

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. 232 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to GRSD Realtors LLP, S-10, Punjabi Bagh, Shivaji Park (West Delhi) New Delhi-110026 for setting up Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna Policy-2016) over an area measuring 12.0875 acres in the revenue estate of village Nuna Majra, Sector-36 & 41, Bahadurgarh District Jhajjar.

1. The particulars of the land, wherein the aforesaid Affordable Residential 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:-
 - i. That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved zoning plan/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 area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within a period of 30 days from issuance of license.
 - iv. 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.
 - v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP, Haryana.
 - vi. That you shall construct the community building, if any, at your own cost, or get constructed by any other institution or individual at its

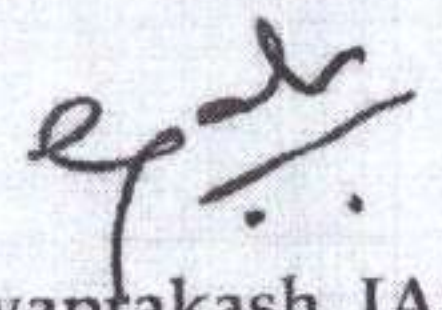
Director General
Town & Country Planning
Haryana, Chandigarh

costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.

- vii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- viii. 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.
- ix. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.
- x. 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.
- xi. That you 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 Urban Development Authority.
- 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 make provision of solar photo voltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv. 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.
- xvi. 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 amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

Govt.

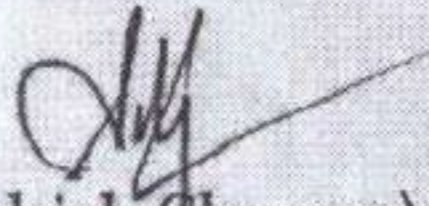
- xvii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xviii. That you shall deposit seventy per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xix. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of building plans of the same.
- xx. 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 as amended time to time.
- xxi. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxii. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxiii. That you shall obey all the directions/restriction given by this department time to time in public interest.
- xxiv. That you 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.
- xxv. You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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 licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
4. The licence is valid up to 01/11/2028.


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

Dated: 02/11/2023,
Place: Chandigarh

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

1. GRSD Realtors LLP, S-10, Punjabi Bagh, Shivaji Park (West Delhi) New Delhi-110026 alongwith a copy of agreement, LC-IV B & 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)

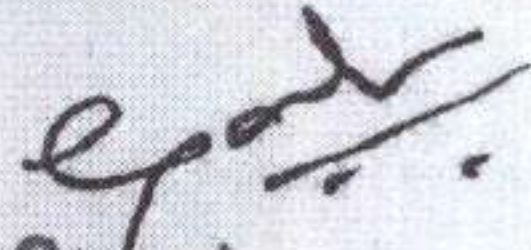
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with License no. ²³².....of 2023

dt:- 02 ¹¹/₂₀₂₃.

Detail of land owned by GRSD Realtors LLP:-

Village	Rect.No	KillaNo.	Area (K-M-S)	
Nuna Majra	16	5min	0-3	
		6min	3-10	
		7/1min	0-4	
		14/2min	4-13	
		15min	0-19	
		16min	3-7	
		17	8-12	
		23/2	3-16	
		24	8-0	
		25/1	2-12	
		25/2min	3-14	
		17	8	2-15
			10	3-9
			11min	7-16
			12/1	6-14
			12/2	0-4
	13		8-0	
	18		8-0	
	19		8-0	
	24	20min	5-15	
		22/1	3-7	
		26	0-9	
		5/2	2-15	
		Grand Total	96K-14M or 12.0875 acres	


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