


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

License No. 34 of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Real Height Developers Pvt. Ltd., DII/2, Sector IV, Eldeco Estate One, Sector-40, Panipat for setting up of Affordable group housing Colony on the land 7.73437 acres in the revenue estate of village Shimla Molana, Sector 40, Panipat.

1. The particulars of the land, wherein the aforesaid affordable group housing colony 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:-
 - a. That the affordable group housing 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 company shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
 - d. 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.
 - e. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - f. 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.
 - 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 before execution of development works at site.
 - h. That the licensee 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 Haryana Urban Development Authority/HSIIDC.
 - i. 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.
 - j. That company shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.


D.T.C.P. (Hr.)

- k. That the licensee shall make the provision of solar water heating system as per recommendations of Haryana Renewable Energy Development Agency and shall make it operational, where applicable, before applying for Occupation Certificate.
 - l. That the developer will use only LED fittings for internal as well as for campus lighting.
 - m. That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned Power Authority, with a copy to the Director within a period of two months 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.
 - n. 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
 - o. That the licensee shall furnish bank guarantee against total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
 - p. That the licensee shall abide by the terms and conditions of the policy dated 19.08.2013.
 - q. That the building plans of the project will be submitted for approval within three months from grant of license.
 - r. 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.
 - s. That company shall permit the Director or any other officer 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.
 - t. That developer company i.e. to Real Height Developers Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/ provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
 - u. That you shall construct the 18 mtr road, if any stretch is kuccha at site, upto higher order road.
 - v. That licensee company shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The licence is valid up to 15/6/2022.

(T.L. Satyaprakash)

Director

Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh

Dated: 16/6/2017


Endst. No. LC-3183-PA (SN)-2017/ 13586-600

Dated: 19/6/17

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

1. Real Height Developers Pvt. Ltd., DII/2, Sector IV, Eldeco Estate One, Sector-40, Panipat 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. 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, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Panipat along with a copy of agreement.
15. Chief Accounts Officer, O/o DTCP, Haryana.


(S.K. Sehwat)


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

To be read with License No. ³⁴..... of 2017/16⁶/₂₀₁₇

1. Detail of land owned by Real Height Developers Pvt. Ltd., Distt. Panipat.

Village	Khasra No.	Area
		B-B-B
Shimla Molana	75	1-7-0
	76	3-9-0
	77	2-5-0
	81	3-0-0
	82	3-0-0
	83	3-0-0
	84	3-0-0
	87	3-0-0
	88	3-0-0
	90	3-0-0
	91/2	1-19-0
	92	3-0-0
	149	3-0-0
	150/1/1	1-2-10
	Total	37-2-10

OR 7.73437 acres


Director,
Town & Country Planning
Haryana
L. JEEWAN PATWARI