

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

Licence No. 76 of 2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to MG Estate Pvt. Ltd., E-70, NOSE, Part-I, New Delhi-110049 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 13.96875 acres (under migration policy dated 18.02.2016 from licence No. 07 of 2014 dated 07.02.2014, residential plotted colony for an area measuring 37.237 acres) falling in the revenue estate of village Dodwa, Sector 1, Nilokheri Taraori, Distt. Karnal.

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:-
 - a. 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - b. 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.
 - c. 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.
 - d. That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - e. That the licensee will 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 work out 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.
 - f. That the licensee shall construct and transfer the land of sector road/green belt which forming the part of licenced land free of cost to the Govt. in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - g. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company shall pay the proportionate cost for

MJ

Director
Town & Country Planning
Haryana, Chandigarh

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.

- h. That the licensee shall obtain NOC/Clearance as per conditions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i. That the licensee 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 Shahari Vikas Pradhikaran.
- j. That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. 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.
- 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 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.
- 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 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.
- p. That pace of development shall be kept atleast 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 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.
- 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 shall not give an advertisement before approval of zoning/ layout/building plan.
- u. That licensee 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.
- v. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- w. That licensee shall abide by the terms and conditions of the policy notified on 01.04.2016 and subsequent amendment.
- x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- y. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 16/11/2023.

Dated: 17/11/2018.
Place: Chandigarh

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3401- JE (SK)-2018/ 32049-61

Dated: 21-11-2018

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

1. MG Estates Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-49 alongwith a copy of agreement, LC-IV-B, Bilateral agreement & layout plan.
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, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Karnal along with a copy of agreement.
12. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
13. PM (IT) to update this licence on the website.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License.....⁷⁶ dated.....^{17/11} of 2018

Detail of Land owned by M.G Estates Private Ltd;

Village	Rectangle No.	Killa No.	Kanal	Marla		
Dodwa	17	11/1	1	9		
		11/2/1	3	0		
		11/2/2/1	2	8		
		11/2/2/2	0	11		
		20/1/1/1	0	17		
		20/2	2	9		
		20/1/2	4	0		
		21/1/2	1	9		
		21/1/1	2	9		
		21/2	3	10		
		18	18	25/2	0	11
				25/3/1	0	17
				25/3/2	3	7
				25/1	2	17
				16/1	5	1
		16	17	16/2	2	11
				21	0	15
12	8			0		
13	8			0		
14	7			16		
15	1			18		
16	6			8		
17	8			0		
18	8			0		
19	7			1		
17	17	24	8	0		
		25	8	0		
		22/1	1	8		
		22/2	1	3		
Total			111	15		
			OR	13.96875 Acres		

Note;- Killa no. 17//20 Min (2-1), 21 Min (2-1), 22/1 Min (0-8), 18//16 Min (2-6), 25 Min(2-6) Total 9-2 are under mortgage.


 Director,
 Town & Country Planning
 Haryana
 Jaiswal (at 20/11)

248


17/11

To be read with License.....76.....dated....of 2018

Detail of Land owned by M.G Estates Private Ltd;

Village	Rectangle No.	Killa No.	Kanal	Marla	
Dodwa	17	11/1	1	9	
		11/2/1	3	0	
		11/2/2/1	2	8	
		11/2/2/2	0	11	
		20/1/1/1	0	17	
		20/2	2	9	
		20/1/2	4	0	
		21/1/2	1	9	
		21/1/1	2	9	
		21/2	3	10	
	18	25/2	0	11	
		25/3/1	0	17	
		25/3/2	3	7	
		25/1	2	17	
		16/1	5	1	
		16/2	2	11	
		16	21	0	15
			17	12	0
		17	13	8	0
			14	7	16
15	1		18		
16	6		8		
17	8		0		
18	8		0		
19	7		1		
24	8		0		
25	8		0		
22/1	1		8		
22/2	1	3			
Total			111	15	
			OR	13.96875 Acres	

Note;- Killa no. 17//20 Min (2-1), 21 Min (2-1), 22/1 Min (0-8), 18//16 Min (2-6), 25 Min(2-6) Total 9-2 are under mortgage.


Director,
Town & Country Planning
Haryana
(Signature)

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

ORDER

Whereas licence no. 76 of 2018 dated 17.11.2018 was granted in favour of M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for development of Affordable Plotted Colony under DDJAY for an area measuring 13.96875 Acres in village Dowda, Sector-1, Nilokheri Taraori, District Karnal and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.


