

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. 111 of 2019

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Renu Realtech Pvt. Ltd., B-10, Lawrence Road, Industrial Area, New Delhi-110035 for setting up of Affordable Plotted colony under policy of Deen Dayal Jan Awas Yojna over an area measuring 5.31875 acres in Sector-36, Village Khedka Musalaman, Tehsil and Distt. Bahadurgarh.

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:-
 - a) 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.
 - b) You shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - c) 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 Areas Restriction of Unregulated Development Act, 1963.
 - d) 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 will be earmarked on the layout plan to be approved alongwith the license.
 - e) 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.
 - f) 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.
 - g) You shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.


Director
Town & Country Planning
Haryana, Chandigarh
Kishor

- h) 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.
- i) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) 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.
- k) You shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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.
- m) You shall 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 sft. to the Allottees while raising such demand from the plot owners.
- n) 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.
- o) 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.
- p) 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.
- q) You shall no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- r) 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.
- s) 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.
- t) You shall no further sale has taken place after submitting application for grant of license.
- u) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

- v) You shall no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - w) The revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
 - x) You shall provide the drinking water, sewerage system, storm water etc. and all public health services from your existing colonies. You shall not transfer the colony in any circumstances to any other person, otherwise you have to make independent provisions of the services like STP, drinking water, UGT etc.
 - y) You 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.
 - z) 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. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 10/09/2024.



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

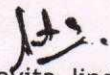
Dated: 11/09/2019.
Place: Chandigarh

Endst. No. LC-3532- JE (MK)-2019/ 22628

Dated: 12-09-19

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

1. Renu Realtech Pvt. Ltd., B-10, Lawrence Road, Industrial Area, New Delhi-110035, 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, Jhajjar.
12. District Town Planner, Jhajjar 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

To be read with License No...../11/.....of...../09/2019

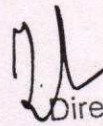
Detail of Land owned by Renu Realtech Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
Khedka	19	12	8-0
Musalman		13/1	4-0
		13/2	4-0
		14	7-11
		16/2	6-16
		17	8-0
		18/1	4-4
		Total	42-11

Or 5.31875 Acres

Note;-Killa NO 19//14 Min (0-9), 12 Min (2-5) and 13/1 Min (1-1) total 3K-15M

is under mortgage.


Director,
Town & Country Planning
Haryana
Jeevan Kumar

Directorate of Town & Country Planning, Haryana
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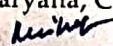
ORDER

Whereas, Licence no. 111 of 2019 dated 11.09.2019 was granted to Renu Realtech Pvt. Ltd. for setting up of affordable residential plotted colony under DDJAYA on the land measuring 5.31875 acres falling in the revenue estate of village Khedka Musalman, Sector-36, Bahadurgah District Jhajjar, under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

2. And, whereas, the request for grant of permission for transfer of licence and change in developer from Renu Realtech Pvt. Ltd. to Landways Developers India LLP was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the transfer of licence and change of developers from Renu Realtech Pvt. Ltd. In the name of Landways Developers India LLP in licence no. 111 of 2019 dated 11.09.2019 for the area measuring 5.31875 acres is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, Landways Developers India LLP, shall comply with the same in letter & spirit. Landways Developers India LLP shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier. Landways Developers India LLP will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh and also paid the outstanding amount of EDC.

4. These orders shall be read together with the licence no. 111 of 2019 dated 11.09.2019 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.


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


Endst. No. LC-3532-JE(MK)/2021/ 31348 Dated 13-12-2021

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

- 1) Landways Developers India LLP, 1176, Sector - 6, Bahadurgarh, District Jhajjar - 124507.
- 2) Renu Realtech Pvt. Ltd., Regd. off: B-10, Lawrence Road, Industrial Area, New Delhi - 110035 Email id - rashmeet.kaur@esselgroup.com
- 3) Chief Administrator, HSVP, Panchkula.
- 4) Director, Urban Estates Department, Haryana, Panchkula.
- 5) Superintending Engineer, HSVP, Rohtak.
- 6) Land Acquisition Officer, Rohtak.
- 7) Senior Town Planner, Rohtak.
- 8) Senior Town Planner (Enforcement), Haryana, Chandigarh.
- 9) District Town Planner, Jhajjar.
- 10) Chief Accounts Officer of this Directorate.

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


To be read with License No 111 of 2019

Revised Land schedule

Detail of Land owned by Landways Developers India LLP.

Village	Rect No	Killa No	Area (K-M)
Khedka	19	12	8-0
Musalman		13/1	4-0
		13/2	4-0
		14	7-11
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Jeevan Chaur