FORM LC -V

(See Rule 12)

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 02 **of 2020.**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976, made thereunder to Pardos Affordable Housing Pvt. Ltd. (earlier known as Mohali Affordable Housing Development Pvt. Ltd.), Regd. Office 61-63, Panchkuian Road, Second Floor, New Delhi-110001 for development of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 13.80625 acres in the revenue estate of Village Malpura, Sector-7, Dharuhera, Distt. Rewari.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, 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 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 you shall pay the balance amount of Rs. 293.09238 lac on account of EDC as per departmental policy dated 05.12.2018.

   d. 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.

Director
Town & Country Planning
Haryana, Chandigarh

   e. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.

   f. 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.

   g. That you will 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 workout 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.

   h. That you 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.

i. 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 or any other agency and provisions of EDC facilities may take long time and applicant company shall not claim any damages against the Department for loss occurred if any.

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

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

l. 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.

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

n. That the licensee shall got approved the 'Ultimate Power Load Requirement' and assessment of Electrical Infrastructure requirements of the project from the concerned power utility/DISCOM of Power Department and send a copy of the same 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.

o. 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 non 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.

p. 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.

q. 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 complete the same before obtaining completion certificate for the colony.

r. 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.

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

t. 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.

u. 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.

v. That no further sale has taken place after submitting application for grant of licence.

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

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

y. 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.

3. 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.

4. That licencee company will abide by with the Act/Rules and the policies notified by the Department for development of Affordable Plotted Colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

5. That licencee company shall submit the revenue documents in the name of Pardos Affordable Housing Pvt. Ltd. within 3 months.

6. The licence is valid up to 06/01/2025.

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

Place : Chandigarh
Dated: 07/01/2020.

Endst. No. LC-4045-Asstt.(RK)-2020/ 799 Dated: 09-01-2020

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

1. Pardos Affordable Housing Pvt. Ltd. (earlier known as Mohali Affordable Housing Development Pvt. Ltd.), Regd. Office 61-63, Panchkuian Road, Second Floor, New Delhi-110001 alongwith a copy of LC-IV & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Deputy Commissioner, Rewari.
8. Administrator, HUDA, Gurugram.
9. Superintending Engineer, HUDA, Gurugram.
10. Land Acquisition Officer, Rewari.
11. Senior Town Planner, Gurugram.
12. District Revenue Officer, Rewari.
13. District Town Planner, Rewari.
14. Chief Accounts Officer, O/o DTCP, Haryana.
15. Project Manager (IT) of this office.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No ..02..... dated ..07/01..... of 2020.

Details of land owned by Pardos Affordable Housing Pvt. Ltd.
(earlier known as Mohali Affordable Housing Development Pvt. Ltd.)

Village	Rect No.	Killa No.	Area (K-M)
Malpura	41	13/1/1/2 min	0-0
		17/1 min	0-14
		18min	5-1
		19/2/2 min	2-18
		21/1/2/2min	0-6
		22/2min	7-3
		23min	5-3
	47	1/2min	2-14
		2	8-0
		3min	5-3
		8min	5-3
		9	8-0
		10/1min	5-4
		11/2min	6-7
		12	8-0
		13min	5-3
		18min	5-3
		19	8-0
		20min	7-9
		21min	7-18
	48	25min	7-0
		Total	**110K-9M**
			Or 13.80652 acres

Director,
Town & Country Planning
Haryana