

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcp.haryana.gov.in - e-mail: tcp.haryana7@gmail.com

Regd.

FORM LC - V

(See Rule 12)

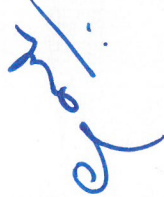
License No. 176 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Hightech Construction Co. Pvt. Ltd., Vashisth Builders and Engineers Ltd. & SPS Infrastructure Pvt. Ltd. in collaboration Vashisth Builders and Engineers Ltd., Regd. Off. D-84, 2nd Floor, Okhla, Industrial Plotted Colony over an additional area measuring 13.23 acres under Enterprises Promotion Policy - 2015 (after migration of licence no 124 of 2012 over an area measuring 52.919 acres) in addition to licence no. 04 of 2018 granted under migration over an area measuring 39.689 acres from licence no. 124 of 2012 in sector- 72 and 73 in the revenue estate of village Mirtzapur and Nimka, Faridabad.

1. The particulars of the land, wherein the aforesaid affordable residential 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) You shall deposit an amount of Rs. Nil (after adjustment) on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcp.haryana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That the Industrial 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.
 - c) 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.
 - d) 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.
 - e) That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - f) 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.


Director General
Town & Country Planning
Haryana, Chandigarh

- g) 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 Urban Development Authority or any other execution agency.
- h) 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.
- i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) 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.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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.
- m) 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.
- n) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) 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.
- p) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- q) 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 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.
- r) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.



Haryana Urban
Development Authority
Director General
Town & Country Planning

s) That the licensee shall abide by the terms and conditions of Enterprises Promotion Policy - 2015, its subsequent amendments, policies issued under Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 and other direction given by the Director time to time to execute the project.

t) 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.

3. The licence is valid up to 31/08/2028.

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

Dated: 01/09/2023,
Place: Chandigarh

Endst. No. LC-3479 B- PA (SK)-2023/

Dated: 01/09/2023

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

1. Hightech Construction Co. Pvt. Ltd., Vashisht Builders and Engineers Pvt. Ltd., SPS Infrastructure Pvt. Ltd., In collaboration with Vashisth Builders and Engineers Pvt. Ltd., Regd. Off. D-84, 2nd Floor, Okhla, Industrial Area, Phase-I, New Delhi-110020, Email id: info@vbggroup.in alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer (CEO), Faridabad Metropolitan Development Authority (FMDA), 2nd Floor, HSIIIDC Complex, IMT Sector-69, Faridabad.
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, Faridabad.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner, Faridabad.
12. District Revenue Officer, Faridabad.
13. District Town Planner, Faridabad.
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) for updation on the website.

(Latit Bazad)
District Town Planner (HQ)
For: Director General, Town & Country Planning
& Haryana Chandigarh

To be read with License No. **176** Dated **01/09** Of 2023

Hightech Construction co. Pvt. Ltd.

Village	Rect. No.	Killa No	Area
Mirtzapur	26	15/2	0-4
		16/1	5-3
	27	8/2/1	3-10
		9/1/2	0-8
		11/2Min	3-0
		12/1	4-7
		13/2	6-3
		14	3-3
		17	1-2
		18/1	6-3
Nimka	26	11/2/1	0-8
	25	15/2	2-19
		16	5-6
	26	20/2	1-16
		Total	43-12

Vashisth Builders and Engineers Ltd.

Village	Rect. No.	Killa No	Area
Mirtzapur	27	10 Min	2-10
		11/1Min	0-9
		19/2	4-10
		20 Min	5-15
		21Min	5-18
		22 Min	6-15
		23	6-13
	28	1Min	4-0
		2Min	5-8
		3Min	3-18
Nimka	25	24	0-1
		25	5-0
	26	21	0-14
	36	4	0-16
		5	3-17
		7	2-8
		14/1	1-11
		Total	60-3

SPS Infrastructure Pvt. Ltd.

Village	Rect. No.	Killa No	Area
Mirtzapur	27	1Min	2-2
		Grand Total	105-17
		Or 13.23 acres	


Director General
Town & Country Planning
Haryana, Chandigarh


Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17-C, Chandigarh, Phone: 0172 2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

FORM LC -V
(See Rule 12)

License No. 04. of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Hightech Constructions Co. Pvt Ltd., Vashishth Builders and Engineers Pvt. Ltd., SPS Infrastructure Pvt. Ltd., Sunshine Town Planners Pvt. Ltd. in collaboration with Vashishth Builders Pvt. Ltd., Regd. Off. 152, 2nd Floor, Sarai Jullena, New Delhi - 110025 for setting up of Industrial plotted Colony under Enterprises Promotion Policy - 2015 over an area measuring 39.689 acres (after migration part of licence no 124 of 2012 granted over an area measuring 52.919 acres) in sector 72 and 73 in the revenue estate of village Mirtzapur and Nimka, Faridabad.

1. The particulars of the land, wherein the aforesaid affordable residential 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) You shall deposit an amount of Rs. 166.47563 lacs on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That the Industrial 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.
 - c) 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.
 - d) 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.
 - e) That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - f) 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.
 - g) 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 Urban Development Authority or any other execution agency.
 - h) 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
 - i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable

- j) 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.
 - k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
 - l) 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.
 - m) 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.
 - n) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
 - o) 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.
 - p) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
 - q) 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 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.
 - r) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
 - s) That the licensee shall abide by the terms and conditions of Enterprises Promotion Policy - 2015, its subsequent amendments, policies issued under Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 and other direction given by the Director time to time to execute the project.
 - t) 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.
3. The licence is valid up to 13/01/2023.

Dated: 14/01/2018
Place: Chandigarh


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

Endst. No. LC 3479- PA (SS)-2018/ 2021

Dated: 15-01-2018

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

1. Vashishth Builders Pvt. Ltd., Regd. Off. 152, 2nd Floor, Sarai Jullena, New Delhi - 110025, Email id: info@vbegroup.in alongwith a copy of agreement, LC-IV B & 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. Administrator, HUDA, Faridabad.
8. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad
11. District Revenue Officer, Faridabad.
12. District Town Planner, Faridabad along with a copy of agreement
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) with a request to host this licence on website.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

1. Detail of land owned by Hitech Construction Co. Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	27	11/2 min	0-8
		12/1 min	1-17
	29	4/3 min East	1-13
		4/4 min East	0-7
		5/1/2	0-11
		7/1	7-10
		11/2/2	3-0
		12/1	0-17
		12/2	3-3
		18	8-0
		19/1	6-0
		22	8-0
		23/2	2-8
	26	7/2/1	1-0
		14/2	4-19
Nimka	26	11/2/1 min	3-16
	25	15/2 min	0-12
		16 min	1-2
	26	20/2 min	4-12
	35	23/1	6-0
		Total	<u>65-15</u>

2. Detail of land owned by Vashisht Builders and Engineers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	20	20/2	1-12
	21	15/2/2	2-13
	26	16	8-0
		5	7-7
		6	7-7
	26	15/1	0-3
		26	0-13
	27	10 min	5-10
		11/1	0-10

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2. Detail of land owned by Vashisht Builders and Engineers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirzapur	27	20 min	1-15
		21 min	1-15
		22 min	1-5
	28	1 min	3-13
		2 min	2-12
Nimka	25	25 min	2-12
	26	21 min	7-6
	35	1/1	2-12
		23/2	2-0
	36	5 min	3-2
		6	8-0
	36	15/1	0-1
		15/2	1-19
		15/3	6-0
		16	8-0
		25/1	3-2
	37	5/1	2-16
		6/1/1	4-2
		14	8-0
		15	7-13
		2/1	0-4
	38	2/2	7-16
		3	8-0
		8	8-0
		9/1	2-3
		9/2	5-17
	38	10	8-0
		11	8-0
		12/1	1-13
		Total	<u>161-13</u>


D.T.C.P (Hr.)

