

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

LICENCE NO. 60 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to HLT Residency Pvt. Ltd., SAS Realtech LLP in collaboration with HL Promoters Pvt. Ltd., B-44, Vishrantika Apartments, Plot No. 5A, Sector 3, Dwarka, New Delhi-75 for development of a group housing colony over an area measuring 16.43125 acres falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh.

1. The particulars of the land, wherein the aforesaid residential group housing 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 group housing colony will be laid out in confirmation to the approved layout/zoning plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder are duly complied with.
 - c. That the portion of Sector/Master plan road 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.
 - d. 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.
 - e. That you shall take permanent access from service road proposed along the development plan road.
 - f. That licensee shall deposit the Infrastructural Development Charges @ Rs. 500/- per sq m for commercial component and @ Rs. 320/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period. The above said Infrastructural Development charges are applicable on permitted covered area on all floors.
 - g. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - h. 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 HUDA/HSIIDC.
 - i. 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 DGTCP, Haryana.
 - j. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - k. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - l. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - m. That you shall abide by the policy dated 08.07.2013 regarding allotment of EWS flats.
 - n. That no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - o. That you shall provide the approach to the unlicensed pocket falling in the license area, while submitting the layout plan/site plan of the said Group Housing Colony.
 - p. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.

- q. That the 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.
 - r. That the developer will use only CFL fittings for internal as well as for campus lighting.
 - s. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
 - t. That no flat will be sold before approval of building plans.
 - u. That community buildings and EWS flats will be constructed as per the policy of the Department and also comply with the terms and conditions for allotment of same as per modifications being done by the Department in this policy.
 - v. That no construction shall be raised within ROW of 132 KV HT passing through the site.
 - w. That licensee shall construct a boundary wall towards the Western side of the colony to ensure safety and security of the residents in view of the fact that Nuna Majra Minor is flowing almost adjacent to the boundary of the applied site.
 - x. That licensee shall pay differential license fee amounting Rs. 33,72,570/- within a period of 30 days from issuance of demand notice in this regard by the Department.
 - y. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
 - z. That it will be boundation upon the licensee to follow the provisions of road circulation of relevant sector, in case revision is taken place in the same and they will transfer the land falling within alignment of proposed peripheral/internal circulation road, if any free of cost to the Govt.
 - aa. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
3. The license is valid up to 29/6/2019.

Place : Chandigarh
 Dated: 30/6/2014.

Anurag Rastogi
 (Anurag Rastogi)
 Director General
 Town & Country Planning
 Haryana, Chandigarh

Endst.No.LC-3101-PA(B)-2014/

Dated:

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

1. HLT Residency Pvt. Ltd., SAS Realtech LLP in collaboration with HL Promoters Pvt. Ltd., B-44, Vishrantika Apartments, Plot No. 5A, Sector 3, Dwarka, New Delhi-75. *along with LCII, EDC*
2. Chief Administrator, HUDA, 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, HUDA, Rohtak.
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Rohtak.
13. District Town Planner, Jhajjar along with a copy of agreement.
14. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

(S.K. Sehrawat)
 District Town Planner (HQ)
 For Director General, Town & Country Planning
 Haryana, Chandigarh

To be read with Licence No. 60 of 2014/30 ⁶/₂₀₁₄

1. Detail of land owned by HLT Residency Pvt. Ltd., District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area K-M</u>
Nuna Majra	67	6/1	7-4
		7/1/1	3-17
	68	10/1/2	0-11
		10/2/2	4-17
		10/3/1	1-4
		7/2/1	3-14
	67	8/1	7-11
		9/1	7-15
		10	7-18
		6/1	2-9
		21/2	6-12
	45	25/2	2-18
		1/1	7-0
	68	191/2	3-11
		Total	67-1

*Copy
Add*

2. Detail of land owned by SAS Realtech LLP, District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area K-M</u>	
Nuna Majra	67	1/2	3-14	
		2	7-11	
		3	7-11	
		4	7-11	
		5/2	7-2	
		26	0-12	
		46	12/4/2	0-14
			18	8-0
			19/1	2-7
			22	6-12
	23	8-0	8-0	
		25/1	4-14	
Total		64-8		

Grand Total 131-9 or 16.43125 Acres

Handwritten Signature
Director General
Town and Country Planning
Harvansh Ghendigarh
Handwritten Signature

BR-III
(See Rule 44)
DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
SCO-71-75, SECTOR-17-C, CHANDIGARH
Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-985/AD (RA) /2015/ 3235 Dated:- 26/2/15.

To

H.L. Promoters Pvt. Ltd. & others,
B-44, Vishrantika Appt. Sector-3,
Plot No. 5A, Dwarka, Delhi-110075.

Subject: Approval of building plans of Group Housing Colony measuring 16.43125 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh being developed by HLT Residency Pvt. Ltd and others in collaboration with H.L. Promoters Pvt. Ltd.

Reference your application dated 12.09.2014 and subsequent letter dated 10.02.2015 for permission to erect the buildings in Group Housing Colony measuring 16.43125 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh in accordance with the plans submitted with it.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, its rules and the zoning plan framed there under along with special reference to following conditions:-

1. The plans are valid for a period of 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed as per the structure design submitted by you and as certified by your structure engineer that the same has been designed as per the provisions of NBC and relevant IS code for all seismic load, all dead and live loads wind pressure and structural safely from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

The colonizer firm and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.

Further, the colonizer firm shall also prepare and submit the plans in triplicate to Executive Officer, Municipal Council Bahadurgarh, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Executive Officer, Municipal Council Bahadurgarh after satisfying himself that the entire fire protection measures proposed for the above

buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. This clearance/ NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Executive Officer, Municipal Council Bahadurgarh within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no occupation certificate shall be issued by the department till the Executive Officer, Municipal Council Bahadurgarh, is satisfied that adequate fire fighting measures have been installed by you. A NOC to this effect shall be obtained from the Executive Officer, Municipal Council Bahadurgarh before grant of occupation certificate by the Director General.

4. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
5. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
6. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
7. Based on the actual estimated cost of internal development of the group housing colony you shall furnish additional bank guarantee if required within 60 days of approval of the service plans.
8. The revenue Rasta if any passing through the site shall be kept unobstructed.
9. If any infringement of byelaws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
10. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector, Haryana before execution of work at site.
11. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
12. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IV alongwith BR-V regarding completion of works described in the plans and it shall be accompanied by:
 - (i) DPC Certificate issued by DTP, Jhajjar.
 - (ii) Structural stability certificate duly signed by the recognized Structural Engineer.
 - (iii) A clearance from Fire Safety point of view from the Executive Officer, Municipal Council Bahadurgarh.
13. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
14. WATER SUPPLY:

- (i) The down take system shall be provided by you by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block. The capacity of the tank as shown on the plan and down take system thereof is as under: -

Sr. No.	Name of Building	Capacity of Tank for Dom Use	Up Pipe In mm	Down Pipe in mm
1.	Block-1 (4 no's) (Dom)	4x17000 Ltrs.	65 mm	80/65/50/40/32/25/20mm
	Flushing	4x9000Ltrs.	50 mm	65/50/40/32/25/20mm
2.	Block-2 (3 no's) (Dom)	3x17000 Ltrs.	65 mm	80/65/50/40/32/25/20mm
	Flushing	3x9000Ltrs.	50 mm	65/50/40/32/25/20mm
3.	Block-3 (2 no's) (Dom)	2x18500 Ltrs.	65 mm	80/65/50/40/32/25/20mm
	Flushing	2x10000Ltrs.	50 mm	65/50/40/32/25/20mm
4.	Block-4 (2 no's) (Dom)	2x8000 Ltrs.	50 mm	65/50/40/32/25/20mm
	Flushing	2x4500Ltrs.	40 mm	50/40/32/25/20mm
5.	Block-5 (Dom)	1x20500 Ltrs.	65 mm	80/65/50/40/32/25/20mm
	Flushing	1x11500 Ltrs.	50 mm	65/50/40/32/25/20mm
6.	Block-6 (3 no's) (Dom)	3x21000 Ltrs.	65 mm	80/65/50/40/32/25/20mm
	Flushing	3x11500 Ltrs.	50 mm	65/50/40/32/25/20mm
7.	Block-7 (EWS) (Dom)	2x27000 Ltrs.	50 mm	65/50/40/32/25/20mm
	Flushing	2x14500 Ltrs.	40 mm	50/40/32/25/20mm
8.	Primary School (Dom)	1x1000 Ltrs.	32mm	32/25/20mm
9.	Nursery School (Dom)	1x5000 Ltrs.	25mm	25/20mm
10.	Community with shopping (Dom)	1x10000 Ltrs.	32mm	32/25/20mm
	Flushing	1x5500 Ltrs.	25mm	25/20mm
11.	Swimming Pool	15 KL		
	RCC UGT (Dom)	550 KL		

- (ii) Inlet pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15 mm dia.
- (iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be solely responsible for boosting arrangement all the time.
- (iv) The alternative arrangement of power supply, such as Gen. Set etc. of suitable capacity shall also be provided by you during failure of electricity.

