Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
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FORM LC –V
(See Rule 12)

License No. 94 **of 2022**

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Chhavi Secfin Pvt. Ltd., Bharat Gupta S/o Sh. Sushil Kumar In collaboration with Chhavi Secfin Pvt. Ltd. 4/12, East Punjabi Bagh, New Delhi- 110026 for the development of an Industrial Plotted Colony over an area measuring 13.5125 acres in the revenue estate of village Lowa Khurd, Tehsil Bahadurgarh, Distt. Jhajjar

1. The particulars of the land, wherein the aforesaid industrial 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) To deposit a sum of Rs. 19,13,978/- on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.

   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 HSVP services as and when made available in future.

   d) 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.

   e) 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.

   f) That you shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.

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Haryana, Chandigarh

g) That 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 Urban Development Authority or any other execution agency.

h) 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.

i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

j) 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.

k) That you shall use only LED fitting for internal lighting as well as campus lighting.

l) 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.

m) 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 sft to the Allottees while raising such demand from the plot owners.

n) That 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) 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 licencee 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) That you shall abide by the terms and condition of policy dated 01.10.2015 & 09.10.2017 and other direction given by the Director time to time to execute the project.

q) That 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.

r) 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.

s) (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)

t) No further sale has taken place after submitting application for grant of license.

u) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

v) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

w) That you shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.

x) That you shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and for making culvert over the water courses/dhanas, wherever applicable as per the layout plan.

y) That you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony in compliance of Rule-27 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975.

z) That you 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.

4. The licence is valid up to 11/07/2027.

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

Dated: 12/07/2022.
Place: Chandigarh

Endst. No. LC-4585- JE(MK)-2022/ 20215 Dated: 13-07-2022

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

1. Chhavi Secfin Pvt. Ltd., Bharat Gupta S/o Sh. Sushil Kumar In collaboration with Chhavi Secfin Pvt. Ltd. 4/12, East Punjabi Bagh, New Delhi- 110026, alongwith a copy of agreement, LC-IV C & 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.

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

To be read with License no.....94.....dated.....12/07.....of 2022

Detail of land owned by Chhavi Secfin Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
LowaKhurd	2	8/1	0-4
		13/2	1-12
		14/1	5-3
		17/2	6-8
		23/1/2	0-3
		23/2	6-15
	8	2/2/2	3-0
		3	8-0
		7/1	3-8
		7/2	4-4
		8/1	4-0
		8/2	4-0
		14/2	2-12
	2	18/2	1-12
		24/1	6-8
	8	4	7-4
		17/1/1	0-12
		Total	65-5

Detail of land owned by Bharat Gupta S/o Sushil Kumar

Village	Rect. No.	Killa No.	Area K-M
LowaKhurd	2	14/2	0-15
		15	0-19
		16	7-11
		17/1	1-12
		24/2	1-12
		25	8-0
	3	20/2	3-2
		21/1	6-4
	7	1/1/1	5-10
	8	5	7-12
		Total	42-17
		Grand Total	108K-2MOr 13.5125 Acres

Director,
Town & Country Planning
Haryana

LC-4585

To be read with License No. 94 of 2022 Dated 12/07/2022

That this Layout plan for site area measuring 13.5125 acres (Drawing No. DTCP- 8463 dated 13-07-22) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Chhavi Secfin Pvt. Ltd., Bharat Gupta S/o Sh. Sushil Kumar in collaboration with Chhavi Secfin Pvt. Ltd. falling in the revenue estate of village Lowa Khurd, Tehsil Bahadurgarh, District Jhajjar, is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
11. The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
12. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
13. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
14. That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
17. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour
18. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the owner 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.
20. That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
21. That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(OM PARKASH)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(SUNITA SETHI)
STP (HQ)

(P.P. SINGH)
CTP(HR)

(K.MAKRAND PANDURANG, IAS)
DTCP(HR)

(RAJESH DUTT)
JD(HQ)

(DINESH KUMAR)
SD(HQ)

LEGENDS