




**TABLE OF DOCUMENTS, DATA AND INFORMATION AS MADE AVAILABLE BY
PROMOTER PURSUANT TO CLAUSE 4 (iv) OF RERA CERTIFICATE No. HRERA-PKL-
RWR-180-2019 DATED 22.11.2019**

S. No.	Particulars	Remarks	Update as on 20.12.2019
1	Name, address, phone number, photograph, email Id of all the Promoters in the case of individuals; or the name of partners, directors, associates, etc. in case the Promoter is other than an individual.		Annexure-A
2	Information relating to the real estate projects developed by the Promoter in past five years, as submitted to the Authority.	N.A.	N.A.
3	Location, and geographical map of the site of the project. Landmarks near the site should also be given.		Annexure-B
4	Copy of the registration certificate granted by the Authority.		Annexure-C
5	List of conditions prescribed by the Authority in the registration certificate.		Annexure-D
6	Specifications of the project including: (a) Size of the land of the project		Annexure-E
	(b) Number and types of the apartments/ plots proposed to be constructed in whole of the project. If the project is proposed to be constructed in phases, the number of apartment/ plots to be constructed in each phase.		Annexure-F
	(c) Comprehensive list of the infrastructural facilities and amenities to be provided as a part of the project which shall be passed on to the Resident Welfare Associations after completion of the project.		Annexure-G
7	Copy of the sanctioned layout plans, and all other plans which the Promoter has submitted to the State Government while seeking license		Annexure-H [i – ix]

S. No.	Particulars	Remarks	Update as on 20.12.2019
	<p>for the project as well as to the Authority for getting the project registered.</p> <ol style="list-style-type: none"> a. Zoning Plan b. Layout Plan / Demarcation Plan c. Road & Pavement Plan d. Proposed Electricity Plan e. Proposed Water Supply Plan f. Proposed Sewerage Garbage Disposal Plan g. Proposed Storm Water Drainage h. Proposed 10% Land to be transferred to the Govt. for community facility i. Proposed Street Lighting Plan 		
8	Facilities to be provided by the Promoter on the additional land/ area/ space, if any, which is not included in the total cost of the project, which the promoter will retain and operate on commercial basis.	N.A.	N.A.
9	Detailed specifications and quality of construction of the various infrastructural facilities and amenities as per provision and approval of the service plan estimates by the competent Authority.		Annexure-I [refer Service Estimate Approval]
10	Detailed specifications and quality of construction of apartments.	N.A.	N.A.
11	The proforma of the allotment letter.		Annexure-J
12	Proforma of the agreement for sale of apartment/ plot.		Annexure-K
13	Details of the bank account in which 70% of the receipts from the apartment allottees will be kept.		Annexure-L
14	Quarterly schedule of construction of infrastructure facilities.		Annexure-M
15	Quarterly schedule of construction of the apartments.	N.A.	N.A.

S. No.	Particulars	Remarks	Update as on 20.12.2019
16	<p>List of approvals already received from the State or Local Authorities.</p> <ol style="list-style-type: none"> a. License by DTCP bearing License No. 105 of 2017; b. Zoning Plan by DTCP bearing Memo No. ZP-1280/SD/(DK)/2019/6520 c. Forest NOC by Divisional Forest Officer d. Pollution NOC by Divisional Forest Officer e. Service Estimate Approval 		Annexure-N [i – v]
17	<p>List of approvals which are yet to be received/ obtained.</p> <ol style="list-style-type: none"> a. Electric Scheme Approval 		Annexure-O
18	<p>The name, address, phone number and email Id of the registered real estate agents, if any, through whom booking for the projects shall be done.</p>		Nil
19	<p>Quarterly updated list of the number and types of apartments/ plots or garages booked.</p>		Nil
20	<p>Details of ongoing litigation relating the project and to the real estate projects developed in last five years or being developed by the Promoter in the state of Haryana or outside the state.</p>		Nil
21	<p>Particulars of the Consultants, Contractors, Architects, Structural Engineers, or other persons involved in the development of the project.</p>		Annexure-P
22	<p>Quarterly progress of various components of the project.</p>		Annexure-Q

