

Directorate of Town & Country Planning, Haryana

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FORM LC -V
(See Rule 12)

Licence No. 53 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ajitesh Buildcon Pvt. Ltd. and Purender Buildcon Pvt. Ltd. in collaboration with Ansal Housing & Construction Ltd., C/o 15, UGF, Inderprakash Building, 21, Barakhamba Road, New Delhi-110001 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.50 acres (after migrating from part of license No. 149 of 2014 dated 05.09.2014 under migration policy dated 18.02.2016) falling in the revenue estate of village Bhatauli, Sector 20, Yamuna Nagar.

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, 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, 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 there under are duly complied with.
 - c. 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.
 - d. That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - e. That the licensee 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 work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.
 - f. That the licensee shall construct and transfer the land of sector road/green belt which forming the part of licenced land free of cost to the Govt. in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - g. 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.


Director
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Haryana, Chandigarh

- h. 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.
- i. 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 Shahari Vikas Pradhikaran.
- j. 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.
- 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 the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n. 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.
- 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 sq ft to the allottees while raising such demand from the plot owners.
- p. That pace of development shall be kept at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q. 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.
- r. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, 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 compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.

- u. That the licensee shall not give an advertisement before approval of zoning/layout/building plan.
 - v. That licensee 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.
 - w. That licensee shall abide by the terms and conditions of the policy notified on 01.04.2016, 18.02.2016 and subsequent amendment.
 - x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed in letter and spirit.
 - y. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 06/03/2024.

Dated: 07/03/2019.
Place: Chandigarh


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

Endst. No. LC-3663- Asstt. (MS)-2019/ 6850

Dated: 08-03-2019

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

1. Ajitesh Buildcon Pvt. Ltd. and Purender Buildcon Pvt. Ltd. in collaboration with Ansal Housing & Construction Ltd., C/o 15, UGF, Inderprakash Building, 21, Barakhamba Road, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Panchkula 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, layout plan.
12. Chief Accounts Officer of this Directorate.
13. Project Manager (IT) to update this licence on the website.

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

To be read with License.....53..... Dated.....07/03.....of 2019

1. Ajitesh Buildcon Private Limited

Village	Rect No	Killa No	Total Area	AreTaken
			K - M	K - M
Bhatauli	30	16	8-0	5-3
		24/1	4-0	1-0
		24/2/1	3-0	2-2
	31	21/1	3-2	3-2
		11/1	2-15	1-6
		20 /2	7-17	7-17
		Total	20-10	

2.Purander Buildcon Private Limited

Village	Rect No	Killa No	Total Area	Area Taken
			K-M	K-M
Bhatauli	31	19/2	4-7	4-7
		21/2	4-18	4-18
		22	8-0	8-0
	39	1	8-0	8-0
		2	8-0	8-0
		9	8-0	8-0
		10	6-14	6-14
		12	1-2	1-2
	40	4	4-8	4-7
		5	8-0	8-0
		6	2-2	2-2
		Total	63-10	

**Grand Total= 84 Kanal - 0 Marla
or 10.50 Acres**


Director,
Town & Country Planning
Haryana
Jeevan Patwari