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

Licence No. 45. of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Aravali Infratech Pvt. Ltd., Regd. Office 52, Sector-21B, Faridabad-122001 for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna Affordable Housing Policy-2016 over an area measuring 28.3275 acres in the revenue estate of Village Kot, Sector-14, Kot Behla Urban Complex, Distt. Panchkula.

1. The Licence is granted subject to the following conditions:

i) 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.

ii) 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.

iii) 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.

iv) 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.

v) 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.

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

vii) 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 Restriction of Unregulated Development Act, 1963.

Director General
Town & Country Planning
Haryana, Chandigarh

viii) That you will transfer 10% area of the licensed 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 sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

ix) That you have understand that the development/construction cost of 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

Aravali Infratech Pvt. Ltd.

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x) That you 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.

xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.

xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

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

xiv) 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.

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

xvi) 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.

xvii) 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.

xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xix) 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 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.

xx) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.

xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

xxii) That you will 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.

xxiii) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.

xxiv) That no further sale has taken place after submitting application for grant of license.

xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

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xxvi) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot

xxvii) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.

xxviii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xxix) That the owner/developer 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.

xxx) 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.

xxxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxxii) 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.

xxxiii) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.

xxxiv) 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.

xxxv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

xxxvi) That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.

xxxvii) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.

3. That you shall submit NOC from District Forest Officer, Panchkula before approval of Zoning Plan.

4. The licence is valid up to 29/2/2028.

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

Dated: 1/3/2023.
Place:

Aravali Infratech Pvt. Ltd.
Authorised Signatory

Endst. No. LC-4775/JE(RK)/2023/ 6410 Dated: 02-03-2023

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

1. Aravali Infratech Pvt. Ltd., Regd. Office 52, Sector-21B, Faridabad-122001 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Deputy Commissioner, Panchkula.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Panchkula.
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
12. Land Acquisition Officer, Panchkula.
13. Senior Town Planner, Panchkula alongwith layout plan.
14. District Town Planner, Panchkula along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

(Ashish Sharma)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

Aravali Infratech Pvt. Ltd.
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To be read with License No. 45. Dated 1/3/ of 2023

Detail of land owned by Aravali Infratech Pvt. Ltd.

Village	Rect. No	Killa No.	Area (K-M)
Kot	79	5min	1-19
		6 min	7-19
		7/1/1 min	1-1
		7/1/2 min	2-18
	78	1 min	6-18
		2 min	4-11
		3/2 min	5-17
		3/1	1-7
		4/1	6-4
		4/2 min	1-15
		5/1	3-16
		5/2	3-16
		6	8-0
		7/1	5-6
		7/2	2-6
		8/1	4-15
		8/2	3-5
		9/1	4-0
		9/2	4-0
		10	8-0
		12	8-0
		13	8-0
		14	7-4
		15/1	1-4
		15/2	2-0
		15/3	4-16
		19/1	4-0
		20	8-0
	77	1/1	2-3
		1/2/2	1-2
		2	8-0
		3	8-0
		4	8-0
		10/2	5-2
		11	9-14
		19	9-8
		20	8-0
	73	11/2	1-4
		20	8-0
		21/1	0-1
	72	23 min	0-11
		24/1 min	1-5
		24/2 min	4-15
		25/2	1-6
		25/3	1-7
		25/4 min	2-7
		17/1 min	4-15
		17/2 min	1-5
		16/1	3-12
		16/2	2-14
		15/1 min	0-5
		15/2 min	3-3
		14 min	0-6
		Total	**227K-2M**
			Or 28.3875 acres

Note- Killa no. 77//2min(3-16-1),20min(2-7-5),72//16/1min(0-13-4),73//20min(4-9-0) total 11K-6M-1S and Killa no. 77//1/2/2(0-10-8),2(1-9-7),3(3-19-5),4(5-5-8) total 11K-6M-1S of village Kot Grand Total 22K-12M-2S of village Kot are under mortgage for IDW and EDW.

Aravali Infratech Pvt. Ltd.

Authorised Signatory

Director General
Town & Country Planning
Haryana, Chandigarh