

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

Licence No. 75 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to H.L. Residency (Proprietorship Firm) through Prop. Shailaja. Shop No. 8, Commercial Complex, H.L.City, Sector- 37 Bahadurgarh for setting up of an Affordable Group Housing Colony (PMAY) over an area measuring 9.475 acres in the revenue estate of village Nuna Majra, Sector-37, Bahdurgarh District Jhajjar.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - i. That the Affordable Group Housing 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.
 - ii. 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 thereunder are duly complied with.
 - iii. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - iv. 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.
 - v. That you shall construct portion of service road, internal circulation roads, forming the 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.
 - vi. 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 DTCP Haryana.
 - vii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per


Director
Town & Country Planning
Haryana, Chandigarh
Sanjeev

- xix. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner 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.
- xx. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- xxi. That you shall 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.
- xxii. 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.
- xxiii. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- xxiv. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxv. That licencee shall obey all the directions. Restriction given by this department time to time in public interest.
- xxvi. That licencee 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.
- xxvii. 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.
- xxviii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.
- xxix. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit

3. The licence is valid up to 22/07/2024.



Dated: The 23/07/2019.
Chandigarh

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

Endst. No. LC-3982-JE (MK)-2019/ 17515

Dated: 23-07-2019

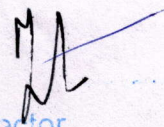
A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

To be read with License.....⁷⁵.....dated.....^{23/07}.....of 2019

Detail of land owned by HL Residency Proprietorship Firm.

Village	Rect No	Killa No	Area (K-M)		
Nuna Majra	68	3	7-19		
		4	8-0		
		6/1/2	2-1		
		6/2/1	3-6		
		6/2/2	1-12		
		7/1	6-14		
		7/2	0-12		
		8/1	0-17		
		14/2	2-13		
		15/1/1	1-0		
		15/1/2	2-2		
		15/2	4-0		
		16/1/1	0-10		
		16/1/2	1-6		
		17	8-0		
		24	8-0		
		26	0-9		
		27	0-9		
		69		10/1	0-4
				11	6-16
73		4	7-11		
		7/1	1-15		
		Total	75-16		

Or 9.475 Acres


Director,
Town & Country Planning
Haryana
Jaswan (Rajni)