

Directorate of Town & Country Planning, Haryana

Nagar Yojna Bhawan, Plot No.3, Sector-18-A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC-V

LICENCE NO. 105 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. Vishnu Kumar Sureka S/o Sh. Sita Ram & Jotindra Steel & Tubes Ltd. in collaboration with Jotindra Steel & Tubes Ltd., Regd. Office: 14/3, Mathura Road, Sector-45, Faridabad, Haryana-121003 for development of Affordable Group Housing Colony over an additional area measuring **4.68125 acres** (in additional to licence no. 52 of 2019 dated 07.3.2019 granted for an area measuring 6.081 acres) in the revenue estate of village Mewla Maharajpur, Sector-45, Faridabad, Haryana.

1. The schedule of land, wherein the aforesaid Affordable Group Housing Colony is to be set up, is enclosed.
2. The license is granted subject to the following conditions:-
 - a) That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 issued for Affordable Group Housing and amended time to time.
 - b) That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of grant of occupation certificate after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The colonizer shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalized by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.
 - c) That the Affordable Group Housing Colony shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - d) 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.
 - e) That the portion of Sector/Master plan road/green belt which shall form 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 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 integrate the services with HSVP services as per approved service plans and as & when made available.

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- h) 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.
- i) 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.
- j) 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 DTCP, Haryana.
- k) That licensee shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before actual execution of development works at site.
- l) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m) That licensee shall pay the labour cess charges as per policy dated 04.05.2010.
- n) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- o) 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.
- p) That licensee shall use only LED fittings for internal as well as for campus lighting.
- q) That you shall abide by the terms and conditions of NOC issued by Northern Railway vide memo no 473-W/842/1/126/Land dated 21.06.2018.
- r) 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 and 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.
- s) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- t) That the pace of construction should be at-least in accordance with the sale agreement executed with the buyers of the flats/shops as and when scheme is launched.
- u) That licensee shall create third party rights only as per provisions of the Policy.
- v) 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. You shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide notification no 19/4/2016-5 Power dated 14.03.2016 and you 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.

- w) That licensee shall furnish the Bank Guarantee against the total realization from the project within a period of 90 days in respect of condition no. 7 (i) of policy dated 19.08.2013.
- x) That licensee shall obey all the directions/restriction given by this Department time to time in public interest.
- y) That the provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred if any.
- z) 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, if being charged separately as per rates fixed by Govt.
- aa) That licensee shall submit the NOC from Railway Department before approval of building plans.

The license is valid up to 09.09.2024.

DA/as above.

Place: Chandigarh
Dated: 10.09.2019.

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

Endst.No.LC-3778-B-JE (SK)-2019/ 22182

Dated: 10-09-2019

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

1. ✓ Sh. Vishnu Kumar Sureka S/o Sh. Sita Ram & Jotindra Steel & Tubes Ltd. in collaboration with Jotindra Steel & Tubes Ltd., Regd. Office: 14/3, Mathura Road, Sector-45, Faridabad, Haryana-121003, alongwith copies of agreement/ bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HSVP, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad
8. Chief Engineer, HSVP, Panchkula
9. Superintending Engineer, HSVP, Faridabad, along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) to host this permission on website.

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

To be read with License No...105.....dated...10.09...of 2019

1. Land owned by Vishnu Kumar Surekha S/o Sita Ram;-

Village	Rect No	Killa No	Area (K-M)
Mewala	30	9	4-13
Maharajapur		10/1	4-0
		Total	8-13

2. Land owned by Jotindera Steel & Tubes Ltd;-

30	12	5-2
	19	5-12
	22	6-2
	11/2/2	2-0
	11/2/1	4-13
	11/1	1-7
	10/2	4-0
	Total	28-16
	G.Total	37-9

OR
4.68125 Acres

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Director,
Town & Country Planning
Haryana

[Handwritten Signature]