

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. 106 of 2019


This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to A.P.Real Estate, C8/28, Sector-7, Rohini, New Delhi -110085 for setting up of Affordable Plotted colony under policy of Deen Dayal Jan Awas Yojna over an area measuring 12.018 acres in Sector-27, Village Sultanpur & Ahmadpur, Distt. Sonipat.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - i. That applicant 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.
 - ii. That applicant company shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - iii. That applicant company 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 applicant company 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 applicant company 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.
 - vi. That applicant 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.
 - vii. That applicant company 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.

- viii. That applicant 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.
- 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 applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- xii. That applicant 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.
- 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 applicant company 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 applicant company 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 applicant company 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 applicant company 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 applicant 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 percent 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 applicant company 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 applicant company shall abide by the terms and conditions of the policy notified on 08.02.2016, further clarification dated 24.01.2018 and further amendments made by department time to time.
- 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.
4. The licence is valid up to 09/09/2024.


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


Dated: 10/09/2019
Place: Chandigarh

Endst. No. LC-3744- JE (MK)-2019/ 22226

Dated: 11-09-2019

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

1. A.P.Real Estate, C8/28, Sector-7, Rohini, New Delhi -110085, 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
Handwritten initials

To be read with License No. 106 dated 10/09 of 2019

Detail of land owned by A.P Real Estate Partnership Company

Village	Rect No	Killa No	Area (K-M)		
Sultanpur	30	18/1	5-0		
		18/2	1-18		
		19	0-15		
		23	0-11		
		12/1	3-6		
		12/2/2	1-0		
		16/1/2	2-16		
		17/1	4-0		
		17/2	4-0		
		Ahamdpur	4	24	3-18
				12	0-11
				18	0-17
				19	7-1
22	8-0				
23	7-2				
24/1	2-6				
24/2	1-7				
9	9			2	8-0
				3	8-0
				4/1/1	1-15
				7	8-0
				8	8-0
		9	8-0		
Total			96-3		


Director,
Town & Country Planning
Haryana
Jasvir Kataria