

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

Licence No. 75 of 2019

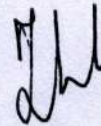
This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to H.L. Residency (Proprietorship Firm) through Prop. Shailaja. Shop No. 8, Commercial Complex, H.L.City, Sector- 37 Bahadurgarh for setting up of an Affordable Group Housing Colony (PMAY) over an area measuring 9.475 acres in the revenue estate of village Nuna Majra, Sector-37, Bahdurgarh District Jhajjar.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing 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:-
 - i. That the Affordable Group Housing 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.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per


Director
Town & Country Planning
Haryana, Chandigarh
Sanjeev

- xix. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xx. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- xxi. 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.
- xxii. 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.
- xxiii. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- xxiv. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxv. That licencee shall obey all the directions. Restriction given by this department time to time in public interest.
- xxvi. That licencee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvii. You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxviii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.
- xxix. 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 22/07/2024.



Dated: The 23/07/2019.
Chandigarh

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

Endst. No. LC-3982-JE (MK)-2019/ 17515

Dated: 23-07-2019

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

To be read with License.....⁷⁵.....dated.....^{23/07}.....of 2019

Detail of land owned by HL Residency Proprietorship Firm.

Village	Rect No	Killa No	Area (K-M)	
Nuna Majra	68	3	7-19	
		4	8-0	
		6/1/2	2-1	
		6/2/1	3-6	
		6/2/2	1-12	
		7/1	6-14	
		7/2	0-12	
		8/1	0-17	
		14/2	2-13	
		15/1/1	1-0	
		15/1/2	2-2	
		15/2	4-0	
		16/1/1	0-10	
		16/1/2	1-6	
		17	8-0	
		24	8-0	
		26	0-9	
		27	0-9	
		69	10/1	0-4
			11	6-16
		73	4	7-11
			7/1	1-15
			Total	75-16

Or 9.475 Acres


Director,
Town & Country Planning
Haryana
Jaswan (Rajni)

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

Licence No. 31 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 H.L. Residency (Proprietorship Firm) through Prop. Shailaja. Shop No. 8, Commercial Complex, H.L.City, Sector- 37 Bahadurgarh for setting up of an Affordable Group Housing Colony over an area additional measuring 11.69375 acres in the revenue estate of village Nuna Majra, Sector-37, Bahdurgarh District Jhajjar.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing 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:-
 - i. That the Affordable Group Housing 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.
 - ii. 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.
 - iii. 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.
 - iv. 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.
 - v. 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.
 - vi. 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.
 - vii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per


Director
Town & Country Planning
Haryana, Chandigarh
Aminder

provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.

- viii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- ix. 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.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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.
- xvii. 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.
- xviii. 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.

- xix. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xx. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- xxi. 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.
- xxii. 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.
- xxiii. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxiv. That licensee shall obey all the directions. Restriction given by this department time to time in public interest.
- xxv. That licensee shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvi. You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 and 04.01.2021.
- xxviii. 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 29/06/2026.

Dated: The 30/06/2021.
Chandigarh


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


Endst. No. LC-3982-D-JE (MK)-2021/ 15429

Dated: 30-06-2021

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

1. H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37 Bahadurgarh alongwith a copy of agreement, LC-IV B, Bilateral agreement & 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, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Jhjar along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

/

(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License.....3|.....dated.....30/06.....of 2021

Detail of land owned by HL Residency Propertiership firm

Village	Rect. No.	Killa No.	Area (K-M)	
Nuna Majra	68	13/1	4-10	
		14/1	4-18	
		13/2/2	2-10	
		16/2	4-4	
		16/3	2-0	
		18/1	7-12	
		23/2	7-12	
		25/1	2-0	
		25/2	6-0	
		69	12	7-7
			19	8-0
			20/1	7-8
			21/2	0-6
			22/1/3	2-6
	22/1/4		1-14	
	21/1/2		0-7	
	21/4		0-9	
	21/3		6-17	
	22/1/1		0-11	
	22/1/2		0-1	
	72		1	7-11
	73		3/1/2/2	3-3
		3/2/2/2	3-4	
		191/1/2/2	1-6	
		192/2	1-15	
		Total	93-11	

Or 11.69375 acres ✓

Note;- Applicant has mortgaged an area measuring 18K-14M i.e 1/5 share of the above land against BG for IDW and EDC in favour of DTCP Haryana.



Director,
Town & Country Planning
Haryana

[Handwritten signature]

Directorate of Town and Country Planning, Haryana


Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

ORDER

Licence no. 75 of 2019 dated 23.07.2019 was granted in favour of H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar for setting up of an affordable group housing colony on the land measuring 9.475 acres falling in the revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar under the provisions of Haryana Development & Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975 vide this office Endst. No. LC-3982-B-JE(MK)/2019/17515 dated 23.07.2019.

2. And whereas, licensee has submitted application dated 16.07.2021 with the request to grant licence for setting up of an affordable residential plotted colony after migrating an area measuring 1.65138 acres from the licence no. 75 of 2019 as per provisions of policy dated 18.02.2016. The request of the licensee company has been considered and decision has been taken to migrate the area measuring 1.65138 acres for development of affordable residential plotted colony under DDJAY.