15. SEWERAGE:

- (i) All external sewerage lines should not be less than 200 mm. dia Pipes.
- (ii) All soil pipe connection W.C. to soil stack / manhole shall be 100 mm dia as shown on the plans.
- (iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
- (iv) All F.T. shall be 75 mm dia.
- (v) All W.C. shall be provided with high / low level flushing cistern. The capacity of flushing cistern shall be of 8 Ltrs.
- (vi) All pipes from waste water stack to I.C. and I.C. to manhole shall be 100 mm dia as shown on the plans.
- (vii) Suitable approach/ ventilation arrangement shall be provided by you by providing inspection window/ duct etc. for repairing of piping system.

16. STORM WATER DRAINAGE:

- (i) You have provided single level basement except below Block 4, Nursery School, Primary School and EWS block for services and parking only. For draining out the wash water/rain water accumulated in the lower basement shall be collected through covered channel of 200 mm wide to the sumps at different places and from where the pumping has been proposed by the you by providing pumps of 300 LPM capacity at 7.00 meters head. Thus it is made clear to you that you shall be sole responsible for pumping out of rain water/ wash water etc. all the time and 100% standby pumps alternate power supply arrangement shall also be provided by you during the failure of electricity/ breakdown.
- (ii) All external storm water drainage shall be provided suitably so as to disposal of rainwater in to the existing system of the colony.
- (iii) All rainwater stack pipe shall be 100/150/200 mm dia pipes as shown on the plans.
- (iv) It is made clear to you that roof top rain harvesting system shall be provided by you and shall be kept operational all the time.

17. GENERAL:

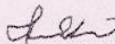
- (i) You shall provide alternative source of electricity for functioning of water supply sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fitting, pumps, Gen. set and filtration plant etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall provide the minimum open able aperture of $1/8^{\text{th}}$ of the floor area of the habitable room and in case of kitchen the area of opening shall be increased by 25%.
- (iv) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/execution of development works at site. You shall apply for Environment clearance within 30 days from the issuance of this letter.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block before applying for an occupation certificate.
- (vii) That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- (viii) That you shall submit the scanned copy of the approved building plans of this scheme in CD format within one week to this office from the issuance of this letter.
- (ix) That you shall deposit the labour cess in future, time to time as per construction done at site.
- (x) That if site for Electric Sub Station is required same will be provided by you in the colony.

- (xi) Recycled water is proposed to be utilized for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is clarified to you that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
- (xii) The replacement water shall be disposed off by the colonizer by using the same for watering of landscaped area in their colony or the same may be disposed off into the rain water harvesting system.
- (xiii) Proper filtration plant shall be provided by the colonizer for filtration & recycling of the water of the swimming pools only small quantity of water shall be used for replacement of water in the swimming pool.
- (xiv) The swimming pools shall not be connected with the storm water drain for the disposal of replacement of water.
- (xv) No cross connection between recycled water system and potable water system shall be made.
- (xvi) All plumbing pipes fittings, valves will be of red colour or painted red. In case of embedded pipes. Marker taps of red colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- (xvii) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" (150mm) will be mentioned between them. In case of cross suitably coloured/taped sleeve shall be used.
- (xviii) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage, SWD, Scheme by providing Gen. set of required capacity.
- (xix) The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
- (xx) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the colonizer/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.
- (xxi) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
- (xxii) That the colonizer shall submit the fire fighting scheme duly approved in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Urban Local bodies Haryana before starting the construction work at site.
- (xxiii) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xxiv) The responsibility of laying and maintain (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising Architect/engineer of the scheme.

- (xxv) That you shall submit electric service plan estimate for approval to concerned Power utility under intimation to this office within 30 days from the issuance of this letter & get the Electrical Service Plan Estimates/Power load Requirement approved from the concerned power utility.
- (xxvi) That you shall obtained the approval of Power Load Requirement from the UHBVN and submit in this office within two months from the issuance of this letter.
- (xxvii) That you shall follow provisions of Section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995' which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centres and other medical care and rehabilitation units.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plans


(Ravi Sihag)

District Town Planner (HQ),
Member Secretary,


For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.

Memo No. ZP-985/AD (RA) /2015/ _____ Dated: _____

A copy is forwarded to the following for information: -

1. Senior Town Planner, Rohtak.
2. Superintending Engineer (HQ) HUDA, Panchkuia.
3. District Town Planner, Jhajjar, along with one set of building plans.

Encl: as above


(Ravi Sihag)

District Town Planner (HQ),
Member Secretary,

For: Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee.