

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)

Licence No. 10 of 2020

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ansal Properties & Infrastructure Ltd., Balkishan Properties Pvt. Ltd., Suresh Kumar s/o Sh. Balbir singh, Bhawna Anand W/o Krishan Kumar, Manju W/o Vikas Chand, Prem Lata W/o Sunil Dutt, Dinesh S/o Ved Parkash, Subhash S/o Bhim Singh In collaboration with Ansal Properties & Infrastructure Ltd., 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi -110001 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 3.4187 acres (in addition to licence no. 48-55 of 2003, 4-11 of 2004, 86-97 of 2004, 128-131 of 2004, 447 of 2006, 448-454 of 2006, 760-789 of 2006, 1129-1132 of 2006, 39 of 2008, 181 of 2008, 31 of 2012 and 02 of 2014) falling in Sector-61, 62 & 63, Distt. Sonapat.

1. The Licence is granted subject to the following conditions:
 - a. That you will pay the Infrastructure Development Charges amounting to **Rs.56,04,135/-** @ Rs.375/- per sq m for the plotted component and Rs.750/- per sq. m for the commercial area (150 FAR), in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b. 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 free of cost to the Govt.
 - 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 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 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.


Director General
Town & Country Planning
Haryana, Chandigarh
Subir

- f. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- g. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- h. 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.
- i. 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.
- j. 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.
- k. That you 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.
- l. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- n. That you shall use only LED fitting for internal lighting as well as campus lighting.
- o. 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.
- p. 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- q. 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.

- r. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
 - 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 keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - u. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - v. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - w. 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.
 - x. That applicant company shall not made any construction on the revenue rasta/ khal and also not obstruct the general public for use the same.
 - y. That applicant company shall deposit the down payment for adopt the EDC re-schedulement policy dated 21.09.2018 in licence no. 31 of 2012 as per order dated 11.02.2020 within 45 days, failing which the license will be deemed cancelled.
2. The licence is valid up to 17/03/2025.

Dated: 18/03/2020
Place: Chandigarh


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

Endst. No. LC-1672-C- JE (MK)-2020/ 7302-15

Dated: 19-03-2020

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

1. Ansal Properties & Infrastructure Ltd., Balkishan Properties Pvt. Ltd., Suresh Kumar s/o Sh. Balbir singh, Bhawna Anand W/o Krishan Kumar, Manju W/o Vikas Chand, Prem Lata W/o Sunil Dutt, Dinesh S/o Ved Parkash, Subhash S/o Bhim Singh In collaboration with Ansal Properties & Infrastructure Ltd., 115, Ansal

Bhawan, 16 Kasturba Gandhi 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. 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, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Sonipat.
12. District Town Planner, Sonipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

To be read with License No.....10.....dated.....18/03.....of 2020

1. Detail of land owned by Ansal Properties & Infrastructure Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Rasoi	25	8/2/2	<u>0-15</u>

2. Detail of land owned by Balkishan Properties Pvt.Ltd

Village	Rect No	Killa No	Total Area (K-M)
Rasoi	22	22/1	4-18
		23	7-4
	25	8/2/3	0-4
		Total	12-6

3. Detail of land owned by Sh. Suresh Kumar S/o Sh. Balbir Singh

Village	Rect No	Killa No	Total Area (K-M)
Rasoi	22	22/2	<u>3-2</u>

4. Detail of land owned by Bhawana Anand W/o Kiran Kumar 1/3 share Manju W/o Vikas Chand 1/3 share, Prem lata W/o Sunil Dutt 1/3 share

Village	Rect No	Killa No	Total Area (K-M)
Rasoi	22	3	<u>8-0</u>

5. Detail of land owned by Dinesh S/o Ved Prakesh & Subash S/o Bhim Singh

Village	Rect No	Killa No	Total Area (K-M)
Rasoi	10	20/1/2	<u>3-4</u>

Grand Total 27-7 OR 3.4187 Acres


Director,
Town & Country Planning
Haryana
Jensen Nathani