

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V

(See Rule 12)

License No. 11 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to JMS Infra Reality Pvt. Ltd. 3<sup>rd</sup> Floor, Plot No. 10, Sector-44 Gurugram to set up an Affordable Plotted Colony (DDJAY-2016) over an area measuring 16.55625 acres in Sector- 95, District Gurugram.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land 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 residential plotted 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 licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
  - c) That the licensee shall deposit an amount of Rs. 3,61,81,698/- (@Rs. 500 per sqm for the residential component and @Rs. 1000 per sqm for commercial component at 1.5 FAR) against Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall charged.
  - d) 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 there under are duly complied with.
  - e) That the licensee 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.
  - f) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - g) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at

  
Director  
Town & Country Planning  
Haryana, Chandigarh



sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.

- h) That the licensee shall transfer the part of licenced land falling under sector road/green belt 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.
- i) That the licensee understands that the development/construction cost of 30 m/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 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- k) That the licensee 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 Shehri Vikas Pardhikaran or any other execution agency.
- l) That the licensee shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.
- m) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- n) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- p) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- q) That the licensee 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.
- r) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.




- s) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- t) That the licensee 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 licensee 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.
- u) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.
- v) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- w) That the licensee 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- x) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.
- y) That the aforesaid license is being granted by considering the commercial component with FAR of 1.5. In case, the applicant company wants to avail additional FAR of 1.75 for commercial component, he shall deposit the additional amount of fee and charges.
- z) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- aa) That you shall abide by the provisions of the Zonal Master Plan prepared for the Eco-Sensitive Zone of the Sultanpur National Park as well as MOEF, Govt. of India notification dated 27.01.2010 and shall obtain prior approval/NOC from the competent authority before carrying out the development of the colony.
- bb) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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.



- cc) 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.
- dd) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ee) 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.
3. 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.
  4. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
  5. That you shall submit the NOC from the competent authority governing the Eco Sensitive Zone around Sultanpur National Park to allow the construction before execution of the said project within 30 days of issuance of licence. Further, you shall not create any third party rights till the submission of NOC from the competent authority and the zoning plan for the colony shall be approved only after receipt of NOC from the competent authority .
  6. The licence is valid up to 01/02/2027.

Dated: 02/02/2022  
Place: Chandigarh

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

Endst. No. LC-4604-JE (DS)-2022/ 3118-33

Dated: 04-02-2022


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

1. JMS Infra Reality Pvt. Ltd. 3<sup>rd</sup> Floor, Plot No. 10, Sector-44 Gurugram and LC-IV , 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. 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 PMIT.

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



LE-4604

To be read with License no. 11 dated 02/02/2022

Detail of land owned by JMS Infra Reality Pvt. Ltd.

Village	Rect. No	Killa No	Area (K-M)
Wazirpur	76	17/2	2-12
		18	8-0
		19	7-12
		20/1	2-6
		21	8-0
		22	7-12
		23	8-0
		24	8-0
		25	8-0
		25	4-10
	77	5/1	2-0
	78	1/1	2-9
	79	2/1	2-6
		3	8-0
		4	8-0
		5	8-0
		6	8-0
		7	8-0
		8	8-0
		13/1	0-14
		14/3	1-16
		17/1/1	1-3
	76	20/2	5-14
	77	16/1	3-15
		Total	132-9

Or 16.55625 Acres ✓

Director,  
Town & Country Planning  
Haryana  
Jaswan Katar