land owned by Nayef Estates Pvt. Ltd. Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Total area K-M	Area Taken K-M
Mewka	18	16/1/3	3-12	3-12
	28	14 min	7-11	5-16
			<u>Total</u>	<u>9-8</u>

2. Detail of land owned by **Vikram Singh** s/o Raghu Nath Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	18	16/1/2	1-16

3. Detail of land owned by **Anubhav Kumar** s/o Praveen Kumar, **Aakriti Kumar** d/o Praveen Kumar Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	11	16/1/1	0-5
	12	11	8-0
		20/1	2-9
			<u>Total</u>
			<u>10-14</u>

4. Detail of land owned by **Brahm Prakash** s/o Ram Singh Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	11	16/1/3	0-6
		25/2/1	0-3
	12	20/3	3-2
		21/1	2-4
		22/1	2-5
			<u>Total</u>
			<u>8-0</u>

5. Detail of land owned by **Vijay Logani** s/o Jaswant Rai Logani Village Mewka Distt. Gurugram.

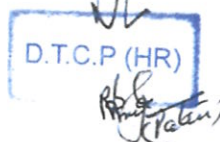
Village	Rect.	Killa No.	Area Taken K-M
Mewka	11	16/1/2	0-5
	12	20/2	2-9
			<u>Total</u>
			<u>2-14</u>

6. Detail of land owned by DLF Utilites Limited 5/6 share, **Pradeep Kumar** s/o Amrit Lal 1/6 share Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	28	12/3	2-2
		13	7-11
			<u>Total</u>
			<u>9-13</u>

7. Detail of land owned by DLF Utilites Limited Village Mewka Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	8	11/2/2	2-6
		20/1	5-12
		20/2	2-8
	9	16	8-0
	12	19	8-0
	28	8	8-0
		9/1/1	0-8
	26	10/2/1	1-3
			<u>Total</u>
			<u>35-17</u>

8. Detail of land owned by Ram Narayan - Bhagat Ram Ss/o Bhag Mal (106/214) share, Ved Prakash (14/214) share, Lakshman (22/214) Ss/o Shish Ram, Mangeja Ram S/o Parhlad Rai (16/214) share, Raj Kumar Kumawat S/o Om Prakash (16/214) Share, Aarti D/o J.S. Yadav (40/214) share Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	22	2/2/2	5-8
		8/2/2	2-8
		9/1/1	2-18
		Total	10-14

9. Detail of land owned by Gian Chand Jindal S/o Harbans Lal Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	22	8/2/1	2-0

10. Detail of land owned by Sudesh Chaudhry W/o Attam Prakash Chaudhry (16/107) Share, Liza Chaudhry W/o Dhiraj Chaudhry (41/107) Share, Neha Chaudhry W/o Neeraj Chaudhry (10/107) Share and Sangeeta Grover W/o Vinod Grover (40/107) Share, Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	22	1/2	3-5
		2/2/1	1-5
		9/1/2	0-13
		10/1/1	0-4
		Total	5-7

11. Detail of land owned by Padmaja Sanka (167/648) share, Wife and Meghana Sanka D/o Ramesh Sanka (167/648) share, Rajeev Trehan S/o Yashpal (59/324) share, Dhiraj Chaudhry S/o Attam Prakash Chaudhry (49/324) share, Liza Chaudhry W/o Dhiraj Chaudhry (49/324) share, Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	10	24/1	6-3
		25/3	4-0
	22	4/1	3-2
		5/1/1	2-13
		Total	15-18

12. Detail of land owned by Ram Narayan, Bhagat Ram Ss/o Bhagmal 1/2 share, Ved Prakash, Lakshman Ss/o Shish Ram 1/2 share, Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	10	23/2/2	0-18
	22	3/2	7-15
		4/2/1	2-5
		7/2	0-3
		8/1/1	1-13
		Total	12-14

13. Detail of land owned by Sudesh Chaudhry W/o Attam Prakash Chaudhry 16/105 share Liza Chaudhry W/o Dhiraj Chaudhry 13/35 share, Neha Chaudhry W/o Neeraj Chaudhry 2/21 share, Sangeeta Grover W/o Vinod Grover 8/21 share, Village Mewka, Distt. Gurugram.

Village	Rect.	Killa No.	Area Taken K-M
Mewka	10	21/4	0-15
		22/4	2-4
		23/2/1	0-4
	22	1/1	0-10
		2/1	1-7
		3/1	0-5
		Total	5-5

Grand Total 130 K - 0 M or 16.25 Acres

Director,
Town & Country Planning
Haryana