

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18A, Madhya Marg, Chandigarh

Web site tcp.haryana.gov.in - e-mail: tcp.haryana7@gmail.com

FORM LC-V
(See Rule 12)

Licence No. 171. of 2024

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Adore Projects LLP, Regd. Off. House no. A-43, F/F, Front Site, Shera Mohalla, Garhi, Near East of Kailash, New Delhi-110065, for development of **Integrated Commercial Colony (175 FAR)** over an area measuring **3.15 acre** in the revenue estate of village Bhatola, Sector-78, Faridabad.

1. The schedule of the land of this Integrated Commercial Colony is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
 - a) That licensee shall lay the Integrated Commercial Colony in confirmation to the approved Building Plans and development works shall be executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - c) That the licensee shall pay the External Development Charges as per terms and condition of the agreement executed with the Department.
 - d) The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.
 - e) That the portion of Sector/Master plan road which forms part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f) That licensee shall construct the 12/18/24 m wide internal sectoral plan road / service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - g) That licensee shall pay the Infrastructure Development Charges amounting to ₹ **1,67,31,816/-** @ Rs. 750/- per Sqm for the commercial, in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
 - h) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as per approved service plans and as & when made available.
 - i) That licensee shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HSVP is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.

- j) That 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 HSVP or any other Govt. Agency.
- k) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by the DTCP, Haryana.
- l) That licensee shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before executing development works at site.
- m) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- n) That licensee shall pay the labour cess charges as prescribed in policy parameters.
- o) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- p) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for occupation certificate.
- q) That licensee shall use only LED fittings for internal as well as for campus lighting.
- r) That in compliance of Rule 24, 26 (2), 27 and 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percent of the amount from the space holders for meeting the cost of internal development works in the colony.
- s) That at the time of booking of the commercial spaces in the licenced colony, if the specified rates of commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
- t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- u) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC.
- v) That the licensee shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- w) That licensee shall obey all the directions/restrictions imposed by the Department time to time in public interest.
- x) 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 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.

y) That you shall get the fees and charges deposited with the HSPV as prescribed in access permission and submit the proof before approval of building plan.

3. The license is valid up to 02-12-2029.

Place: Chandigarh
Dated: 03-12-2029.

(Amit Khatri, IAS)
Director, Town & Country Planning
Maryana, Chandigarh

Endst.No.LC-5228-PA (SK)-2024/

37770

Dated: 03-12-2029


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

1. Adore Projects LLP, Regd. Off. House no. A-43, F/F, Front Site, Shera Mohalla, Garhi, Near East of Kailash, New Delhi-110065, Email ID: adorerealtech@gmail.com, alongwith copies of agreement/ bilateral agreement, schedule of land and Zoning plan.
2. The Commissioner, Municipal Corporation, Faridabad.
3. Chief Administrator, HSVP, Panchkula alongwith a copy of agreement.
4. Chief Executive Officer (CEO), Faridabad Metropolitan Development Authority (FMDA), 2nd Floor, HSIIIDC Complex, IMT Sector-69, Faridabad.
5. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
6. MD, HVPNL, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
7. MD, Haryana State Pollution Control Board, Panchkula.
8. Director, Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Faridabad.
10. Chief Engineer, HSVP, Panchkula
11. Superintending Engineer, HSVP, Faridabad, along with a copy of agreement.
12. Land Acquisition Officer, Faridabad.
13. Senior Town Planner, Faridabad along with a copy of agreement.
14. District Town Planner, Faridabad along with a copy of agreement.
15. Chief Accounts Officer of this Directorate.
16. Project Manager (IT) to host this licence on website.

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

To be read with License no.....171 Dated.....03/12/21 of 2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Bhatola	Adore Projects LLP.	32	14/1	6-17
			13/1	6-16
			4/2	4-0
			7/1	7-11
			Total	25-4
				Or 3.15 Acres


Director
Town & Country Planning
Haryana, Chandigarh