

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: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 249 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Arduous Hospitality LLP, 18, Model Town, Gali no. 6, Tehsil Bahadurgarh, Jhajjar-124507 for the development of an Industrial Plotted Colony over an area of 19.60625 acres in the revenue estate of village Dulhera, Tehsil Bahadurgarh, District 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. 36,76,573/- on account of State 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 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 Shehari Vikas Pradhikaran services as and when made available.
 - 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 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.
 - f) 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.
 - g) That applicant shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP 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.



Director General
Town & Country Planning
Haryana, Chandigarh

- 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 photo voltaic power plant 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) 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/SIDC 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 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.
- p) 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 as amended from time to time.
- q) 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- r) That no further sale has taken place after submitting application for grant of license.
- s) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- t) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- u) That the revenue rasta/khal if passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

- v) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- w) That you shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transferred to the Government within 30 days of issuance of zoning plan.
- x) The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days of issuance of zoning plan.
- y) That you shall comply with the terms and conditions of policy dated 01.10.2015 as amended from time to time and other direction given by the Director time to time to execute the project.
- z) Only green category industries are allowed in the licenced area, falling within 2 kilometers from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary, whereas all categories of industries will be allowed beyond 2KM belt subject to the condition that licensee shall obtain consent from Haryana State Pollution Control Board as per rules and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the industrial colony.

3. The licence is valid up to 15/11/2028.

Dated: 16/11/2023.
Place: Chandigarh



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

Endst. No. LC-5191- JE (MK)-2023/ 39565

Dated: 17-11-2023

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

1. Arduous Hospitality LLP, 18, Model Town, Gali no. 6, Tehsil Bahadurgarh, Jhajjar-124507, 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.


(Ashish Sharma)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with License no.....²⁴⁹.....dated.....^{16/11}.....of 2023

Detail of land owned by Arduous Hospitality LLP

Village	Rectangle	Killa No	Area (K-M)	
Dulhera	28	22/2	6-12	
		23	8-0	
		24	6-16	
		25	8-0	
	29	48	5	8-0
			6/1	5-11
			6/2	2-9
			3/1	5-2
			4	8-0
			7/1	4-0
			7/2/1	3-11
			14/1	0-12
			7/2/2	0-9
			14/2	7-8
	49		15	8-0
			16	8-0
			17/1	1-12
			1/1	7-12
			10/2	7-8
			11/1	7-8
19/2			2-8	
2/1			2-13	
20			8-0	
3/1			2-11	
52		21	8-0	
		10/2/2	4-7	
		11/1	4-9	
		1	7-11	
		10/1/2	2-8	
		Total	156K-17M	
			19.60625 Acres	


 Director General
 Town & Country Planning
 Haryana, Chandigarh
 Siman (Patwari)