<p>1. Mr. Madhur Kumar Khandelia F-302, BPTP Freedom Park, Sector-57, Gurugram – 122 003 0124-4525000, 9818199924 madhur.khandelia@m2kindia.com Designation: Director</p>	
<p>2. Gautam Kumar Bhartia D-164, Antriksh Apartment, Sector -14 Extension, Rohini, Delhi – 110 085 0124-4525000, 9818199984 gautam.bhartia@m2kindia.com Designation: Director</p>	
<p>3. Satish Pal Singh O-403, Green valley Apartments, Plot No.-18, Sector-22, Dwarka, New Delhi – 110 077 0124-4525000, 9968071182 sp.singh@m2kindia.com Designation: Authorised Representative / Head of Department</p>	

GEOGRAPHICAL LOCATION MAP OF THE PROJECT SITE AS PLOTTED ON GOOGLE MAP





**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an affordable residential plotted colony under DDJAY namely "M2K Swastik" measuring 7.606 Acres in Sector-1, Dharuhera, Distt. Rewari vide

Registration No. HRERA-PKL-RWR-180-2019 Dated: 22.11.2019

2. The promoter of the project is Avancer Properties Pvt. Ltd, 86, Block-B, Mayfield Garden, Sector-50, Gurugram, Haryana - 122003. The promoter is a Private limited company registered with Registrar of Companies, Delhi with Corporate Identity Number- CIN: L45201HR2003PTC080550, having PAN No. AAECA4158N.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

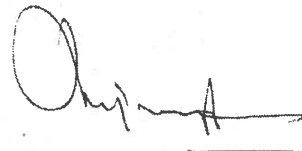
3. The information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to the following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to the plots sold/booked and expenditure made in the project.



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) also submit quarterly schedule of expenditure to be incurred on the project.
- viii) complete the said project by 31.03.2022.


Anil Kumar Panwar
Member


Rajan Gupta
Chairman

List of Conditions prescribed by the Authority in the Registration Certificate

That the promoter shall:

1. strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
2. strictly abide by the declaration made in form REP-II.
3. apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
4. the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to the plots sold/booked and expenditure made in the project.
5. a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
6. adopt and stricly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
7. also submit quarterly schedule of expenditure to be incurred on the project.
8. complete the said project by 31.03.2022.

Size of the Land of the Project

S. No.	Location	Size in Acres
1.	Real Estate Project named as 'M2K SWASTIK' located at within the revenue estates of village Dharuhera, Sector-1, Dharuhera, District Rewari, Haryana-123106	7.606

Number and Types of the Apartments/Plots proposed to be constructed in whole of Project

S. No.	Type of Plots forming part of the Project	No. of Plots forming part of the Project	Phase of Development of the Project
1.	Residential	171	Phase-I only
2.	Commercial	9	Phase-I only

M2K Swastik, Sector - 1, Dharuhera Rewari

Comprehensive list of the infrastructural facilities and amenities to be provided as a part of the project which shall be passed on to the Resident Welfare Associations after completion of the project.

Sl. No.	Infrastructure Facilities & Amenities
1	Sewerage Treatment Plant
2	Under Ground Water Tank
3	Electrical Sub-Station including Transformer and Panel
4	Street Lights & Cables
5	Plumbing and sewer lines
6	Flushing line
7	Water Supply Line
8	Rain Water Harvesting
9	Parks / Greens
10	Main Entrance Gate
11	Guard Room with attached Toilet

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON THE LAND AREA MEASURING 7.6060 ACRES (LICENCE NO. 105 OF 2017 DATED 19.12.2017) IN SECTOR-1, DHARUHERA BEING DEVELOPED BY AVANCER PROPERTIES PVT. LTD.

FOR PURPOSE OF CHAPTER 1.2 (ZONING) & 6.2.1 (I) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in the zoning plan shall be utilized in accordance with the markings prescribed in the table below and no other manner. Permissible use of land on the portion of the plot indicated in column 1.