2. A request was submitted on 04.02.2022 to grant permission for transfer of licence for an area measuring 13.96875 acres in favour of RBA Homes Pvt. Ltd. as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity i.e. RBA Homes Pvt. Ltd. as per policy dated 18.02.2015. The request was considered and in-principle approval in this regard was issued vide memo dated 21.04.2022 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the licensee/new entity have submitted requisite documents/fee & charges on 07.10.2022, 12.10.2022 & 29.03.2023 which have been examined and found in order and area measuring 13.96875 acres is hereby transferred in the name of RBA Homes Pvt. Ltd. The terms and conditions as stipulated in the above said licence will remain the same and will be complied with the new entity i.e. RBA Homes Pvt. Ltd. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh and also paid the outstanding amount of EDC.

4. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of RBA Homes Pvt. Ltd., Shop no. 1, First Floor, Plot No. 37B, Sector-132, Noida, Uttar Pradesh-201301. Permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of RBA Homes Pvt. Ltd.

5. These orders shall be read together with the licence no. 76 of 2018 dated 17.11.2018 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:
Place:


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



Endst. No. LC-3401/JE(RK)/2023/ 18935

Dated: 14-06-2023

A copy is forwarded to the following for information and necessary action: -

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safdarjung Enclave, South Delhi, Delhi-110016.
2. RBA Homes Pvt. Ltd., Shop no. 1, First Floor, Plot No. 37B, Sector-132, Noida, Uttar Pradesh-201301.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Land Acquisition Officer, Panchkula.
7. Senior Town Planner, Panchkula.
8. District Town Planner, Karnal; and
9. Accounts Officer of this Directorate.

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


Revised Land Schedule

Detail of Land owned by RBA Homes Pvt. Ltd;

Village	Rectangle No.	Killa No.	Kanal	Marla	
Dodwa	17	11/1	1	9	
	17	11/2/1	3	0	
	17	11/2/2/1	2	8	
	17	11/2/2/2	0	11	
	17	20/1/1/1	0	17	
	17	20/2	2	9	
	17	20/1/2	4	0	
	17	21/1/2	1	9	
	17	21/1/1	2	9	
	17	21/2	3	10	
	18	25/2	0	11	
	18	25/3/1	0	17	
	18	25/3/2	3	7	
	18	25/1	2	17	
	18	16/1	5	1	
	18	16/2	2	11	
	16	21	0	15	
	17	12	8	0	
	17	13	8	0	
	17	14	7	16	
	17	15	1	18	
	17	16	6	8	
	17	17	8	0	
	17	18	8	0	
	17	19	7	1	
	17	24	8	0	
	17	25	8	0	
	17	22/1	1	8	
	17	22/2/1	1	3	
			Total	111	15

13.96875 Acres

Note:- Killa no. 17//20min(2-1),21min(2-1),22/1min(0-8),18//16min(2-6),25min(2-6) Total 9K-2M are under mortgage.


 Director General
 Town & Country Planning
 Haryana, Chandigarh
 Jaganjit Singh

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

RBA Homes Pvt. Ltd.,
Shop No. 02, 1st Floor,
Plot NO. 37B, Sector-132, Noida,
Uttar Pradesh-201301.

Memo No. LC-3401/JE(RK)/2023/ 31901

Dated: 22-09-2023

Subject: Renewal of Licence No. 76 of 2018 dated 17.11.2018 granted for development of Affordable Residential Plotted Colony DDJAY-2016 over an area measuring 13.96875 acres falling in the revenue estate of village Dodwa, Sector-1, Nilokheri Traoari, Karnal.

Please refer to your application dated 04.09.2023 on the subject cited above.

Your request for renewal of Licence No. 76 of 2018 dated 17.11.2018 granted for development of Affordable Residential Plotted Colony DDJAY-2016 over an area measuring 13.96875 acres falling in the revenue estate of village Dodwa, Sector-1, Nilokheri Traoari, Karnal has been considered and hereby renewed up to 16.11.2025 on the same terms and conditions laid down therein: -

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall convey the ultimate power load requirement of the project to the power utility.
3. You shall transfer the area of community site forming the part of licensed land free of cost in favour government within 30 days of renewal of licence.
4. You shall get approved the service plan estimate within two months from the issuance of this permission.
5. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst No. LC-3401/JE(RK)/2023/

Dated:

A copy is forwarded to following for information and further necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (website) for updation on website.

(Ashish Sharma)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh