

Ref: Mr. Rajiv Chakraborty (Self)

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

License No. 17 of 2018

This License is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Pandit Land & Infrastructure Pvt. Ltd., 518 E, Prop. No. B-6/1002, Model Town, Yamuna Nagar-135001 for the development of affordable group housing colony over an area measuring 5.512 acres (after migrating under migration policy dated 18.02.2016 from license No. 8 of 2015 dated 02.09.2015) falling in the revenue estate of village Khara & Bhatauli, Sector 20, Yamuna Nagar.

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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the Affordable Group Housing 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - 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 the company 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 the company 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.
 - e. That the company shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - f. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company 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.
 - g. That the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - h. That the company shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCF till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
 - i. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - k. That the company shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/562/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

Ref:- Mr Rajiv Chakra (Celli)

- l. That the company 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.
 - m. That the company shall use only LED fittings for internal lighting as well as campus lighting.
 - n. That the company 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.
 - o. That the company 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
 - p. That bank guarantee against total realization from the project at the rate of 10% within 90 days from the commencement of the project shall be furnished as per policy dated 19.08.2013.
 - q. That the company shall abide by the terms and conditions of the policy dated 19.08.2013.
 - r. That the building plans of the project will be submitted for approval within three months from grant of license.
 - s. That the company will abide for paying 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 one no. of community hall not less than 2000 sq ft area alongwith one Anganwari-cum-creche of not less than 2000 sq ft area shall be constructed at the cost of the licensee, which shall form part of common areas and facilities as defined under Haryana Apartment Ownership Act.
 - u. That pace of the construction at site shall be atleast in accordance with the sale agreement executed with the buyers of the flats as and when scheme is launched.
 - v. That no advertisement for sale of commercial area/flat shall be given before approval of building plans.
3. The licence is valid up to 26/02/2023.

Place : Chandigarh
Dated: 27/02/2018

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

Endst. No. LC/3470-PA (B)-2018/ 7535-46

Dated: 01-03-2018

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

1. Pandit Land & Infrastructure Pvt. Ltd., 518 L, Prop. No. B-6/1002, Model Town, Yamuna Nagar-135001 alongwith a copy of agreement, LC-IVA & 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, Panchkula.
8. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Yamuna Nagar along with a copy of agreement.
12. Chief Accounts Officer, O/o DGTCP, Haryana, Chandigarh.

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

Ref: Mr. Rajiv Chodha (Delhi)

To be read with License No. 17 dated 27/2 of 2018


Detail of land owned by Pandit Land & Infrastructure Pvt. Ltd;

Village	Khasra No	Area (B-B)
Khera	1405/2	4-16
	1406/1	2-8
	1408/2	3-3
	1536/1409/1	1-12
	1406/2/1	2-9
	Total	14-8

Detail of land owned by Pandit Land & Infrastructure Pvt. Ltd;

Village	Rect No	killa No	Area (K-M)
Bhatoli	38	20/1	4-9
		21/1	0-15
	39	15/2	4-4
		17/1	1-9
		25	0-6
		14/2/2/2	1-12
		16	7-7
	Total	20-2	

OR 5.512 Acres


Director General,
Town & Country Planning
Haryana

SCHEDULE OF LAND-

LAND BELONGING TO M/S PANDIT AUTOMOBILES (SRE) PVT. LTD. AT VILLAGE KHERA, TEHSIL JAGADHRI, DISTT. YAMUNANAGAR.

[Killa No.1405/2 measuring 4B-16B; Killa No. 1406/1 measuring 2B-8B; Killa No. 1406/2/1 measuring 2B-9B; Killa No. 1408/2 measuring 3B-3B; Killa No 1536/1409/1 measuring 1B-12B; Total=14BIGHA-8BISWA]

Village	Khewat No.	Rect. No.	Killa No.	Area
Khera	157//144		1405/2	B-B 4-16
	159//146		1406/1	2-8
	160//147		1406/2/1	2-9
	252//231 min		1408/2	3-3
			1536/1409/1	1-12
			TOTAL	14-8 =2.983 Acre

LAND BELONGING TO M/S PANDIT AUTOMOBILES (SRE) PVT. LTD. AT VILLAGE BHATAULI, TEHSIL JAGADHRI, DISTT. YAMUNANAGAR.

[(Rect. No. 38// Killa No. 20/1 measuring 4K-9M; Killa No. 21/1 measuring 15M) (Rect. No.39// Killa No. 14/2/2/2 measuring 1K-12M; Killa No. 15/2 measuring 4K-4M; Killa No.16 measuring 7K-7M; Killa No. 17/1 measuring 1K-9M; Killa no. 25 measuring 6M); TOTAL =20K-2M]

Village	Khewat No.	Rect. No.	Killa No.	Area
Bhatauli	118 min	38	20/1	K-M 4-9
	330 min		21/1	0-15
		39	14/2/2/2	1-12
			15/2	4-4
			16	7-7
			17/1	1-9
			25	0-6
			TOTAL	20-2 = 2.512 Acre