

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

Licence No. 21 of 2025

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Sh. Tajinder Singh, Sh. Narender Singh, Era Propbuild Pvt. Ltd., Trident Hills Pvt. Ltd. and Magnolia Propbuild Pvt. Ltd. in collaboration with Trident Hills Pvt. Ltd., 310, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110001 for setting up of Integrated Residential Colony under NILP Policy-2022 over an additional area measuring 2.17708 acres (after migration from Licence No. 28 of 2010 dated 23.03.2010) in addition to Licence No. 135 of 2022 dated 22.08.2022 in the revenue estate of village Islamnagar, Sector-3, 4 & 4A, Pinjore-Kalka Urban Complex, District Panchkula.

1. The particulars of the land, wherein the aforesaid Integrated Residential Colony under NILP Policy-2022 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 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.
- (ii) That you shall construct 18/24/30 mtr. wide internal circulation road forming part of licensed area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.
- (iii) That area under the sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.
- (iv) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- (v) That you have 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- (vi) That you understood that the development/ construction cost of 24 m/18 m 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 24 m/18 m

Director
Town & Country Planning
Haryana, Chandigarh

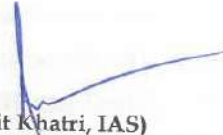
wide major internal roads as and when finalized and demanded by the Department.

- (vii) That you 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.
- (viii) That you 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 Shehri Vikas Pradhikaran.
- (ix) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) That the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) That you 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.
- (xiv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC/SIDC. In case of non-inclusion of EDC/SIDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. applicant firm shall also provide detail of calculation of EDC/SIDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- (xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvi) That you shall arrange power connection from UHBVNL 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 and complete the same before obtaining completion certificate for the colony.
- (xvii) That you 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, as amended from time to time.
- (xviii) That you 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- (xix) That you shall not give any advertisement for sale of plots before the approval of zoning plan and flats before approval of building plans.
- (xx) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxi) That you 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xxii) 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.
- (xxiii) That you shall maintain the landscape/green cover over the underground STP & UGT.
- (xxiv) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development 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.
- (xxv) That you shall comply with the provisions of policy dated 20.10.2020.
- (xxvi) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- (xxvii) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xxviii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxix) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule
- (xxx) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community sites as per provisions of the policy dated 11.05.2022.
- (xxxi) That you shall take prior permission from the Divisional Forest Officer, Panchkula regarding cutting of any tree at applied site.
- (xxxii) That you shall adhere to the provisions of policy dated 20.10.2020.
- (xxxiii) That you shall abide by the provisions of New Integrated Licence policy dated 11.05.2022, as amended time to time.

- (xxxiv) That you shall comply with the Resolution Plan approved by Hon'ble NCLT vide order dated 06.08.2021.
3. That you shall abide with the terms and conditions of NOC dated 17.01.2025 issued by Divisional Forest Officer, Morni-Pinjore Division, Pinjore.
 4. That you shall demolish temporary construction of labour huts and room constructed at site within a period of 60 days from issuance of final permission or before approval of Zoning Plan, whichever is earlier.
 5. That you shall get commensurate saleable FAR mortgaged at the time of approval of building plans in lieu of 20% licensed land already mortgaged.
 6. The licence is valid up to 27-02-2030.

Dated: The 28-02-2025.
Chandigarh

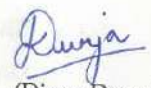

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-4872-B/JE(SB)/2025/ 7551

Dated: 03-03-2025

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

1. Sh. Tajinder Singh, Sh. Narender Singh, Era Propbuild Pvt. Ltd., Trident Hills Pvt. Ltd. and Magnolia Propbuild Pvt. Ltd. in collaboration with Trident Hills Pvt. Ltd., 310, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110001 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 alongwith copy of agreement.
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, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Panchkula alongwith a copy of agreement and layout plan.
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.


(Divya Dogra)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 21 dated 28/02 of 2025.

Village	Name of owner	Khasra No.	Total Area (B-B-B)	Area Taken (B-B-B)
Islam Nagar	Tejinder Singh	399/2	1-0-0	1-0-0
	Era Propbuld Pvt. Ltd. 128/131 share, Magnolia Propbuld Pvt. Ltd. 3/131 share	515/380/1/1	6-11-0	1-5-0
	Era Propbuld Pvt. Ltd.	399/1	5-19-0	5-19-0
	Trident Hills Pvt. Ltd.	515/380/1/3	1-1-0	1-1-0
	Narender Singh	515/380/1/2	1-4-0	1-4-0
			Total	10-9 Or 2.17708 acres


Director
Town & Country Planning
Haryana, Chandigarh