Marking	Location	Type of building permissible on land
(Symbol)	Road	Road furniture in approved places.
(Symbol)	Public open space	To be used only for landscape features.
(Symbol)	Residential habitable zone	Residential building.
(Symbol)	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVER, FLOOR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STREET FACING

The height of building shall be constructed as per the provision of the Haryana Building Code, 2017. The maximum permissible ground cover, floor area, F.F.I. (Floor Area Index) and maximum permissible height, including the height of the tower, shall be as per the following table:

Floor Area (Sq. Meters)	Permissible Maximum Floor Area (F.F.I.)	Permissible Maximum Permissible Height (G+3 Floor) (In Meters)
Up to 100	6%	11.00
100 to 200	8%	11.00

The maximum height and number of floors shall be as per the provision of Haryana Building Code, 2017.

The height of building shall be measured from the ground level to the top of the highest part of the building.

For more than three dwelling units shall be allowed on each plot.

Use for construction of road.

Sub-section (c) of the plan shall not be permitted in commercial.

3. BUILDING SETBACKS

Building set back boundary wall and gates shall be constructed within the portion of the site marked as 'E' in the zoning plan. The setback provisions as allowed in Haryana Building Code, 2017 shall apply for the purpose of residential habitable zone.

4. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be as per the provision of Haryana Building Code, 2017.

5. SITE DRAINAGE

Provision shall be made for drainage of the site. The drainage shall be provided to the street or to the storm water drain.

6. FENCIBLE WALL

The boundary wall shall be constructed as per approved standard design in the position indicated on the zoning plan.

7. RESTRICTION OF ACCESS FROM ALL LOTS INTO COMMON SECTOR ROADS AND PUBLIC OPEN SPACES

The boundary wall shall be constructed as per approved standard design in the position indicated on the zoning plan.

8. BOUNDARY WALL

The boundary wall shall be constructed as per approved standard design in the position indicated on the zoning plan.

9. GATE AND GATE POST

Gate and gate post shall be constructed as per approved standard design in the position indicated on the zoning plan.

10. DISPLAY OF POSTAL NUMBER OF THE PLOT

The plot number and postal address shall be written at the rear shown for the purpose of this plan as per approved design.

11. SEWERAGE COLLECTION POINT

From plot holder shall make adequate provision for garbage collection in his own plot and make suitable management for disposal in the transfer collection point to be provided for a collector.

12. ACCESS

The plot or public building will have an access from the main road.

13. GENERAL

The collector/owner shall use light emitting diode (LED) lighting for internal lighting as well as for external lighting.

14. NOTES

Read the drawing in conjunction with the description plan verified by D.P.P., Haryana with the following conditions:

