

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

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

FORM LC -V

(See Rule 12)

License No. 245 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to East View Apartments Pvt. Ltd. C/o Regards Developers Pvt. Ltd., 10, Shaheed Bhagat Singh Marg, New Delhi-110001 for setting up of an Affordable Plotted Colony (DDJAY-2016) over an area measuring 10.18 acres (under migration from licence no. 145 of 2014 dated 01.09.2014 granted for setting up of residential group housing) in the revenue estate of Village Nangal Kalan, Sector-63, Sonipat.

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 area falling within alignment of sector dividing road and green belt, if any, which forms part of licensed area shall be transferred free of cost to the Govt.
  - b) 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 same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - c) 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.
  - d) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - e) 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.
  - f) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
  - g) That you understands 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

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*W.S.*

cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.


- h) 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.
- i) That you shall make his own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- j) 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.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.
- o) 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.
- p) 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.
- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) 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.
- t) 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.

- u) That no further sale has taken place after submitting application for grant of license.
  - v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
  - w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - x) That the revenue rasta, if any, passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
  - y) 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.
  - z) 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.
  - aa) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - bb) 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
  - cc) That you 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 14/11/2028.

Dated: 15/11/2023  
Place:

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

Endst. No. LC-4515- JE (MK)-2023/ 39323

Dated: 16-11-2023

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

1. East View Apartments Pvt. Ltd. C/o Regards Developers Pvt. Ltd., 10, Shaheed Bhagat Singh Marg, New Delhi-110001 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.

4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. District Town Planner, Sonipat.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 245 dated 15/11 of 2023

Detail of land owned by Regards Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
NangalKalan	15	3/1	3-17
		8/2/1	2-6
		3/2	2-17
		4/1	3-7
		7min north	4-0
	10	8/1min north	1-14
		19	7-12
		12	7-12
		3/2	4-7
		6	8-0
		7	8-0
		3/1	3-4
		8	7-12
		26	0-8
		Total	64-16

Detail of land owned by East View Apartment Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
NangalKalan	10	9/3	1-18
		22	7-4
		23	7-11
		Total	16-13
Grand Total			81-9

Or 10.18 acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
(Suman Patwar)