

## Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tpharyana4@gmail.com](mailto:tpharyana4@gmail.com)

FORM LC-V

LICENCE NO. 03 OF 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Sh. Dilip Yadav S/o Sh. Gagan Singh, Sh. Ashoo Yadav S/o Sh. Dilip Yadav, Smt. Latika Rao w/o Sh. Rohit Yadav, Sard Metals Pvt. Ltd. in collaboration with Edgepoint Infra Developers LLP, Plot No. 103 RD Floor, Local Shopping complex, B-1, Vasant Kunj, Delhi - 110070 for development of an Affordable Group Housing Colony (under policy dated 19.08.2013) over an area measuring **5.50625 acres** situated in the revenue estate of village Gaunchhi, Sector-23 in Faridabad, Distt. Faridabad.

1. The schedule of land, wherein the aforesaid Affordable Group Housing Colony is to be set up, is enclosed.

2. The License is granted subject to the following conditions:-

- i) That you shall construct at your own cost, one Community Hall of not less than 2000 Sq ft area and one Anganwadi-cum-Crèche of not less than 2000 Sq ft area in your project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act.
- 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 Rules, 1976 made thereunder are duly complied with.
- iii) 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 Government 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.
- iv) That you shall deposit thirty percent of the amount to be realized by you from the plot-holders, from time to time, within ten days of its realization in separate account to be maintained in schedule bank and this amount shall only be utilized towards meeting the cost of internal development works in the colony.
- v) That the developer company Edgepoint Infra Developers LLP shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976.
- vi) That you shall deposit the Bank Guarantee in respect of condition no condition no 7 (1) of policy dated 19.08.2013.
- vii) That the Affordable Group Housing Colony shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
- viii) That you shall pay proportionate development charges if the main lines of roads, drainage, sewerage, water supply and electricity are to be laid out and constructed by the Government or any other local authority. The proportion in which and the time within which such payment is to be made shall be determined by the Director.

Director  
Town & Country Planning  
Haryana, Chandigarh

- ix) That you shall permit the Director 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 licence granted.
- x) That the portion of the road/green belt which form part of the site area, will 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.
- xi) That you shall integrate the services with HUDA services as and when made available.
- xii) That you understand that the development/construction cost of 24/18 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- xiii) That you shall have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.
- xiv) That you shall obtain prior permission/clearance/NOC as per provisions of notification dated 14.09.2006 issued by MOEF, GOI or any other applicable Environment/ Forest Laws/Rules, before execution of development works at site.
- xv) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of D, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA. Since the provisions of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- xvi) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xvii) That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xviii) That the provision of solar water heating system shall be as per HAREDA Norms and shall be made operational where applicable before applying for an Occupation Certificate.
- xix) That you shall use only Light Emitting Diodes (LED) fitting for internal lighting as well as campus lighting.
- xx) 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 approval of Building Plans 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 project site.
- xxi) That the pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxii) That you shall not create third party rights before approval of building plans.
- xxiii) That you shall not give any advertisement for sale of shops/flat/floor area in Affordable Housing Colony before approval of layout plan/building plans.

- xxiv) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.
- xxv) That you shall demolish temporary construction falling before approval of building plans.
- xxvi) That you shall obey all the directions/restrictions imposed by the Department time to time in public interest.
- xxvii) That you shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 and amendment done time to time.
- xxviii) That you shall abide by the terms and conditions of NOC pertaining to construction of culvert issued by Municipal Corporation, Faridabad vide memo no 470 dated 27.07.2016.

The license is valid up to 27/01/2022.  
DA/as above.

Place: Chandigarh

Dated: 28/01/2017.

Endst.No.LC-3207-JE (S)-2017/

*egal*  
Director, 28/1/17  
Town & Country Planning,  
Haryana, Chandigarh

Dated:

A copy is forwarded to the following for information and necessary action:-

Regd.

1. Edgepoint Infra Developers LLP, Plot No. 103 RD Floor, Local Shopping complex, B-1, Vasant Kunj, Delhi – 110070, email id - [epinfradeveloper@gmail.com](mailto:epinfradeveloper@gmail.com) alongwith copies of agreement/ bilateral agreement, schedule of land and zoning plan.
2. The Principal Secretary to Govt. Haryana, Urban Local Bodies Department w.r.t. his memo no 13/42/2014-5C-I dated 29.12.2016/02.01.2017.
3. The Commissioner, Municipal Corporation, Faridabad.
4. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
5. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
6. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
7. MD, Haryana State Pollution Control Board, Panchkula.
8. Addl. Director, Urban Estates, Haryana, Panchkula.
9. Administrator, HUDA, Faridabad
10. Chief Engineer, HUDA, Panchkula
11. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.
12. Land Acquisition Officer, Faridabad.
13. Senior Town Planner (E & V) Haryana, Chandigarh.
14. Senior Town Planner, Faridabad.
15. District Town Planner, Faridabad along with a copy of agreement.
16. Chief Accounts Officer of this Directorate.
17. Nodal officer (website) to host this licence on website.

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

To be read with Licence NO. 03 of 2017/28 01/2017

**Detail of land owned by Dalip Yadav S/o Gagan Singh Distt. Faridabad.**

Village	Rect.No	Killa No.	Area
			K-M
Gaunchi	49	5/1	7-8
		6/1	0-10
		6/3	3-5
		7/1/2	1-1
		15/1	0-4
	44	16/1/1	4-19
		16/2/1	1-14
	45	20/3	3-12
		<b>Total</b>	<b>22-13</b>

**Detail of land owned by Dalip Yadav S/o Gagan Singh(103/115) share, Ashoo Yadav s/o Dalip Yadav(6/115) share, Latika Rao W/o Rohit Yadav (6/115) share.**

Village	Rect.No	Killa No.	Area
			K-M
Gaunchi	49	3/1/2	0-17
		4/1	4-18
		<b>Total</b>	<b>5-15</b>

**Detail of land owned by Ashoo Yadav S/o Dalip Yadav.**

Village	Rect.No	Killa No.	Area
			K-M
Gaunchi	44	24/2	3-13
		25/1	3-9
		<b>Total</b>	<b>7-2</b>

**Detail of land owned by Latika Rao w/o Rohit Yadav.**

Village	Rect.No	Killa No.	Area
			K-M
Gaunchi	44	24/3	3-0
		25/2	4-4
		<b>Total</b>	<b>7-4</b>

**Detail of land owned by Sard Matsals Pvt. Ltd.**

Village	Rect.No	Killa No.	Area
			K-M
Gaunchi	44	24/1	1-7
		<b>Grand Total</b>	<b>44-1</b>
		<b>OR</b>	<b>5.50625 Acres</b>

*[Signature]*  
28/1/17  
Director  
Town and Country Planning,  
Haryana, Chandigarh.