

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 205 of 2022

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Optus Abode Pvt. Ltd. (Earlier known as Iris Abode Pvt. Ltd.), Regd. Off. A-9/20, 2nd Floor, Vasant Vihar, New Delhi-110057 for setting up of an Affordable Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.35625 acres (after migration from licence no. 69 of 2009 dated 19.11.2009) falling in the revenue estate of village Uchagaon, Sector-63, Faridabad, Haryana.

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) That the affordable residential plotted colony will be laid out in confirmation to the approved layout and development works will be executed in accordance to the designs and specifications shown in the approved plans / estimates.
 - b) That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other directions issued by the Director from time to time to execute the project.
 - c) That you shall deposit an amount of **Rs. Nil/-** against State Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. in case of failure of which, an interest @ 18% per annum for delay period shall charged.
 - d) That you shall deposit the balance amount of External Development Charges of **Rs. Nil** in equal 6 half yearly installment with interest as per policy dated 05.12.2018 (may be seen on website www.tcpharyana.gov.in)
 - e) 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 there under are duly complied with.
 - f) 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 to the Govt. or the local authority, as the case may be, in accordance with the


Director General
Town & Country Planning
Haryana, Chandigarh

provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- g) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran / Faridabad Metropolitan Development Authority as and when made available.
- h) That you shall either transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30 days from the date of approval of zoning plan or shall develop the community site on your own or through third party as per the terms and conditions prescribed in policy dated 25.08.2022. 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.
- i) That you shall transfer the part of licenced land falling under sector road/green belt passing through the site 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 within a period of 30 days from the date of approval of zoning plan.
- j) That you shall transfer the portion of licence land falling under proposed 24.0 mtr road passing through the site in favour of Government or the local authority, as the case may be within a period of 30 days from the date of approval of zoning plan.
- k) That you shall understands that the development/construction cost of 30 m/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 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- l) 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.
- m) 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 Shehri Vikas Pardhikaran or any other execution agency.
- n) That you shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.
- o) 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.
- p) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- q) That you shall demarcate the applied area at site and submit the demarcation plan in the office of DTP, Faridabad within 15 days from the date of issuance of licence for its verification.
- r) 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.
- s) That you shall use only LED fitting for internal lighting as well as campus lighting.
- t) 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.
- u) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC / SIDC. In case of not inclusion of EDC / SIDC 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.
- v) That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- w) 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.
- x) That you shall complete the project within seven years (5+2 years) from date of grant of license.
- y) That you shall pay the labour cess as per policy instructions issued by Haryana Government.
- z) 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 licensee have to deposit the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- aa) That you shall deposit the balance amount of EDC as per policy dated 05.12.2018 (may be seen on website www.tcpharyana.gov.in).
- bb) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the

colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

cc) That you 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.

3. 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 12/12/2027.

Dated: 13/12/2022
Place: Chandigarh.

(T.L Satyaprakash, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4663-JE (SK)-2022/ 37782

Dated: 15-12-2022

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

1. Optus Abode Pvt. Ltd. (Earlier known as Iris Abode Pvt. Ltd.), Regd. Off. A-9/20, 2nd Floor, Vasant Vihar, New Delhi-110057 Email ID:- info@optus.in along with copy of agreement-LC-IV-B & Bilateral Agreement.
2. The Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. The Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer (CEO), Faridabad Metropolitan Development Authority (FMDA), 2nd Floor, HSIIDC Complex, IMT Sector-69, Faridabad.
5. The Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. The Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. The Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Faridabad.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner, Faridabad.
12. District Revenue Officer, Faridabad.
13. District Town Planner, Faridabad.
14. District Town Planner (E), Faridabad.
15. Chief Accounts Officer of this Directorate.
16. Project Manager (IT) for updation on the website.

(Lalit Bazard)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no.....205.....dated 13/12/21 of 2022

Detail of land owned by Optus Abode Pvt. Ltd.

Village	Rect.No.	Killa No.	Area (K-M)
Uchagaon	61	18/2/2/2	1-5
		19/2	5-13
		12/1	3-7
		9/2/2	3-7
		10	8-0
		11	8-0
		20/1	1-17
		20/2/1	3-1
		20/2/2	3-1
		21/1	3-9
		22/1	1-17
		Total	42-17

Or 5.35625 acres


 Director General
 Town & Country Planning
 Haryana, Chandigarh
 Jeeva (16/12/21)

Национальный центр
домов и компаний
Directors Centre