

Directorate of Town & Country Planning, Haryana

Ayोजना Bhawan, Sector-18, Chandigarh, web site tcepharyana.gov.in

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FORM LC-V (See Rule-12)

Regd.

Licence No. 70 of 2012

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Ramehar, Chanderbhan Ss/o Sh. Nawal Singh, Smt. Usha w/o Sh. Ram Kanwar, Smt. Bimla w/o Sh. Munash, Smt. Satyawati wd/o Sh. Shiv Charan, Sh. Dayanand s/o Sh. Harlal, Sh. Shamsheer Singh, Sh. Khejan Singh Ss/o Sh. Chandan, Sh. Jagjit Singh s/o Sh. Hosiyar Singh, Sh. Jagnandan, Arvind Kumar, Subash Kumar Ss/o Sh. Prem Chand, Rakesh Anand s/o Sh. Rattan, Smt. Murti w/o Sh. Yad Ram, Anil Kumar s/o Sh. Shayam Lal, C/o TDI Infrastructure Ltd., 9 KG Marg, New Delhi-1 for setting up of Residential Group Housing Colony over an additional area measuring 10.8375 acres falling in the revenue estate of village Nangal Khurad Sector-19, Sonapat.

1. The schedule of land duly signed by the Director General, Town and Country Planning, Haryana, wherein the aforesaid Residential Group Housing Colony is to be set up is hereby enclosed.
2. The licence is granted subject to the following conditions:-
 - a) That the Residential Group Housing Colony is laid out to conform to the approved Layout/Building plans and the development works are executed according to the designs and specifications shown in the approved plans.
 - 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 Rules, 1976 made there-under are duly complied with.
 - c) That the Building plans of the Group Housing Colony are submitted before starting the development/construction works in accordance with the approved zoning plan.
 - d) That you will construct all internal circulation road and service road forming part of your site at your own cost and the entire road shall be transferred free of cost to the Government.
 - e) That you will pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - f) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
 - g) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - h) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - i) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - j) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - k) That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - l) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of

the scheduled Bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.

- m) That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- n) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA.
- o) That you shall abide by the policy dated 04.05.2010 related to allotment of EWS plots/flats.
- p) That the development/construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- q) That the collaborator company/developer company namely TDI Infrastructure Ltd. will be responsible for payment of all dues, fees and charges and also will be responsible for following all the Rules and Regulations for development of Residential Group Housing Colony.
- r) That you will not encroach the revenue rasta passing through the site.
- s) The licence is valid upto 5/6/2016.

Dated: Chandigarh

The 6/7/2012

(T.C. Gupta, I.A.S.)
Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-627-JE (S)-2012/ 11842 Dated:- 6/7/12

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

1. Sh. Ramehar, Chanderbhan Ss/o Sh. Nawal Singh, Smt. Usha w/o Sh. Ram Kanwar, Smt. Bimla w/o Sh. Munash, Smt. Satyawati wd/o Sh. Shiv Charan, Sh. Dayanand s/o Sh. Hariat, Sh. Shamsher Singh, Sh. Khajan Singh Ss/o Sh. Chandan, Sh. Jagjit Singh s/o Sh. Hosiya Singh, Sh. Jagnandan, Arvind Kumar, Subash Kumar Ss/o Sh. Prem Chand, Rakesh Anand s/o Sh. Rattan, Smt. Murti w/o Sh. Yad Ram, Anil Kumar s/o Sh. Shayam Lal, C/o TDI Infrastructure Ltd. 9 KG Marg, New Delhi-1. *along with copy of LC No. 627 JE (S) 2012/11842 Bimber agreement alongwith zoning plan.*
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak, along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 2(g) above before starting the Development Works.
12. Senior Town Planner (E & V), Haryana, Chandigarh.
13. District Town Planner, Sonapat along with a copy of agreement.
14. Chief Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 70..... Dated 6/7/2012

1. Sh. Ram Mehar, Chander Bhan Ss/o Nawal Singh, District Sonapat.

Village	Rect. No.	Killa No.	Area	
Nangal Khurad	31	18/2	3 - 12	
		23	7 - 11	
		24	7 - 11	
		36	4	8 - 0
		Total	26 - 14	

2. Smt Usha W/o Ram Kavar ½ share, Smt. Bimla W/o Munash ½ share.

Village	Rect. No.	Killa No.	Area	
Nangal Khurad	36	5/1/2	3 - 19	
		5/2	1 - 16	
		6/2	3 - 4	
		37	1/2	1 - 1
		Total	10 - 0	

3. Smt Satyawati Wd/o Shiv Charan ½ share, Sh. Dayanand s/o Sh. Harlal 1/6 share, Sh. Shamsher Singh- Sh. Khajan Singh Ss/o Sh. Chandan 1/6 Share, Sh. Jagjit Singh s/o Hoshiyar Singh 1/6 share.

Village	Rect. No.	Killa No.	Area	
Nangal Khurad	30	21/1/1	2 - 17	
		21/1/3	1 - 13	
		31	14/2	6 - 16
		15	8 - 0	
		16	8 - 0	
		17/1	6 - 16	
		25	7 - 11	
		Total	41 - 13	

D.G.T.C.P. (Hr.)
Rajendra Singh Palan

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4. Smt Satyawati Wd/o Shiv Charan 22/60 share, Sh. Dayanand s/o Sh. Harlal 8/60 share, Sh. Shamsher Singh- Sh. Khajan Singh Ss/o Sh. Chandan 8/60 Share, Sh. Rakesh Aanand S/o Sh. Rattan Singh 1/60 share, Smt. Murti Devi W/o Yad Ram 1/60 share, Sh. Anil Kumar s/o Sh. Shyamlal 2/60 share, Sh. Jaganandan -Sh. Arvind Kumar Sh. Subhash Kumar Ss/o Sh. Prem Chand 18/60 share.

Village	Rect. No.	Killa No.	Area
			K - M
Nangal Khurad	30	11/2	3 - 0

5. Smt Satyawati Wd/o Shiv Charan 62/107 share, Sh. Dayanand s/o Sh. Harlal 20/107 share, Sh. Shamsher Singh- Sh. Khajan Singh Ss/o Sh. Chandan 20/107 Share, Sh. Rakesh Aanand S/o Sh. Rattan Singh 3/107 share, Smt. Murti Devi W/o Yad Ram 2/107 share.

Village	Rect. No.	Killa No.	Area
			K - M
Nangal Khurad	30	20/2	5 - 7

Grand Total = 86 - 14 or 10.8375 Acres

Director General
Town & Country Planning
Haryana, Chandigarh
Rajendra Singh Pathan