

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

License No. 107 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 Sh. Jagdish kumar S/o Sheokaran, S/Sh. Krishan Lal Sita Ram S/o Sh. Banwari Lal, S/ Sh. Praveen Kumar- Rajesh Kumar S/o Rai Saheb, In collaboration with Daffodil Buildcon Pvt. Ltd (formerly Known as Rajdarbar Buildcon Pvt. Ltd), 12, Ring Road, Lajpat Nagar -IV, New Delhi - 110024 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 11.64375 acres, Sector-24, Hisar.

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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) 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.
 - b) You shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - c) 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.
 - d) You 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 on the layout plan to be approved alongwith the license.
 - e) You understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
 - f) You 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.
 - g) You shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
 - h) You shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.

- i) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) 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.
- k) You shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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.
- m) You shall be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not 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 sft. to the Allottees while raising such demand from the plot owners.
- n) You shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) You shall arrange power connection from UHBVNL/DHBVNL 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. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- p) You shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- q) You shall no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- r) You will 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.
- s) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- t) You shall no further sale has taken place after submittting application for grant of license.
- u) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- v) You shall no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- w) The revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- x) You shall provide the drinking water, sewerage system, storm water etc. and all public health services from your existing colonies. You shall not transfer the colony in any circumstances to any other person, otherwise you have to make independent provisions of the services like STP, drinking water, UGT etc.
- y) You shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.

z) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit

3. That the 50% saleable area, earmarked in the approved layout plan and frozen as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.

4. The licence is valid up to 09/09/2024.

(K. Makrand Pandurang, IAS)
Director

Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh

Dated: 10/09/2019.

Endst. No. LC-3903-JE-(RK)-2019/ 22292

Dated: 11-09-2019

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

1. Sh. Jagdish kumar S/o Sheokaran, S/Sh. Krishan Lal - Sitaram S/o Sh. Banwari Lal, S/ Sh. Praveen Kumar- Rajesh Kumar S/o Rai Saheb, In collaboration with Daffodil Buildcon Pvt. Ltd (formerly Known as Rajdarbar Buildcon Pvt. Ltd), 12, Ring Road, Lajpat Nagar -IV, New Delhi - 110024. 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Hisar.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Hisar.
10. Senior Town Planner, Hisar.
11. District Town Planner, Hisar along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana.

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

To be read with License No. 107 dated 10/09/2019


Detail of land owned by Jagdish Kumar S/o Sheokaran 1/2 share , Krishan Lal-
Sitaram Ss/o Banwari Lal 1/3 share, Parveen -Rajesh Ss/o Rai Sheab 1/6 share

Village	Rect No	Killa No	Area (K-M)	
Hisar	106	9	8-0	
		10	8-0	
		11	8-0	
		12	8-0	
		19	7-19	
		20/1	5-4	
		107	6/1	4-16
			14	8-0
			15	8-0
			Total	65-19

Detail of land owned by Jagdish Kumar S/o Sheokaran 1/2 share, Sitaram S/o
Banwari Lal 1/2 share

Village	Rect No	Killa No	Area (K-M)
Hisar	107	6/2	3-4
		7	8-0
		8	8-0
		9	8-0
		Total	27-4
Grand Total			93K-3M

Or 11.64375 Acres


Director,
Town & Country Planning
Haryana
Jaswan Katarwan