1. The drawing is for the purpose of the zoning plan only and shall not be used for any other purpose.

2. The collector/owner shall ensure the availability of water supply for the purpose of the zoning plan.

3. The collector/owner shall ensure the availability of sewerage supply for the purpose of the zoning plan.

4. The collector/owner shall ensure the availability of electricity supply for the purpose of the zoning plan.

5. The collector/owner shall ensure the availability of telephone supply for the purpose of the zoning plan.

6. The collector/owner shall ensure the availability of gas supply for the purpose of the zoning plan.

7. The collector/owner shall ensure the availability of fire supply for the purpose of the zoning plan.

8. The collector/owner shall ensure the availability of drainage supply for the purpose of the zoning plan.

9. The collector/owner shall ensure the availability of water supply for the purpose of the zoning plan.

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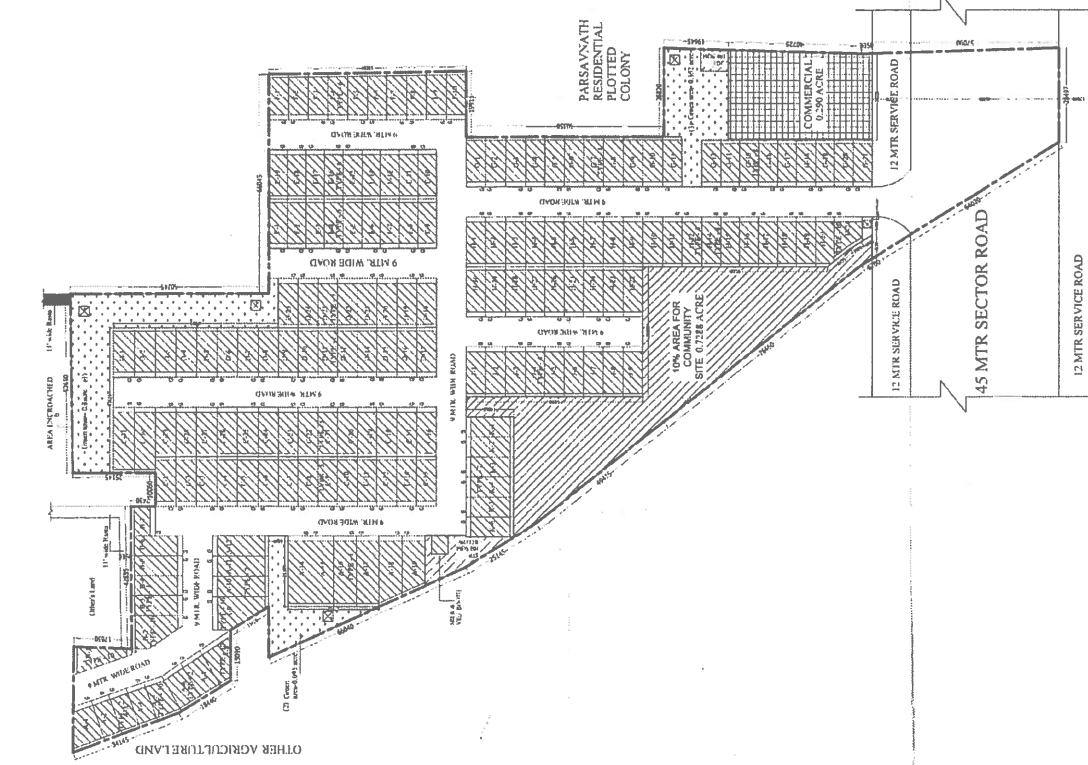
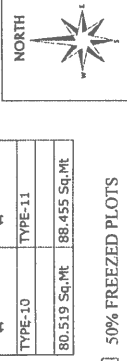
21. The collector/owner shall ensure the availability of fire supply for the purpose of the zoning plan.

22. The collector/owner shall ensure the availability of drainage supply for the purpose of the zoning plan.

23. The collector/owner shall ensure the availability of water supply for the purpose of the zoning plan.

24. The collector/owner shall ensure the availability of sewerage supply for the purpose of the zoning plan.

Plot No.	Area (Sq. Mt.)	Dimensions (m)	Area (Sq. Mt.)	Dimensions (m)	Area (Sq. Mt.)	Dimensions (m)	Area (Sq. Mt.)	Dimensions (m)	Area (Sq. Mt.)	Dimensions (m)
TYPE-1	21.18	6.99 x 17.03	15.54	6.06 x 17.03	15.54	5.935 x 15.54	92.22	6.06 x 17.03	103.192	6.06 x 17.03
TYPE-2	17.03	6.06 x 17.03	15.54	6.06 x 17.03	15.54	5.935 x 15.54	92.22	6.06 x 17.03	103.192	6.06 x 17.03
TYPE-3	15.54	6.06 x 17.03	15.54	6.06 x 17.03	15.54	5.935 x 15.54	92.22	6.06 x 17.03	103.192	6.06 x 17.03
TYPE-4	15.00	6.00 x 15.00	14.82	6.215 x 14.82	14.82	5.705 x 14.82	84.539	6.215 x 14.82	92.096	6.215 x 14.82
TYPE-5	14.82	6.215 x 14.82	14.82	6.215 x 14.82	14.82	5.705 x 14.82	84.539	6.215 x 14.82	92.096	6.215 x 14.82
TYPE-6	14.82	6.215 x 14.82	14.82	6.215 x 14.82	14.82	5.705 x 14.82	84.539	6.215 x 14.82	92.096	6.215 x 14.82
TYPE-7	14.58	6.035 x 14.58	14.00	5.785 x 14.00	14.00	5.635 x 14.00	80.981	5.785 x 14.00	87.98	5.785 x 14.00
TYPE-8	14.00	5.785 x 14.00	14.00	5.785 x 14.00	14.00	5.635 x 14.00	80.981	5.785 x 14.00	87.98	5.785 x 14.00
TYPE-9	12.585	5.635 x 12.585	12.585	5.635 x 12.585	12.585	5.635 x 12.585	70.919	5.635 x 12.585	70.919	5.635 x 12.585
TYPE-10	10.08	5.108 x 10.08	10.08	5.108 x 10.08	10.08	5.108 x 10.08	5.565	5.108 x 10.08	5.565	5.108 x 10.08
TYPE-11	88.455	12.35 x 88.455	88.455	12.35 x 88.455	88.455	12.35 x 88.455	88.455	12.35 x 88.455	88.455	12.35 x 88.455



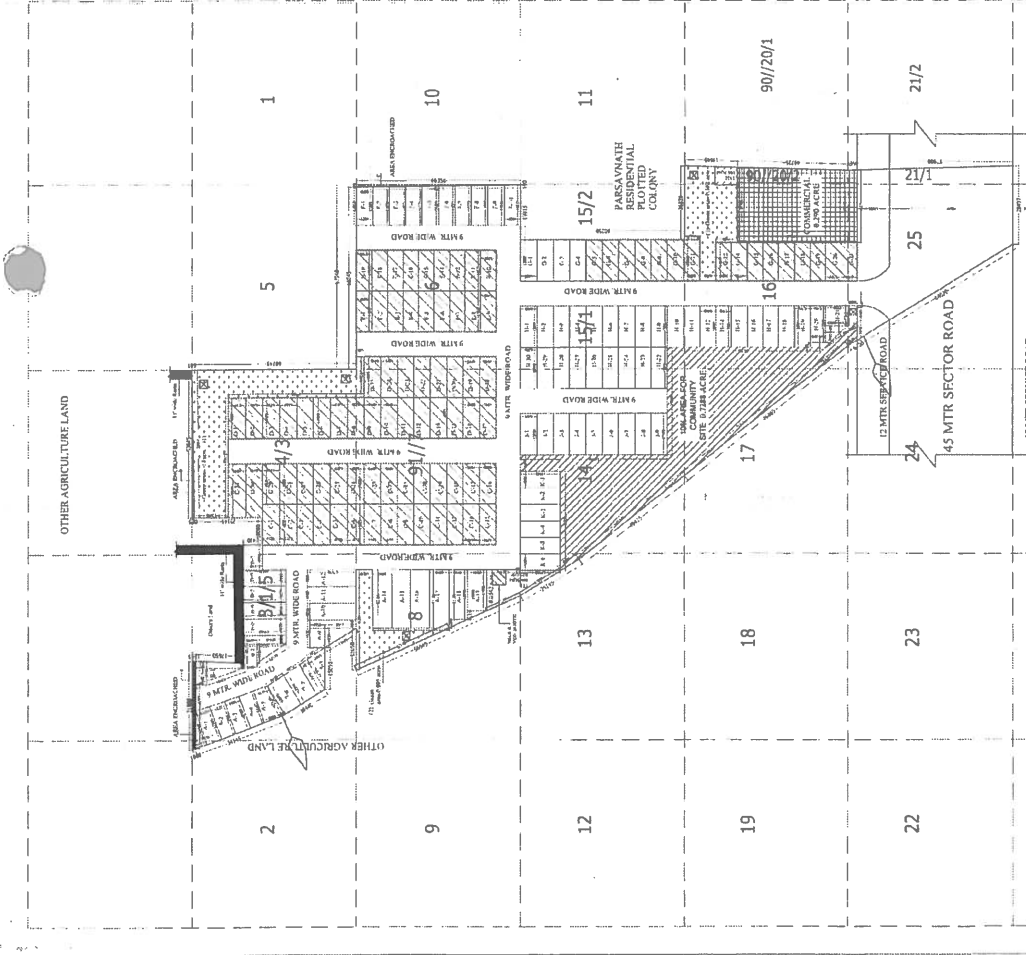
ARCIP INT
TOWN PLANNING ARCHITECTURAL DESIGN INTERIOR PUBLIC HEALTH SERVICE ESTIMATE ESTIMATING & COSTING
PLOT NO. 105, SECTOR-1, DHARUHERA, DISTRICT-ROHTAK, HARYANA-141001
CONTACT NO. 98100 98100 | WEBSITE: www.arcipint.com

PARSAVNATH RESIDENTIAL PLOTTED COLONY

DATE: 19.12.2017
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 19.12.2017

AREA STATEMENT		7.600	ACRE	(A)
TOTAL AREA OF THE SCHEME		0.680	ACRE	(B)
50% AREA FALLING UNDER SECTOR ROAD (R/W)		0.340	ACRE	(C)
ENROUCHMENT AREA		0.024	ACRE	(D)
NET PLANNED AREA (NPA) (A.C.C.D)		7.254	ACRE	
AREA UNDER COMMERCIAL		0.250	ACRE	3.597%
AREA UNDER RESIDENTIAL PLOTS		3.848	ACRE	52.974%
TOTAL SALABLE AREA		4.138	ACRE	56.967%
PROVIDED FOR SALABLE AREA		ACRE		
UNDEVELOPED AREA		0.280	ACRE	3.736%
TOTAL AREA OF THE SCHEME		7.934	ACRE	100.000%

AREA FOR PROVIDOR OF COMMUNITY FACILITIES PROVIDED		0.280	ACRE	0.150	ACRE	0.130	ACRE	0.000	ACRE
UNDEVELOPED AREA		0.280	ACRE <td>0.150</td> <td>ACRE <td>0.130</td> <td>ACRE <td>0.000</td> <td>ACRE </td></td></td>	0.150	ACRE <td>0.130</td> <td>ACRE <td>0.000</td> <td>ACRE </td></td>	0.130	ACRE <td>0.000</td> <td>ACRE </td>	0.000	ACRE
TOTAL AREA OF THE SCHEME		7.934	ACRE <td>7.934</td> <td>ACRE <td>7.934</td> <td>ACRE <td>7.934</td> <td>ACRE </td></td></td>	7.934	ACRE <td>7.934</td> <td>ACRE <td>7.934</td> <td>ACRE </td></td>	7.934	ACRE <td>7.934</td> <td>ACRE </td>	7.934	ACRE



NO.	DESCRIPTION	WIDTH	LENGTH	AREA
1	COMMUNITY AREA	0.5	4.22	2.11
2	COMMUNITY AREA	0.5	3.00	1.50
3	COMMUNITY AREA	0.5	6.00	3.00
4	COMMUNITY AREA	0.5	24.50	12.25
5	COMMUNITY AREA	0.5	22.50	11.25
6	COMMUNITY AREA	0.5	24.50	12.25
7	COMMUNITY AREA	0.5	24.50	12.25
8	COMMUNITY AREA	0.5	24.50	12.25
9	COMMUNITY AREA	0.5	24.50	12.25
10	COMMUNITY AREA	0.5	24.50	12.25
11	COMMUNITY AREA	0.5	24.50	12.25
TOTAL AREA IN ACRES				99.118
TOTAL AREA IN ACRES				0.708

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11	COMMUNITY AREA	0.5	24.50	12.25
TOTAL AREA IN ACRES				99.118
TOTAL AREA IN ACRES				0.708

PROPOSED LAND-USE ZONING PLAN OF THE SCHEME UNDER THE URBAN LAND CEILING ACT, 1974 AND THE URBAN LAND CEILING (AMENDMENT) ACT, 1980. THE SCHEME IS BEING DEVELOPED BY AVANTRA PROPERTIES PVT. LTD.

