

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. 181 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Eldeco Infracon Realtors Ltd., Sh. Om Parkash Saroha, Sh. Ram Niwas, Sh. Sunil Saroha, Sh. Ramesh Kumar in collaboration with Eldeco Infracon Realtors Ltd., Regd. Office. 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 for setting up of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna Affordable Housing Policy-2016) over an area measuring 16.31875 acres in the revenue estate of village Rathdhana, Sector- 33, Sonipat.

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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That you will pay the State Infrastructure Development charges amounting to Rs. 2,00,31,454/- @ Rs. 281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - 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 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.
 - c) That you shall integrate the services with Haryana Shenri 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 Areas Restrictions of Unregulated Development Act, 1963.
 - e) That you shall transfer 10% area of the licenced colony for provisions of Community facilities within 30 days of approval of zoning plan. Alternately, the you shall have an option to develop such area on its own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022
 - f) 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.





- g) That you will transfer the 24/18 m wide sectoral plan road/sector road/service road/ green belt forming part of the licenced colony to the department within a period of 30 days from approval of zoning plan.
- h) 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.
- i) That you 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 Shehri Vikas Pradhikaran or any other execution agency.
- j) 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.
- 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 you shall use only LED fitting for internal lighting as well as campus lighting.
- n) 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.
- 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/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 sqft. to the Allottees while raising such demand from the plot owners.
- p) 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.
- q) 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.
- r) That you shall complete the project within seven years (5+2 years) from date of grant of license 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 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.

- u) 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- v) That no further sale has taken place after submitting application for grant of license.
- w) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- x) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- y) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- z) That you shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- aa) 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.
- bb) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- cc) 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) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- dd) 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.
- ee) That you shall maintain the right of way along One 132 KV HT, Two 11 KV HT line passing through the applied site.
- ff) That the plots falling in ROW of 11 KV HT line shall be freezed till removal of the said HT line.
- gg) That you shall maintain the UGT, underground STP and the green area above the same through proper horticulture in this residential colony.

3. The licence is valid up to 10/09/2028.

Dated: 11/09/2023.
Place:


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

Endst. No. LC-4984- JE (MK)-2023/ 30011

Dated: 11-09-2023

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

1. Eldeco Infracon Realtors Ltd., Sh. Om Parkash Saroha, Sh. Ram Niwas, Sh. Sunil Saroha, Sh. Ramesh Kumar in collaboration with Eldeco Infracon Realtors Ltd., Regd. Office. 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 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. 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. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. District Town Planner, Sonipat.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License no. 101 of 2023

dt:- 11/09/2023

Detail of land owned by Eldeco Infracon Realtors Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Rathdhana	67	7/1/2	0-18	
		6/3	0-4	
		7/2	2-0	
		13/5	5-19	
		14	8-0	
		15	7-12	
		16	7-12	
		17	7-11	
		18	8-0	
		25/1	2-15	
		26	0-9	
		23/1	3-2	
		24	8-0	
		25/2	4-9	
		27	0-8	
		80	5	7-12
		81	1/1	4-4
		67	8/1	1-0
			8/2/3	3-9
		80	6/1	6-16
66	22/2	5-0		
81	2/2	5-4		
67	6/2	0-12		
	7/1/1	5-2		
81	8/1/1	2-3		
	12/1	0-10		
	8/2/1	3-5		
	9/1	7-8		
	10/1	4-12		
	Total	123-16		

Detail of land owned by Om Prakash Saroha ¼ share

Ramniwas ¼ share

Sunil Saroha ¼ share

Ramesh Kumar ¼ share.

Village	Rect. No.	Killa No.	Area (K-M)
Rathdhana	67	4	6-15
		Grand Total	130-11
		Or	16.31875 acre

Note:-

- 81//9/1 min (2K-12.859M), 10/1min (1K-7.978M), 2/2min (2K-3.445M), 8/2/1 min (0K-3.117M) are under mortgage on account of IDW.
- 81 //9/1 min (0K-18.408M), 8/2/1 min (0K-10.285M), 2/2 min (2K-15.840M), 66//22/2 min (2K-2.721M) are under mortgage on account of EDC.


Director General
Town & Country Planning
Haryana, Chandigarh
Suman (Fatwari)