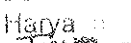
3. Detail of land owned by SPS Infrastructure Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	20	22	8 0
		21/2	7-3
		21/1	0-17
	21	25/1	0-17
		25/2	7-3
	27	1 min	5-18
		2	<u>8-0</u>
		Total	<u>37-18</u>

4. Detail of land owned by Sunshine Town Planners Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Mirtzapur	29	14	8-0
		17	8-0
		23/1	5-12
		24	8-0
Nimka	35	2	6-19
		9	7-13
		10	<u>8-0</u>
		Total	<u>52-4</u>

G. Total 317K-10M or 39.689 acres


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Haryana


4. Hightech construction Co. Pvt. Ltd., Regd. Off. D-84, 2nd Floor, Okhla Industrial Area, Phase-1, Delhi-110020.
5. Sunshine Town Planners Pvt. Ltd., Regd. Off. A-11, 1st Floor, DDA Shed Phase-1, Delhi-110020.
3. SPS Infrastructure Pvt. Ltd., Regd. Off. SCF-41, Ground Floor, Sector-15, Faridabad-121007.
4. The Chief Administrator, HSVP, Panchkula.
5. The Chief Administrator, Haryana Housing Board, Panchkula.
6. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
7. The MD, Haryana State Pollution Control Board, Panchkula.
8. The Addl. Director, Urban Estates, Haryana, Panchkula.
9. The Administrator, HSVP, Faridabad
10. The Engineer-in-Chief, HSVP, Panchkula
11. Superintending Engineer, HSVP, Faridabad.
12. Land Acquisition Officer, Faridabad.
13. Senior Town Planner, Faridabad.
14. District Town Planner, Faridabad.
15. Chief Accounts Officer of this Directorate.
16. Project Manager (IT) to update the status on website.


(Land Bazad)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

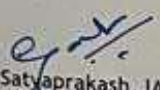
ORDER

Whereas licence no. 04 of 2018 dated 14.01.2018 (39.689 acres) & 176 of 2023 dated 01.09.2023 (13.23 acres) was granted to Hightech Construction Co. Pvt. Ltd., Vashisth Builders and Engineers Ltd., Sunshine Town Planners Pvt. Ltd., SPS Infrastructure Pvt. Ltd., In collaboration with Vashisth Builders and Engineers Ltd. vide Endst. No. LC-3479- PA (SS)-2018/2021-2034 dated 15.01.2018 & LC-3479 B-PA (SK)-2023/29205-219 dated 01.09.2023 for development of Industrial Plotted Colony on the land measuring 39.689 acres & 13.23 acres falling in the revenue estate of village Mirzapur & Nimka, Sector-72 & 73, Faridabad.

2. And whereas the request for Change in beneficial interest over an area measuring 39.689 acres & 13.23 acres in licence no. 04 of 2018 dated 14.01.2018 & licence no. 176 of 2023 dated 01.09.2023 issued in favour of Vashisth Builders and Engineers Ltd. for setting up of a Industrial Plotted Colony over an area measuring 39.689 acres & 13.23 acres i.e. total 52.919 acres falling in the revenue estate of village Mirzapur & Nimka, Sector-72 & 73, Faridabad from Vashisth Builders and Engineers Ltd. to Adore Homes LLP under policy dated 18.02.2015 considered and in-principle approval issued on 15.09.2023 subject to fulfillment of condition mentioned therein.

3. After receiving the compliances of in-principle within the prescribed period of 90 days, the request for change in beneficial interest over area measuring 39.689 acres & 13.23 acres i.e. total 52.919 acres under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in favour of Adore Homes LLP is hereby allowed. The terms and conditions as stipulated in the above said license will be the same and the company Adore Homes LLP shall be responsible for compliance of all terms and conditions of provisions of Act 1975 & Rules 1976 till the completion of certificate to the colony or relieved of the responsibility by DTCP, Haryana whichever is earlier.

Dated:


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

Endst. No. LC-3479 B-PA (SK)-2023/

39657

Dated: 17-11-2023

A copy is forwarded to the following for information and necessary action:

1. Adore Homes LLP, Corp. Office: 1F-24-25-26, Ozone Center, Sector-12, Faridabad.
2. Vashisth Builders and Engineers Ltd., Regd. Off. D-84, 2nd Floor, Okhla Industrial Area, Phase-1, Delhi-110020.