

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

Licence No. 88 of 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Manmohan Krishan Dhang S/o Sh. Kishan Lal Dhang, Tedre Realcon India Pvt. Ltd., C/o Tedre Realcon India Pvt. Ltd., D-64, First Floor, Defence Colony, New Delhi for setting up of Affordable Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) on the land measuring 5.9625 acres in the revenue estate of village Rampur, Atta, Sector-12 Sohna, District Mewat.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) 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 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.
  - (ii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - (iii) 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.
  - (iv) The you 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 workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - (v) That you understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.

  
DTCP, HR.



- (vi) 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.
- (vii) 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 or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (viii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (x) 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.
- (xi) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) 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.
- (xiii) 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. applicant company shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- (xiv) 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.
- (xv) 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.



- (xvi) 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.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xviii) That you will 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.
- (xix) 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.
- (xx) That no further sale has taken place after submitting application for grant of licence.
- (xxi) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxiii) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- (xxiv) 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.
3. The licence is valid up to 01/08/2024.



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

Place : Chandigarh  
Dated: 02/08/2019.

Endst. No. LC-3839-Asstt.(AK)-2019/ 18775 Dated: 06-08-2019

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

1. Manmohan Krishan Dhang S/o Sh. Kishan Lal Dhang, Tedre Realcon India Pvt. Ltd., C/o Tedre Realcon India Pvt. Ltd., D-64, First Floor, Defence Colony, New Delhi alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved zoning plan.
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, Gurugram.

9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.



(Rajesh Kaushik)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh




**Detail of land owned Tedre Realcon India Pvt.Ltd.**

Village	Rect No	Killa No	Total Area (K-M)
Rampur	17	2/2	2-8
		9	8-0
		10/1	2-0
		11	3-9
		12	7-17
		19	2-2
		<b>Total</b>	

**Detail of land owned by Man Mohan Krishan Dang S/o Kishan Lal Dhang**

Village	Rect No	Killa No	Total Area (K-M)
Rampur	17	1	7-19
		10/2	6-0
		6	2-18
Atta	10	11	5-1
		<b>Total</b>	<b>21-18</b>
		<b>Grand Total</b>	<b>47-14</b>

Or 5.9675 Acres

  
Director,  
Town & Country Planning  
Haryana

