

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

Licence No. 181 of 2024

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made there under to Elite Homes Pvt. Ltd., Shop No. 30, M2K Mall, 16, Manglam Place, District Centre, Rohini, New Delhi-110085 for development of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 6.19375 acres (4.10 acres under migration from licence no. 1 & 2 of 2007 and 2.09375 acres under migration from licence no. 189 of 2007) in the revenue estate of village Garhi Alawalpur, Sector-5, Dharuhera, District Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony (under DDJAY-2016) 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 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.
 - (ii) That the licensee shall construct 18/24/30 mtr. wide internal circulation road forming part of licensed area at your own costs and transfer the same free of cost to the Government.
 - (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 the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - (v) That the licensee has 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 Restriction of Unregulated Development Act, 1963.

Director
Town & Country Planning
Haryana, Chandigarh


- (vi) That the licensee will transfer 10% area of the licensed 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.
- (vii) That the licensee 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.
- (viii) 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.
- (ix) That the licensee 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 Shehari Vikas Pradhikaran or any other execution agency.
- (x) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) 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.
- (xiv) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xv) 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.

- (xvi) That the licensee 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.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xviii) That the licensee 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.
- (xix) 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 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.
- (xx) That no further sale has taken place after submitting application for grant of license.
- (xxi) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxii) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxiv) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- (xxv) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xxvi) That the licensee shall not encroach the revenue rasta, if any passing through the site and shall not create hindrances in easy movement of general public.
- (xxvii) That the licensee shall demolish the construction raised at site before approval of zoning plan.
- (xxviii) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- (xxix) That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site.

(xxx) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

3. The licence is valid up to 08-12-2029.

Dated: 09-12-2024,
Place:

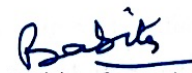

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4438/Asstt(RK)/2024/ 38996

Dated: 10-12-24

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

1. Elite Homes Pvt. Ltd., Shop No. 30, M2K Mall, 16, Manglam Place, District Centre, Rohini, New Delhi-110085 alongwith a copy of agreement; LC-IV B, Bilateral Agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Rewari.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


(Babita Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 181.....Dated 09/12/2024

Detail of land owned by Elite Homes Pvt. Ltd.

Village	Rect. No.	Killa No.	Total Area (K-M)	Area Taken (K-M)
Gadi Alawalpur	43	11	8-0	7-16
		12	8-0	7-1
		20	8-0	6-9
		21	8-0	2-10
	45	1	5-15	2-16
		2	8-0	0-11
		9/1	2-19	0-8
		10/1	3-17	3-0
		26	2-10	2-1
		46	5	8-0
	42	6	7-8	3-3
		15	6-16	4-16
		25	6-16	0-11
		43	3/2	4-7
		8	8-0	0-4
		9	8-0	3-5
		10	8-0	0-9
				Total

Or 6.19375 acres


Director
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Haryana, Chandigarh