

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

Licence No. 25. of 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Ujjwal Colonizers Pvt. Ltd., Aparajita Realtors Pvt. Ltd., Suryanchal Colonizers Pvt. Ltd., Ujjwal Buildwell Pvt. Ltd. in collaboration with Sharad Farms and Holdings Pvt. Ltd. C/o Suncity Business Tower, 2nd Floor, Golf Course Road, Sector-54, Gurgaon - 122002 for setting up of AFFORDABLE RESIDENTIAL PLOTTED Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 5.64687 acres (under migration policy dated 18.02.2016 from the Licence No. 1157 & 1159 of 2006) falling in the revenue estate of village village Para, Sector-36, Rohtak.

1. The particulars of the land, wherein the aforesaid affordable residential plotted 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 residential plotted 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 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
 - (iv) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (v) 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.
 - (vi) That you have read and understand the contents of Affordable Plotted Housing Policy Deen Dayal Jan Awas Yojna-2016 and you shall abide by the terms and conditions of this policy are letter and spirit.
 - (vii) That you shall 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 distinctly on the layout plan to be approved alongwith the license.
 - (viii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.

D.T.C.P. (H.P.) 8.6.17

- (ix) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (x) 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.
- (xi) 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.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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.
- (xv) 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 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. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xvi) 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.
- (xvii) 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.
- (xviii) That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- (xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xx) 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.
- (xxi) 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.
- (xxii) That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- (xxiii) That you shall not given any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

- (xxv) 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.
- (xxvi) That you shall get approve the revised layout plan of remaining land of residential plotted colony after excluding the land under migration.
- (xxvii) That you shall construct the rasta, if any stretch is kuccha at site, upto higher order road in concurrence with concerned authority.
- (xxviii) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
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 07/6/2022.

Dated: The 8/6/2017.
Chandigarh


(T.L. Satyaprakash, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh
Email: tcpharyana5@gmail.com

Endst. No. LC-3266- PA (SN)-2017/ 13076

Dated: 14/6/17

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

1. Ujjwal Colonizers Pvt. Ltd., Aparajita Realtors Pvt. Ltd., Suryanchal Colonizers Pvt. Ltd., Ujjwal Buildwell Pvt. Ltd. in collaboration with Sharad Farms and Holdings Pvt. Ltd. C/o Suncity Business Tower, 2nd Floor, Golf Course Road, Sector-54, Gurgaon - 122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Rohtak along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.


(S.K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 25 dated 08/6/2017

1 Ujjwal Colonizers Pvt. Ltd.

Village	Rect. No.	Kila no.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
Para	20	7	8	0	0	10
Total					0	10

2 Aprajita Realtors Pvt. Ltd. 7/18 share
Suryanchal Colonizers Pvt. Ltd. 5/18 share
Ujjwal Buildwell Pvt. Ltd. 1/3 share

Village	Rect. No.	Kila no.	Total Area		Area Taken		
			Kanal	Marla	Kanal	Marla	
Para	20	18	7	15	3	1	
		24/2	4	19	3	10.5	
		25	7	19	5	6	
		13	8	0	0	3	
		14/1	4	9	3	4	
		14/2	3	11	3	9	
		15	8	0	6	8	
		16	8	0	8	0	
		17	8	0	8	0	
		19	11	8	0	1	7
			20	8	0	2	5
			Total		44	13.5	

Grand Total 45 3.5
 OR 5.64687 Acres


 Director,
 Town & Country Planning
 Haryana
Jeevan
 (JEEVAN PATWARI)