

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Madhya Marg, Sector-18-A, Chandigarh, Phone: 0172-2549349

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FORM LC -V

(See Rule 12)

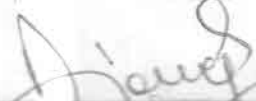
License No. 102 of 2019

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Sh. Gurnam Singh Joneja S/o Sardar Sher Singh Joneja, Sh. Ajay Joneja S/o Sardar Sher Singh Joneja, In collaboration with Joneja Infraprojects Pvt. Ltd., Regd. Office: 13/2016, Geeta Colony, New Delhi- 110051 for setting up of an Affordable Plotted Colony under Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 5.16875 Acres in the revenue estate Village Palwal, Sector-06, District-Palwal, Haryana.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted 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.
 - b) That the licensee shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director time to time to execute the project.
 - c) That the licensee shall deposit the balance amount of External Development Charges of Rs. 135.8845 lacs in equal 6 half yearly installment with interest as per policy dated 05.12.2018 (may be seen on website www.tcpharyana.gov.in)
 - 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 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.
 - f) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - g) That the licensee shall 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 has been earmarked on the enclosed layout plan.


Director
Town & Country Planning
Haryana, Chandigarh

For Joneja Infraprojects Pvt. Ltd.



- h) That the licensee shall transfer the part of licenced land falling under sector road/green belt 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.
- i) That the licensee understands that the development/construction cost of 30 m/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 30 m/24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That the licensee 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.
- k) That the 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 or any other execution agency.
- l) That the licensee shall pay the differential amount if there will be any change in the said rates from the original calculation required to be deposited as and when demanded by the Department as the EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016.
- m) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- n) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That 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.
- p) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- q) That the 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.
- r) That it will 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.

- s) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- t) That the licensee 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.
- u) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.
- v) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- w) That the 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- x) That the licensee shall deposit the balance amount of EDC as per policy dated 05.12.2018 (may be seen on website www.tcpharyana.gov.in).
- y) That the licensee shall construct the part of land falling under alignment of 24.0 mtr wide sector road as per specification and design by HSVP, before transfer the same to the Government.
- z) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.
- aa) That the licensee shall follow the provisions of the Real Estate (Regulations 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 freed 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 04/09/2024.


Dated: 05/09/2019
Place:

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

Endst. No. LC-3961-JE (SK)-2019/ 21512-525 Dated: 06-09-2019

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

1. Sh. Gurnam Singh Joneja S/o Sardar Sher Singh Joneja, Sh. Ajay Joneja S/o Sardar Sher Singh Joneja, In collaboration with Joneja Infraprojects Pvt. Ltd., Regd. Office: 13/2016, Geeta Colony, New Delhi- 110051 alongwith copy of agreement-LC-IV-B & Bilateral Agreement.
2. The Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. The Chief Administrator, HSVP, Panchkula.
4. The Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. The Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. The Addl. 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, Palwal.
12. District Town Planner, Palwal.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.


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

Detail of land owned by Gurnam Singh Joneja S/o Sardar Sher Singh Joneja

Village	Rect No	killa No	Area (K-M)
Alhapur	20	4/1	4-16
		4/2	3-4
		5/1/1/1	0-8
		5/1/2	0-11
		5/2/1	0-11
		6/1/2	1-0
		6/2/2	0-6
		7/1	3-9
		7/2/1	2-17
		Total	17-2

Detail of land owned by Ajay Joneja S/o Sardar Sher Singh Joneja

Village	Rect No	killa No	Area (K-M)		
	20	2/2	0-4		
		3/2/2	6-10		
		8/1/1	1-4		
		5/1/1/2	4-3		
		5/2/2	1-1		
		5/3	1-7		
		6/1/1	4-7		
		6/2/1	1-6		
		21		1/1	2-0
				10/2	2-3
				Total	24-5

**Grand Total 41-7
OR 5.16875 Acres**


Director,
Town & Country Planning
Haryana

