

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

Licence No. 58 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Rajbir Singh, Satbir Singh Ss/o Sh. Rajinder Singh in collaboration with Satiup Builders, 93-R, Model Town, Rewari-123401 for setting up of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 11.44375 acres in the revenue estate of village Bariyawas in Sector 29A, District Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Residential 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:-
 - a. You shall pay the balance amount of External Development Charges **Rs. 297.80** Lacs in equal three half yearly instalments with interest as per policy dated 05.12.2018.
 - b. 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.
 - c. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran (HSVP) services as and when made available.
 - d. 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.
 - e. That you shall construct portion of 24m/18m 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.
 - f. That 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 work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the layout plan approved alongwith the license.
 - g. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and therefore you shall pay the proportionate cost for acquisition of land, if any, alongwith the


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construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- h. 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.
- i. That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran (HSVP) or any other execution agency.
- j. 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.
- 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 you shall use only LED fitting for internal lighting as well as campus lighting.
- n. 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.
- 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 not 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 Sqft. to the Allottees while raising such demand from the plot owners.
- p. That you shall keep pace with the development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q. 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.
- r. 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.

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- 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 you will pay the labour cess as per policy instructions issued by Haryana Government.
- u. 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.
- v. That no further sale has taken place after submitting application for grant of license.
- w. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan/Zoning Plan.
- x. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- y. That applicant shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) as amended time to time and other direction given by the Director time to time to execute the project.
- z. That built up area shall be away from ROW of High Tension Line passing through the site.
3. You shall remove the unauthorized construction raised at site before issuance of zoning plan.
4. You shall submit NOC from Divisional Forest Officer, Rewari before approval of zoning plan.
5. The licence is valid up to 26/08/2026.



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

Place : Chandigarh
Dated: 27/08/2021.

Endst. No. LC-4381/JE(SK)/2021/ 21570 Dated: 31-08-2021

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

1. Sh. Rajbir Singh, Satbir Singh Ss/o Sh. Rajinder Singh in collaboration with Satiup Builders Pvt. Ltd., 93-R, Model Town, Rewari-123401 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout 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 layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Rewari alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 58 Dated 27/08 of 2021

Detail of land owned by Rajbir Singh-Satbir Singh Ss/o Rajinder Singh District Rewari

Village	Rect. No.	Killa No.	Area (K-M)	
Bariyawas	15	14/2	4-9	
		15/1	3-3	
		16/2	7-19	
		17	8-0	
		18	8-0	
		23	8-0	
		24	8-0	
		25/1	4-0	
		25/2	4-0	
		17	3	8-0
			4	8-0
			5	8-0
			7	8-0
			8/1	4-0
			Total	91-11

Or 11.44375 Acres ✓


Director,
Town & Country Planning
Haryana

