

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

Licence No. 18 of 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Alfa Contech Pvt. Ltd., 2/37, Roop Nagar, Delhi-110007 for setting up of Affordable Plotted Colony (under DDJAY-2016) on the land measuring 7.71875 acres in the revenue estate of Village Dhunela, Sector-35 & 36, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony (under DDJAY-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:-
  - (i) That you shall pay the Infrastructure Development Charges amounting to **Rs. 94,51,392/-** in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - (ii) 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.
  - (iii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - (iv) 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.
  - (v) 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 workout 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.
  - (vi) That 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.
  - (vii) 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.
  - (viii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External

  
D.T.C.P. (Hr.)



Infrastructure to be laid by Haryana Urban Development Authority or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.

- (ix) 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.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) 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.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) 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.
- (xiv) That 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.
- (xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xix) 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.
- (xx) 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.



- (xxi) That no further sale has taken place after submitting application for grant of licence.
- (xxii) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xxiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxiv) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- (xxv) That you shall obtain permission / NOC from the competent authority before construction of road over the gas pipeline passing through the site.
- (xxvi) 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 in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. The licence is valid up to 08/02/2024.



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

Place : Chandigarh  
Dated: 09/02/2019.

Endst. No. LC-3787-Asstt.(AK)-2019/ 4255-70

Dated: 13-02-2019

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

1. Alfa Contech Pvt. Ltd., 2/37, Roop Nagar, Delhi-110007 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, Gurugram 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.



(Rajesh Kaushik)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 18 dated 09/02 of 2019

**Land Owned by Alfa Contech Pvt. Ltd;**

Village	Rect. No	Killa No	Area (K-M)
Dhunela	24	11	0-16 ✓
		20 Min	0-18 ✓
		19 Min	6-8 ✓
		18 Min	7-8 ✓
		12	8-0 ✓
		17 Min	7-12 ✓
		23/2 Min	1-1 ✓
	25	16 Min	7-12 ✓
		11/3	2-0 ✓
		12/3	1-4 ✓
		20 Min	6-12 ✓
	37	3/2 Min	2-12 ✓
		4 Min	6-8 ✓
		5/1 Min	3-4 ✓
		<b>Total</b>	<b>61-15 ✓</b>
			<b>Or 7.71875 Acres ✓</b>

  
Director,  
Town & Country Planning  
Hayana 

## 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: tcpharyana6@gmail.com

### ORDER

License No. 18 of 2019 dated 09.02.2019 was granted in favour of Alfa Contech Pvt. Ltd., 2/37, Roop Nagar, Delhi-110007 for setting up of Affordable Plotted Colony (under DDJAY-2016) on the land measuring 7.71875 acres in the revenue estate of Village Dhunela, Sector-35 & 36, Sohna, District Gurugram.

2. And, whereas, the request for grant of permission for transfer of licence and change in developer from Alfa Contech Pvt. Ltd. to JBP Promoters & Builders Pvt. Ltd. was received & same was considered.

3. And, whereas, upon the compliance of said terms & conditions, the transfer of licence and change of developers from Alfa Contech Pvt. Ltd. to JBP Promoters & Builders Pvt. Ltd. in licence no. 18 of 2019 dated 09.02.2019 for the area measuring 7.71875 acres is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same, JBP Promoters & Builders Pvt. Ltd. shall comply with the same in letter & spirit. JBP Promoters & Builders Pvt. Ltd. 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 JBP Promoters & Builders Pvt. Ltd. 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. 18 of 2019 dated 09.02.2019 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

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

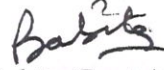
Endst. No. LC-3787-JE(MK)/2021/ 19305 Dated 07-07-2022

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

- 1) Alfa Contech Pvt. Ltd., 2/37, Roop Nagar, Delhi-110007
- 2) JBP Promoters & Builders Pvt. Ltd., H-36, 3<sup>rd</sup> Floor, Kailash Colony, South Delhi, New Delhi -110048 alongwith a copy of Agreement LC-IV and Bilateral Agreement executed by them.
- 3) Chief Administrator, HSVP, Panchkula.
- 4) Director, Urban Estates Department, Haryana, Panchkula.



- 5) Superintending Engineer, HSVP, Gurugram.
- 6) Land Acquisition Officer, Gurugram.
- 7) Senior Town Planner, Gurugram.
- 8) Senior Town Planner (Enforcement), Haryana, Chandigarh.
- 9) District Town Planner, Gurugram.
- 10) Chief Accounts Officer of this Directorate.



(Babita Gupta)

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