

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

Licence No. 21 of 2022

This License is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Lord Venkateshwara Buildcon Pvt. Ltd, #1204, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.3826 acres (after migration from license no 96 of 2014 and license no 140 of 2014) in the revenue estate of village Dharuhera, Sector-3, Dharuhera, 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. 377.29** Lacs in equal three half yearly installment 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 construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.


Director
Town & Country Planning
Haryana, Chandigarh

- 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 you shall use only LED fitting for internal lighting as well as campus lighting.
- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. 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.
- r. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s. That you will pay the labour cess as per policy instructions issued by Haryana Government.
- t. 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- u. That licensee shall execute the development works as per Environmental Clearance and comply 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- v. That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- w. 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.
3. That you shall demolish the construction raised at site before approval of zoning plan.
4. The licence is valid up to 10/03/2027.


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


Place : Chandigarh

Dated: 11/03/2022.

Endst. No. LC-3864/JE(SK)/2022/ 7059 Dated: 15-03-2022

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

1. Lord Venkateshwara Buildcon Pvt. Ltd, #1204, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 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.


(Amit Madholia)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 21 Dated 11/03 of 2022

Detail of land owned by Lord Venkateshwara Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Dharuhera	80	16min	3-13-0
		25	7-8-0
	81	18/2min	5-10-6
		19/1/2	3-11-0
		19/2	0-18-0
		20	6-16-0
		21	7-8-0
		22	8-0-0
		23min	6-10-1
	82	1/1	2-17-0
		1/2	5-2-0
		2	8-0-0
		3min	7-6-8
		4min	0-6-0
		7min	1-15-5
		8	8-0-0
		9	8-0-0
		10/1	3-12-0
		10/2	4-8-0
	83	5	7-19-0
		6	8-0-0
		Total	115-1-2

Or 14.3826 Acres


Director,
Town & Country Planning
Haryana

