

Directorate of Town & Country Planning, Haryana

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FORM LC -V

(See Rule 12)

License No. 11 of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to H.L. Residency Pvt. Ltd. C/o B-12, Vishrantika Apartment, Plot No. 5 A, Sector 3, Dwarka New Delhi – 110075 for setting up of plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring **7.29375 acres** (under migration policy dated 18.02.2016 from part of residential plotted colony licence no 102 of 2012 dated 27.09.2012) in the revenue estate of village Nuna Majra, Sector-37, Bahadurgarh, District Jhajjar.

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 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 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.
 - d) That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - e) That the licensee will 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.
 - f) 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.
 - g) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - h) 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.


Director
Town & Country Planning
Haryana, Chandigarh

- i) 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.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) 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.
- l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.
- o) 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.
- p) 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.
- q) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- t) 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.
- u) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- v) That the licensee shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- w) That the licensee company shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That the licensee shall permit the Director General 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.

- y) 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.
3. That the 50% saleable area, earmarked in the approved layout plan and frozen 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 16-04-2022


(T. L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 17-04-2017
Place: Chandigarh

Endst. No. LC-3536- JE (S)-2017/ 7400

Dated: 17-04-2017

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

1. H.L. Residency Pvt. Ltd. C/o B-12, Vishrantika Apartment, Plot No. 5A, Sector 3, Dwarka New Delhi – 110075 (Email id – hiresidency@gmail.com) alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.


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

To be read with License No 11 of 2017

Detail of land owned by HL Residency Pvt. Ltd., District: Jhajjar.

Village	Rect No	Killa No	Area (K-M)	
Nuna Majra	69	16 Min	1-15	
		17	8-0	
		18/1	6-4	
		23/2	1-11	
		24	8-0	
		25 Min	2-19	
		72	4/2	3-15
			5 min	2-16
			6 Min	3-0
			7	8-0
			14	7-7
			17/1	5-0
			Total	58-7

OR 7.29375 Acres

Note;- Killa NO 72//4/2 Min(0-12),5Min(1-11),6Min(1-2) and 7 Min(0-12) total 3K-18M is under Mortgage.


Director,
Town & Country Planning
Haryana
Jz (Jhajjar)

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'
[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 15 of 2017 dated 04.07.2017)**

To

HL Residency Pvt. Ltd.
B-12, Vishrantika Apartment,
Plot No. 5A, Sector-3, Dwarka,
New Delhi-110075

Memo No. HRERA(Reg.)31/2017/62

Dated 4th July, 2017

Subject: Registration of 7.29375 acres Residential Plotted Colony, situated in Bhadurgarh, District Jhajjar by HL Residency Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 03.07.2017

Your request for registration of Residential Plotted Colony for **7.29375** acres, situated in **Bhadurgarh, District Jhajjar**, Haryana with regard to License no. 11 of 2017 dated 17.04.2017 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 04.07.2017 to 16.04.2022;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) The Promoter shall offer to execute and register a conveyance deed in favour



of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;

- (vi) The Promoter shall take all the pending approvals from various competent authorities on time
- (vii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Jhajjar or any other local authority/Association of the Allottees, as the case may be;
- (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (x) The Promoter shall pay the registration fee and comply with any other condition to be imposed in view of provisions of final HRERA Rules, 2017 ;
- (xi) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities
- (xii) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
 - a) details of the registration granted by the authority;
 - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
 - c) quarterly up-to-date the list of number of garages/covered parking lot booked;



- d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
- e) quarterly up-to-date status of the project; and
- f) such other information and documents as may be specified by the regulations made by the authority.

(xiii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

- a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;
- b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.



Executive Director

HARYANA REAL ESTATE REGULATORY AUTHORITY

Endst No. HRERA(Reg.)31/2017/62

Dated 4th July, 2017

A copy is forwarded to the followings for information:-

- 1) PS to PSTCP-cum-DRA for kind information of PSTCP-cum-DRA
- 2) Director, Town and Country Planning, Haryana, Chandigarh

Executive Director

HARYANA REAL ESTATE REGULATORY AUTHORITY