

## Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
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FORM LC -V  
(See Rule 12)

License No. 63 of 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to BCC Edutech Pvt. Ltd. in collaboration with Conscient Infrastructure Pvt. Ltd., Regd. Office: K-1, Green Park Main, New Delhi-110016 for setting up of an Affordable Group Housing Policy 2013 over an additional area measuring 5.08125 acres (adjoining licence no. 15 of 2016 dated 29.09.2016 granted over an area measuring 7.394 acres) in the revenue estate of village Faridpur, Sector- 78, Faridabad, Haryana.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing 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:-
  - i. That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 and amendment done time to time.
  - ii. That licensee shall construct at your own cost, one Community Hall of not less than 2000 Sq ft area and one Anganwadi-cum-Crèche of not less than 2000 Sq ft area in your project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act.
  - iii. That the Affordable Group Housing 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.
  - iv. 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.
  - v. That area coming under the sector roads, restricted belt and green belt etc 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 free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - vi. That 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.
  - vii.

That the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016 and subsequent amendment. If there will be any change w.r.t. the said rates, then differential amount from the original

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- calculation will required to be deposited as and when demanded by the Department.
- viii. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- ix. That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- x. That licensee 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.
- xi. That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xii. 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 Haryana Urban Development Authority.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That licensee shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. That 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.
- xvii. That licensee 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xviii. That licensee 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.
- xix. That licensee shall deposit thirty 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.

xx. That licensee shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.

xxi. 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.

xxii. That licensee shall keep pace of construction at-least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxiii. That licensee shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.

xxiv. That licensee shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.

xxv. That licensee shall obey all the directions. Restriction given by this department time to time in public interest.

xxvi. That licensee 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.

xxvii. That licensee 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.

xxviii. That licensee shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.

xxix. 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 shall remove the temporary construction from the site before approval of building plans.

4. The licence is valid up to 04/06/2024.



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

Dated: 05/06/2019  
Place: Chandigarh

Endst. No. LC-3023-B- JE (SK)-2019/ 13467 Dated: 10-06-2019  
A copy along with copy of schedule of land is forwarded to the following

for information and necessary action:-

- 1 BCC Edutech Pvt. Ltd. in collaboration with Conscient Infrastructure Pvt. Ltd., Regd. Office: K-1, Green Park Main, New Delhi-110016, Email ID- [dreamhouseinfrastructurellp@gmail.com](mailto:dreamhouseinfrastructurellp@gmail.com) 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. Additional Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad.
11. District Revenue Officer, Faridabad.
12. District Town Planner, Faridabad.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) with request to host this licence on the website.

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

To be read with License No.....**63**.....dated.....**05/06**.....of 2019

Detail of land owned by B.C.C. Edutech Pvt. Ltd. Distt. Faridabad.

Village	Rect No	Killa No	Area (K-M)
Faridpur	15	4	6-1
		5	8-0
		6	8-0
		7	8-0
	7	24	2-12
		25	8-0
		<b>Total</b>	<b>40-13</b>

OR  
5.08125 Acres

  
Director,  
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Haryana 