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)

License No. 88 **of 2026**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Pinaki Resources Management Pvt. Ltd. & Adore Real Build LLP in collaboration with Adore Real Build LLP, Regd. Off. A-43, Shera Mohalla, Garhi, Near East of Kailash New Delhi-110065 for setting up of Affordable Group Housing Colony over an area measuring 13.53128 acres falling in the revenue estate of village Fafunda, Sector-119, Faridabad.

1. The particulars of the land, wherein the aforesaid Affordable Group 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 Licence is granted subject to the following conditions:-

i. That the Affordable Group Housing Colony will be laid out in confirmation to the approved 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 to the Govt. within a period of 30 days from grant of licence/approval of zoning plan.

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 internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. within a period of 30 days from grant of licence/approval of zoning plan.

Director
Town & Country Planning
Haryana, Chandigarh

vi. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.

vii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.

viii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services / Faridabad Metropolitan Development Authority as and when made available.

ix. That you have 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.

x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

xi. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director, Town & Country Planning, Haryana till these services are made available from External Infrastructure to be laid by Haryana Sehari Vikas Pradhikaran / Faridabad Metropolitan Development Authority.

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

xiii. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

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

xv. 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.

xvi. That the licensee shall submit the approval of DISCOM for power utility services at the time of approval of building plans.

xvii. That the licensee shall get the NOC from competent authority of DISCOM before grant of Occupation Certificate / Completion Certificate.

xviii. That the developer 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 licencee have to deposit the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.

xix. That you 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.

xx. That you shall deposit seventy per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

xxi. That you shall not give any advertisement for sale of commercial area and flat in Affordable Group Housing project before the approval of building plans of the same.

xxii. That you 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.

xxiii. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxiv. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.

xxv. That licencee shall obey all the directions/instruction given by this department time to time in public interest.

xxvi. That licencee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.

xxvii. That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

xxviii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 and its subsequent amendments.

xxix. 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.

xxx. That you shall maintain the 4 karam wide revenue rasta passing through the applied land and shall not obstruct the same for general public.

xxxi. That you shall provide the minimum 2 karam wide approach to the land pocket of others falling in between the applied land.

xxxii. 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.

xxxiii. That you shall abide by the terms and conditions of the policy dated 19.08.2013 and its amendments issued time to time.

3. The licencee shall hand over the 20% of the applied area falling under 1125 PPH pocket in favour of HSVP/Government as per the instructions dated 01.07.2013 applicable of High Density Zone before approval of building plan.

4. The licence is valid up to 11/05/2031.

Dated: 12/05/2026.
Place: Chandigarh

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5725 -PA (SK)-2026/ 16280 Dated: 12-05-2026

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

1. Pinaki Resources Management Pvt. Ltd. & Adore Real Build LLP in collaboration with Adore Real Build LLP, Regd. Off. A-43, Shera Mohalla, Garhi, Near East of Kailash New Delhi-110065 alongwith copies of agreement/ bilateral agreement, schedule of land and Zoning Plan.
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, HSIIDC 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.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 88 Dated... 12/05 .../2026

1. Detail of land owned by Pinaki Resources Management Pvt. Ltd.:-

Village	Rect. No	Killa No	Area (K-M)
Fufunda	20	24/1/2	0-17
	25	4/2	6-7
		5/1	0-3
		5/2	6-13
		6	8-0
		7/1	5-1
		7/2	2-19
		14/1 min	6-6
		15/1	4-0
		Total	**40-6**

2. Detail of land owned by Pinaki Resources Management Pvt. Ltd. 257/297 share and Adore Real Build LLP 40/297 share :-

Village	Rect. No	Killa No	Area (K-M)
Fufunda	25	14/2	1-1
		16/2	2-7
		17	8-0
		24	8-0
		25/1	4-0
	32	3/1	4-0
		4	8-0
	25	13	8-0
		18	8-0
		23/1	2-10
		23/2	5-10
		Total	**59-8**

3. Detail of land owned by Adore Real Build LLP:-

Village	Rect. No	Killa No	Area (K-M)
Fufunda	32	3/2	4-0

4. Detail of land owned by Pinaki Resources Management Pvt. Ltd.:-

Village	Rect. No	Killa No	Area (K-M)
Fufunda	32	2/2/2	1-17
		9/1/1/1	1-2
	25	22/3/2/2	1-12
		Total	4-11
		Grand Total	108-5
			Or
			13.53128 Acres

Director
Town & Country Planning
Haryana, Chandigarh