

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

LICENCE NO. 158 OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Associate Real Estate Developers LLP, #660, 1st Floor, Sector-16A, Faridabad, Haryana for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 9.28125 acres situated in the revenue estate of village Alapur, Sector-5, Palwal.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - a) That the licensee shall lay the Affordable Plotted Colony in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - c) 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.
  - d) That the licensee 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.
  - e) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.
  - g) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
  - h) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30

  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**

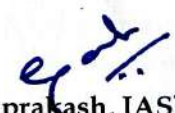
days from the date of approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.

- i) That the licensee shall 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.
- j) That the licensee shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- k) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n) That the licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) 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 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. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- p) That the licensee 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.
- q) That the licensee 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.
- r) That the licensee shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.

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- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That the licensee 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.
- u) That the licensee 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- v) That the licensee shall abide by the terms and conditions of the policy notified on 01.04.2016.
- w) That the licensee 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.
- x) That the licensee 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.
- y) That the licensee shall not encroach the revenue rasta/ khal passing through the site, if any and shall not object for free movement
3. The license is valid up to 09/08/2028.

Place: Chandigarh  
Dated: 10/08/2023.

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

Endst.No.LC-5024/JE (SK)/2023/ 26327

Dated: 11-08-2023

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

1. Associate Real Estate Developers LLP, #660, 1st Floor, Sector-16A, Faridabad, Haryana alongwith copies of agreement/ bilateral agreement, schedule of land and 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. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.

9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad alongwith approved layout plan.
11. Senior Town Planner (E&V), Haryana, Chandigarh.
12. District Town Planner, Palwal alongwith a copy of agreement and approved layout plan.
13. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
14. Nodal Officer (website), O/o DGTCP, Haryana.

/ .  
(Savita Jindal)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

25/11/02

25/11/02

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To be read with License no.....158.....Dated 10/08 of 2023

**Detail of land owned by Associate Real Estate Developers LLP**

Village	Rect. No.	Killa No.	Area (K-M)	
Alapur	17	20/2/2/2	2-1	
		20/2/2/1	2-4	
	19	15/2	7-13	
		20	11/2	0-16
	20	20/2	2-0	
		21/1	2-0	
	25	1/1	2-0	
		18	16	7-9
	25		8-0	
	19	14	7-17	7-17
			15/1	0-7
		4/1	2-6	2-6
			4/2/1	1-17
		4/2/2	1-17	1-17
			4/2/3	1-17
		5	8-0	8-0
			6	8-0
		7/1/1Min	1-14	1-14
		7/1/2	1-14	1-14
		7/1/3	1-14	1-14
7/2		2-19	2-19	
Total		74-5		

Or 9.28125 acres

  
**Director General  
Town & Country Planning  
Haryana, Chandigarh**  


To be read with Licence No. 158 of 2023 Dated 10/08/2023

That this Layout plan for an area measuring 9.28125 acres (Drawing no. DTCP 9484 dated/1002/2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Associate Real Estate Developers LLP in sector-5, Palwal 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 plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site 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, Town & Country Planning, Haryana.
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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/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.
18. That the colonizer/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 for enforcement of the Energy Conservation Building Codes.

  
(SAVITA JINDAL)  
DTP (HQ)

  
(SANJAY KUMAR)  
STP (EBV)

  
(P.P. SINGH)  
CTP (HR)

  
(T.L. SATYAPRAKASH, IAS)  
DGTCP (HR)

  
(NARINDER KUMAR)  
JD (HQ)

  
(SATISH KUMAR)  
ATP (HQ)

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

LICENCE NO. 259 OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Associate Real Estate Developers LLP, #660, 1st Floor, Sector-16A, Faridabad, Haryana for development of Affordable Residential Plotted Colony under DDJAY over an additional area measuring 9.20 acres (in addition to licence no. 158 of 2023 for area measuring 9.28125 acres) falling in the revenue estate of village Alahapur and Patli Khurd, Sector-5, Palwal.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - a) That the licensee shall lay the Affordable Plotted Colony in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - c) 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.
  - 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 the licensee 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.
  - f) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - g) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR

Director  
Town & Country Planning  
Haryana, Chandigarh

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is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.

- h) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- i) That you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
- j) That the licensee shall 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. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- k) That the licensee shall 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.
- l) That the licensee shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- m) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- n) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- p) That the licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- q) 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 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. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- r) That the licensee 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.
- s) That the licensee 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.

- t) That the licensee shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- u) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- v) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- w) That the licensee 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.
- x) That the licensee 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- y) That the licensee shall abide by the terms and conditions of the policy notified on 01.04.2016.
- z) That the licensee 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.
- aa) That the licensee 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.
- bb) That the licensee shall maintain the R.O.W. of 66 KV HT line passes through the applied site.
- cc) That you shall obey all the directions/restrictions imposed by the Department from time to time.
3. The license is valid up to 05/12/2028.

Place: Chandigarh

Dated: 06/12/2023.

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana, Chandigarh

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Endst.No.LC-5024 B/JE (AK)/2023/ 41490

Dated: 08-12-2023

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

1. Associate Real Estate Developers LLP, #660, 1st Floor, Sector-16A, Faridabad, Haryana alongwith copies of agreement/ bilateral agreement, schedule of land and 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. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad alongwith approved layout plan.
11. Senior Town Planner (E&V), Haryana, Chandigarh.
12. District Town Planner, Palwal alongwith a copy of agreement and approved layout plan.
13. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
14. Nodal Officer (website), O/o DGTCP, Haryana.

/

(Savita Jindal)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh

To be read with License No. 259 ..... Dated 06/12/ of 2023

**Detail of land owned by Associate Real Estate Developers LLP.:-**

Village	Rect.No.	Killa No.	Area (K-M)	
Alahapur	17 18	11/1/1	0-7	
		17/1	3-8	
		24/2	4-18	
		14/1	2-0	
		14/2	6-0	
		15/1/1	6-14	
		17/2	4-0	
		22	2-16	
		23	8-0	
		24/1	2-10	
		19	13	0-17
			2	3-14
			3	8-0
			8	6-1
9	0-2			
Patli Khurd	44	2	4-7	
		8	2-0	
		9	7-18	
		Total	73-12 Or 9.20 Acres	

Director  
Town & Country Planning  
Haryana, Chandigarh

*Handwritten signature*