

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Website: www.tcpharyana.gov.in, E-mail: tcpharyana7@gmail.com

Regd. To

Akash Ganga Township Pvt. Ltd.
B/4/45, Safdar Jung Enclave,
New Delhi-110029.

Memo. No. LC-795-JE(MK)-2019/

14888

Dated:

24-06-2019

Subject: - Renewal of licence No. 224 of 2007 dated 19.09.2007 granted for setting up of plotted colony over an area measuring 26.218 acres falling in the revenue estate of village Ratia, Sector 6, Fatehabad - Akash Ganga Township Pvt. Ltd.

Please refer to your application dated 23.01.2018 on the matter as subject cited above.

1. Licence No. 224 of 2007 dated 19.09.2007 granted for setting up of plotted colony over an area measuring 26.218 acres falling in the revenue estate of village Ratia, Sector 6, Fatehabad is hereby renewed upto 18.09.2019 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitled you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. You shall furnish an undertaking the EDC is collected from their plot buyer, then the applicant company shall deposit the same proportionately within 30 days from its collection.
4. You shall adhere to provision of 3 (3) (a) (iv) of Act No. 8 of 1975 as amended time to time regarding construction/transfer of community sites.
5. You shall undertakes to pay proportionate External Development charges in case External Development is provided at any stage by Government/HSVP, as may be finalized by the Director Town and Country Planning, Haryana/Chief Administrator, HSVP.
6. You shall get the SPE approved within the validity of the Renewal period.
7. You shall submit the Form-AC regularly within prescribed time period & expenditure incurred from the a/c strictly as per the Act/Rules in future through online.

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

Endst. No. LC-795-JE(MK)-2019/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Hisar.
4. District Town Planner, Fatehabad.
5. Chief Accounts Officer O/o DTCP, Chandigarh.
6. Project Manager (IT) with a request to update the status on website.

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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349


Website: www.tcpharyana.gov.in, E-mail: tcpharyana7@gmail.com

ORDER

Whereas, Licence No. 224 of 2007 dated 19.09.2007 granted for setting up of plotted colony over an area measuring 26.218 acres falling in the revenue estate of village Ratia, Sector 6, Fatehabad under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the license and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the composition fee of Rs. 4,56,000/- has been worked out upto 31.03.2018, as per the rates finalized by the Govt. The colonizer has deposited the same vide online transaction dated 06.02.2019.

Accordingly, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2018.



(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh
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Endst. No. LC-795-JE(MK)-2019/ 14896

Dated: 24-06-2019

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

1. Chief Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh.
2. Akash Ganga Township Pvt. Ltd., B/4/45, Safdar Jung Enclave, New Delhi-110029.


(Priyam Bhardwaj)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh


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FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 19. of 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to DEHRADUN NEW TOWN PROJECT PVT. LTD. in collaboration with AKASH GANGA TOWNSHIP PVT. LTD. for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 4.975 acres in the revenue estate of village Ratia, Sector 6, Distt. Fatehabad.

1. The particulars of the land wherein the aforesaid 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 License is granted subject to the following conditions:
 - a) That the Residential Plotted Colony area is laid out to conform to the approved layout plan/ zoning plan and development works are 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 Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules, 1976 made there under are duly complied with.
 - c) That you have understood that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you shall submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
 - d) 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.
 - e) That you shall construct portion of service road, internal circulation roads, forming part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f) That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DG, TCP Haryana.

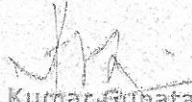

D.G. TCP, Haryana

- g) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- h) 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 Area Restrictions of Unregulated Development Act, 1963.
- i) That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and we 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.
- j) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- n) That you shall use only LED fitting for internal lighting as well as campus lighting.
- o) 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.
- p) 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- q) That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- r) That you shall arrange electric connection from outside source for electrification of your colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the

colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.

- s) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- t) That you shall permit the Director or any other officer 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.
- u) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the plot holders 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.
- v) That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- w) That you shall transfer EWS category plots to the Department of Housing Board, Haryana as per Departmental policy dated 08.07.2013 and as amended from time to time.
- x) That you shall provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising demand from the plot owner/commercial space owners in case at the time of booking of the plot /commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by the Government.
- y) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- z) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- aa) That you shall not given any advertisement in the newspaper for booking of plots/create third party rights/pre-launch before approval of layout plan.
- bb) The license is valid up to 10/11/2021

Dated: The 11/11/2016.
Chandigarh


(Arun Kumar Gupta, I.A.S.)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-795-B-PA (SN)-2016/ 25037 Dated: 15-11-2016

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

1. Dehradun New Town Project Pvt. Ltd. in collaboration with Akash Gangra Township Pvt. Ltd., 207, Grain Market Ratia, District Fatehabad alongwith a copy of agreement, LC-IV B, Bilateral agreement.


2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Hisar.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Hisar along with a copy of agreement.
11. Land Acquisition Officer, Hisar.
12. Senior Town Planner, Hisar.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Hisar along with a copy of agreement.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. Nodal Officer (Website) to update the status on the website.

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

To BE READ WITH LICENCE NO. 19 OF 2016/11/2016

Detail of land owned by DEHRADUN NEW TOWN PROJECT (P) LTD., Distt. Fatehabad

Village	Rect. No.	Killa No.	Area (K-M)		
Ratia	357	7	8-0		
		8	8-0		
	343	13	6-2		
		14	6-4		
		6/2	2-11		
		22/1	4-0		
		22/2/1/1	1-7		
		22/2/2	3-12		
		Total			39-16 or 4.975 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
C.M.P. 1-135

