


FORM LC -V
(See Rule 12)

Licence No. 15 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Alpha Corp Development Pvt. Ltd. (formerly known as Alpha G. Corp Development Pvt. Ltd.), Golf View Corporate Towers Wing-A, Gold Course Road, Sector-42, Gurugram-122002 for setting up of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 10.28194 acres (after migration of an area measuring 0.819 acres from existing licence No. 948-955 of 2006 dated 15.05.2006 and 9.46294 acres as fresh applied land) in the revenue estate of village Baldi, Sector-29, Tehsil & Distt. Karnal.

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 thereunder 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


Director

Town & Country Planning
Haryana, Chandigarh

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.

- 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 atleast 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 complete the project within 7 years (5+2) years from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- s. That licensee shall shift the 11 KV HT line passing through the site before approval of demarcation/zoning plan.
- t. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- u. 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.

- v. 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.
- w. That the licensee shall not give any advertisement before approval of zoning/ layout/building plan.
- x. That the licensee shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- y. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- z. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- aa. The licensee shall submit NOC from competent authority for construction of culvert before approval of demarcation/zoning plan.
- bb. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- cc. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- dd. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
- ee. That the licensee shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- ff. That the licensee shall execute the development works as per Environmental Clearance and company with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- gg. That the licensee shall not encroach the revenue rasta passing through the site and shall not object for free movement
3. The licence is valid up to 11/03/2026.


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

Place: Chandigarh

Dated: 12/03/2021.

Endst. No. LC-4284-JE(SS)-2021/ 6783

Dated: 15-03-2021

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

1. Alpha Corp Development Pvt. Ltd. (formerly known as Alpha G. Corp Development Pvt. Ltd.), Golf View Corporate Towers Wing-A, Gold Course Road, Sector-42, Gurugram-122002, Haryana 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, Karnal along with a copy of agreement/Layout plan.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
13. Project Manager (IT) to update this licence on the website.

(Rohit Chauhan)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh


To be read with License No. 15 dated 12/03/ 2021

Detail of land owned by Alpha Corp Development Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Baldi	20	4/2	4-15	
		6/1	7-8	
		7	6-15	
	16	18	18	7-7
			19	6-9
			21/2	1-3
			22	7-10
	19	19	1/1	6-6
			1/2	1-2
			2	8-0
	15	15	24/2	3-18
			25/2	4-13
	20	20	4/1/2	2-16
			5	7-12
	16	16	23 Min	1-2-8
	19	19	3 Min	0-16-7
			9 Min	2-5-1
			10 Min	2-6-3
			Total	82-5-1

10.28194 Acres

Note: - Killa no. 20//6/1min (3-18-8) and 7min (2-9-8) total 6K-8M-7S is under mortgage.


Director,
Town & Country Planning
Haryana

Jaswan Kishori