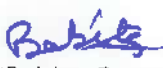
3. Apart from above, the licensee has donated an area measuring 0.11876 acres (OK-19M) in favour of Gram Panchayat for exchange of land falling within alignment of water course passing through the site and thus, the area of the Licence no. 75 of 2019 dated 23.07.2019 has been reduced to 7.70486 acres. Accordingly, the revised land schedule for the said licence is hereby enclosed. The other terms and conditions of the licence will be same as mentioned in the memo no. 17515 dated 23.07.2019. The licensee shall also get approved the revised zoning plan & building plan of the revised area in integration with licence no. 31 of 2021.


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

Endst. No. LC-3982-B/ZP-1341/JE(MK)/2021/ 22604-06 Dated: 08-09-2021

A copy of above is forwarded to the following for information and necessary action:-

14. H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar.
15. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
16. Chief Administrator, HSVP, Panchkula.
17. Chief Administrator, Housing Board, Panchkula.
18. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
19. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
20. Addl. Director Urban Estates, Haryana, Panchkula.
21. Superintending Engineer, HSVP, Rohtak.
22. Land Acquisition Officer, Rohtak.
23. Senior Town Planner, Rohtak.
24. District Town Planner, Jhajjar.
25. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana, Chandigarh.
26. Record Keeper (Colony) with the direction to place copy of these order in concerned record file.


(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Revised Land Schedule

Detail of land owned by HL Residency Proprietorship Firm.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Nuna Majra	68	3	7-19-0	
		4	8-0-0	
		6/1/2	2-1-0	
		6/2/1	3-6-0	
		6/2/2	1-12-0	
		7/1	6-14-0	
		7/2	0-12-0	
		8/1	0-17-0	
		14/2min	2-6-4	
		15/1/1	1-0-0	
		15/1/2	2-2-0	
		15/2	4-0-0	
		16/1/1	0-10	
		16/1/2	1-6-0	
		17min	7-0-3	
		24min	6-7-2	
		26	0-9-0	
		27	0-9-0	
		69	10/1	0-4-0
			11	6-16
73	7/1/2min	0-5-6		
	Total	61K-12M-7S Or 7.70486 Acres		


Director,
Town & Country Planning
Haryana
Jaswan Arora

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

ORDER

Licence no. 31 of 2021 dated 30.06.2021 was granted in favour of H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar for setting up of an affordable group housing colony on the land measuring 11.69375 acres falling in the revenue estate of Village Nuna Majra, Sector-37, Bahadurgarh, District-Jhajjar under the provisions of Haryana Development & Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975 vide this office Endst. No. LC-3982-D-JE(MK)/2021/15429-444 dated 30.06.2021.

2. And whereas, licensee has submitted application dated 16.07.2021 with the request to grant licence for setting up of an affordable residential plotted colony after migrating an area measuring 8.03473 acres from the licence no. 31 of 2021 as per provisions of policy dated 18.02.2016. The request of the licensee company has been considered and decision has been taken to migrate the area measuring 8.03473 acres for development of affordable residential plotted colony under DDJAY.


3. In view of migration of above mentioned land, the area of the Licence no. 31 of 2021 dated 30.06.2021 has been reduced to 3.65902 acres. Accordingly, the revised land schedule for the said licence is hereby enclosed. The other terms and conditions of the licence will be same as mentioned in the memo no. 15429-444 dated 30.06.2021. The licensee shall also get approved the revised zoning plan & building plan of the revised area in integration with licence no. 75 of 2019.


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

Endst. No . LC-3982-D/ZP-1341/JE(MK)/2021/ 22591-603 Dated: 08-09-2021

A copy of above is forwarded to the following for information and necessary action:-

1. H.L. Residency (Proprietorship Firm) through Prop. Shailaja, Shop No. 8, Commercial Complex, H.L.City, Sector- 37, Bahadurgarh District Jhajjar.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
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. Superintending Engineer, HSVP, Rohtak.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Town Planner, Jhajjar.
12. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana, Chandigarh.
13. Record Keeper (Colony) with the direction to place copy of these order in concerned record file.


(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with License No. 31 dated 30.06.2021

Revised Land Schedule

Detail of land owned by HL Residency Propertiership firm

Village	Rect. No.	Killa No.	Area (K-M-S)	
Nuna Majra	68	13/1Min	1-1-6	
		14/1Min	4-8-0	
		13/2/2Min	0-5-4	
		16/2	4-4-0	
		16/3	2-0-0	
		18/1Min	0-18-3	
		23/2Min	1-2-0	
		25/1	2-0-0	
		25/2Min	5-5-1	
		69	12 Min	3-5-0
			20/1 Min	0-5-3
		73	3/1/2/2Min	1-8-3
			3/2/2/2Min	2-2-0
			191/1/2/2 Min	0-17-5
			192/2 Min	0-2-6
Total	29-5-4			

Or 3.65902 acres

Applicant has mortgaged 1/5 share of the above mentioned land in favour of DTCP Haryana.

Director,
Town & Country Planning
Haryana

Jasprender Singh