

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 161 of 2022

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976, made there under to Pioneer J.K. Senior Living LLP, Pioneer Square, 2nd Floor, Near Golf Course Road, Sector-62, Gurugram for setting up of Retirement Housing Colony under Retirement Housing policy dated 17.08.2021 over an area measuring 2.60 acres in the revenue estate of village Badshapur, Sector-50, Gurugram.

1. The particulars of the land, wherein the aforesaid Retirement 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 License is granted subject to the following conditions:
 - a. That an amount of Rs. 1,51,51,968/- shall be deposited on account of Infrastructural Development Charges @ Rs. 625/- per sqm for Group Housing component and @ Rs. 1000/- per sqm for commercial component in two equal installments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum 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.

That all roads, open spaces, public park and public health services shall be maintained 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 portion of service road, internal circulation roads, forming the part of site area shall be constructed at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. as per provisions



Director General
Town & Country Planning
Haryana, Chandigarh

of Haryana Development and Regulation of Urban Areas Act, 1975 & Rules framed there under.

- e. That External Development Charges shall liable to be paid based on actual rates as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- f. That the services shall be integrated with HSVP and GMDA services as and when made available.
- g. That licensee shall 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.
- h. That 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 HSVP/GMDA.
- i. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j. That provision of solar power system shall be provided as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- k. That only LED fitting shall be used for internal lighting as well as campus lighting.
- l. That requisite permission from Power Department shall be obtained regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- m. 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 alongwith detail of account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- n. That licensee 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.
- o. That licensee 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.

- p. That pace of construction shall be kept atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- q. That licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- r. That detail of calculations per sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC shall be specified, if being charged separately as per rates fixed by Govt.
- s. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the you in letter and spirit.
- t. That no pre-launch/sale will be undertaken before approval of the building plans.
- u. That NOC from the Ministry of Environment & Forest, Govt. of India shall be submitted with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- v. That the development works shall be executed 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.
- w. That half yearly reports shall be filed containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
- x. That the terms and conditions of Retirement Housing policy dated 17.08.2021 including procedure for allotment of the units shall strictly be complied with.
3. The license is valid up to 06/10/2027.

Place : Chandigarh
Dated: 07/10/2022.


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

P.T.O.

Endst. No LC-4714/JE(S)/2022/ 30601 Dated: 10-10-2022

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

1. Pioneer J.K. Senior Living LLP, Pioneer Square, 2nd Floor, Near Golf Course Road, Sector-62, Gurugram alongwith a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Haryana State Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Executive Officer, GMDA, Plot No. 3, Sector 44, Near HUDA City Centre Metro Station, Gurugram.
4. Chief Administrator, HSVP, Panchkula.
5. Director, Urban Estates, Haryana, Panchkula.
6. Managing Director, HVPNL, Shakti Bhawan, Sector-6, Panchkula.
7. Deputy Commissioner, Gurugram with the request to constitute monitoring committee in accordance with the provision laid down in the policy dated 17.08.2021 for effective implementation of the project.
8. Joint Director, Environment-Cum-Secretary, SEAC, Haryana, Paryavaran Bhawan, Sector -2, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. District Town Planner (P), Gurugram.
13. District Town Planner (Enf), Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Project Manager (IT Cell) to update the status on the website.



(Rajesh Kaushik)

District Town Planner (HQ)

For: Director General, Town & Country Planning
Haryana Chandigarh

LC-474

To be read with License no. 161 dated 07/10/2022 of 2022

Detail of land owned by Pioneer J.K. Senior Living LLP

Village	Rect. No.	Killa No.	Area (K-M)
Badshapur	8	13/2	4-16
		14/1	3-4
		14/2	4-16
		15/1	5-0
		15/2	3-0
		Total	20-16

Or 2.60 acres


Director General
Town & Country Planning,
Haryana, Chandigarh
Jaspreet Singh