

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.
Phone: 0172-2549349; e-mail: tcharyana7@gmail.com

Regd.

To

✓ AB Greenvalleys LLP,
D-63/12, Mahamoorganj,
Varanasi, Uttar Pradesh-221010.

Memo No. LC-3383/JE(SB)/2024/ 13445 Dated: 02/05/24

Subject: Request for renewal of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal.

Reference: Your applications dated 02.01.2024 & 05.03.2024 on the subject cited above.

Your request for renewal of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal has been examined and it has been decided to renew the licence upto 29.01.2026 subject to fulfillments of terms and conditions laid down in the licence alongwith the following conditions: -

1. It is clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. That you shall transfer community site, portion of 24mtr wide road and periphery road forming part of licensed land to the Government, within a period of 30 days from issuance this renewal order.
3. That you shall get approved Service Plan/Estimates of the colony within a period of 30 days from issuance this renewal order.
4. That you shall get the licence renewed till grant of final completion of the colony.

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

(Amit Khatri, IAS)

Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-3383/JE(SB)/2024/

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.

(Divya Dogra)

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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Email: tcpharyana7@gmail.com, Website: <http://tcpharyana.gov.in>

ORDER

Whereas licence No. 08 of 2019 dated 30.01.2019 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 Policy-2016 for an area measuring 8.26256 Acres in the revenue estate of Village Dowda, Sector-1, Nilokheri Taraori, District Karnal under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. The in-principle approval for transfer of entire licensed area measuring 8.26256 acres and change of developer in favour of AB Greenvalleys LLP was granted vide this office memo No. 18833 dated 13.06.2023 under the provisions of Section 3D of Act of 1975 and Rule 17 of Rules 1976. Upon compliance of the terms and conditions of said in principle approval and submission of documents, the entire licensed area measuring 8.26256 acres (for which revenue documents have been verified) is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 and developer of entire licenced area changed to AB Greenvalleys LLP. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by AB Greenvalleys LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

The approval of all the plans accorded in favour of original developer shall now be deemed approved in favour of Transferee Company.

These orders shall be read together with the licence no. 8 of 2019 dated 30.01.2019 issued by this office. The copy of LC-IV and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:

Place:

(Amit Khatri, IAS)

Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-3383/JE(RK)/2023/ 43890-99

Dated: 29-12-23

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

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safderjung Enclave, South Delhi, New Delhi-110016.
2. AB Greenvalleys LLP, D-63/12, Mahmoorganj, Varanasi, UP - 221010 with the request to submit addendum mortgage deed in view of change of developer within a period of 30 days.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Sub-Registrar, Nilokheri (Karnal) to ensure updation of record w.r.t mortgage deed in view of above.
7. Land Acquisition Officer, Panchkula.
8. Senior Town Planner, Panchkula.
9. District Town Planner, Karnal.
10. Chief Accounts Officer of this Directorate.

(Divya Dogra)

District Town Planner (HQ)

For Director, Town & Country Planning
Haryana Chandigarh

To be read with License no. 8 of 2019

Revised Land Schedule

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Dodwa	A.B Green Valleys LLP.	26	22	8-0
			23/1	7-13
			24/1	1-8
		28	2/1	6-2
			9/2	5-1
		26	17/3	7-8
			18	8-0
			19	8-0
			20	8-0
			21/2	5-8
		28	3/1	1-2
			Total	66-2 Or 8.26256 Acres

Note: - Killa nos. 26//21/2min (2-11), 22min (2-5) and 23min (0-6) Total 5K-2M are under Mortgage.

Director,
Town & Country Planning
Haryana
Jasvir Singh

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. 08 of 2019

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, NDSE, Part-I, New Delhi-110049 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 8.26256 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, Haryana.

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 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.



Director
Town & Country Planning
Haryana, Chandigarh

- h. That the licensee 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 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 sq ft 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 UHBNL/DHBNL 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. UHBNL/DHBNL 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 29/01/2024.

Dated: 30/01/2019
Place: Chandigarh



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

Endst. No. LC-3383- Assistant (MS)-2019/ 2846

Dated: 31-01-2019

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, Layout Plan.
12. Chief Accounts Officer of this Directorate.
13. Project Manager (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 No. 08 dated 30/01 of 2019

Detail of land owned by M.G.Estate Pvt. Ltd.

Village	Rect No	Killa No	Area K-M
Dodwa	26	22	8-0
		23 Min	7-13
		24 Min	1-8
	28	2 Min	6-2
		9 Min	5-1
		17 Min	7-8
		18	8-0
	26	19	8-0
		20	8-0
		21/2	5-8
		3 Min	1-2
	28	Total	66-2

8.26256 Acres

Note:- Killa no. 26//21/2 Min (2-11), 22 Min (2-5) and 23 Min (0-6) Total 5K-2M are under mortgage.


Director,
Town & Country Planning
Haryana
Jaswan Katar