ARCHITECT: DR. K. S. SURESH

SCALE: 1:1000

DATE: 15/05/2024

(K. MAKRAND PANDURANG, IAS) DTP (HR)

(JITENDER SHAG) CTP (HR)

(DEVIENDRA NIMBOKAR) STP (M) HQ

(DINESH KUMAR) DTP (HQ)

(MEHA CHANDEL) SD (HQ)

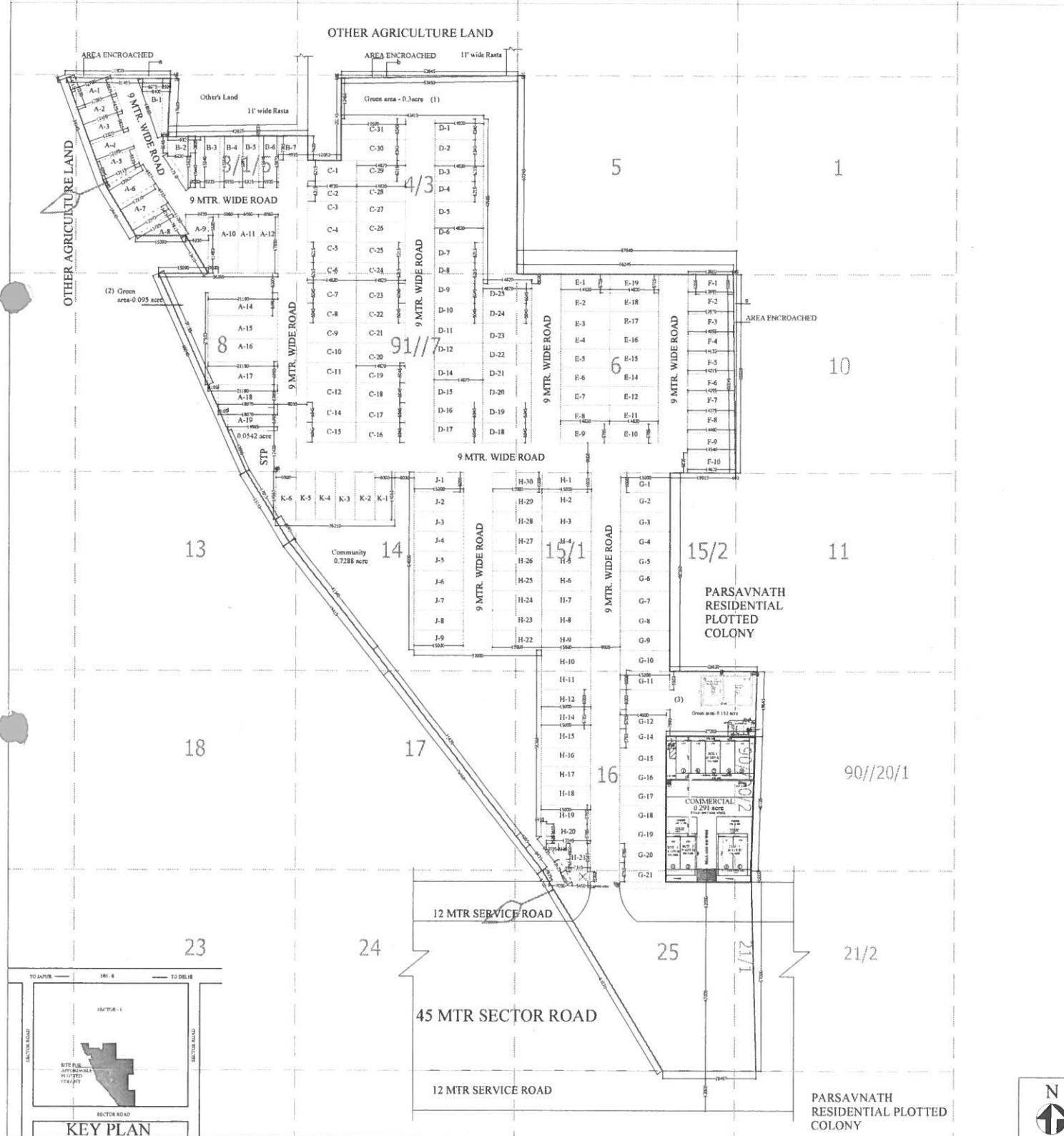
(J)HQ

50% FROZEN PLOTS

NOTE: ALL DIMENSIONS ARE IN METER. THE BANK GUARANTEE TO THE TUNE OF 25% ON ACCOUNT OF DW HAS BEEN SUBMITTED IN LIEU OF MORTGAGE OF 15% SALABLE AREA.

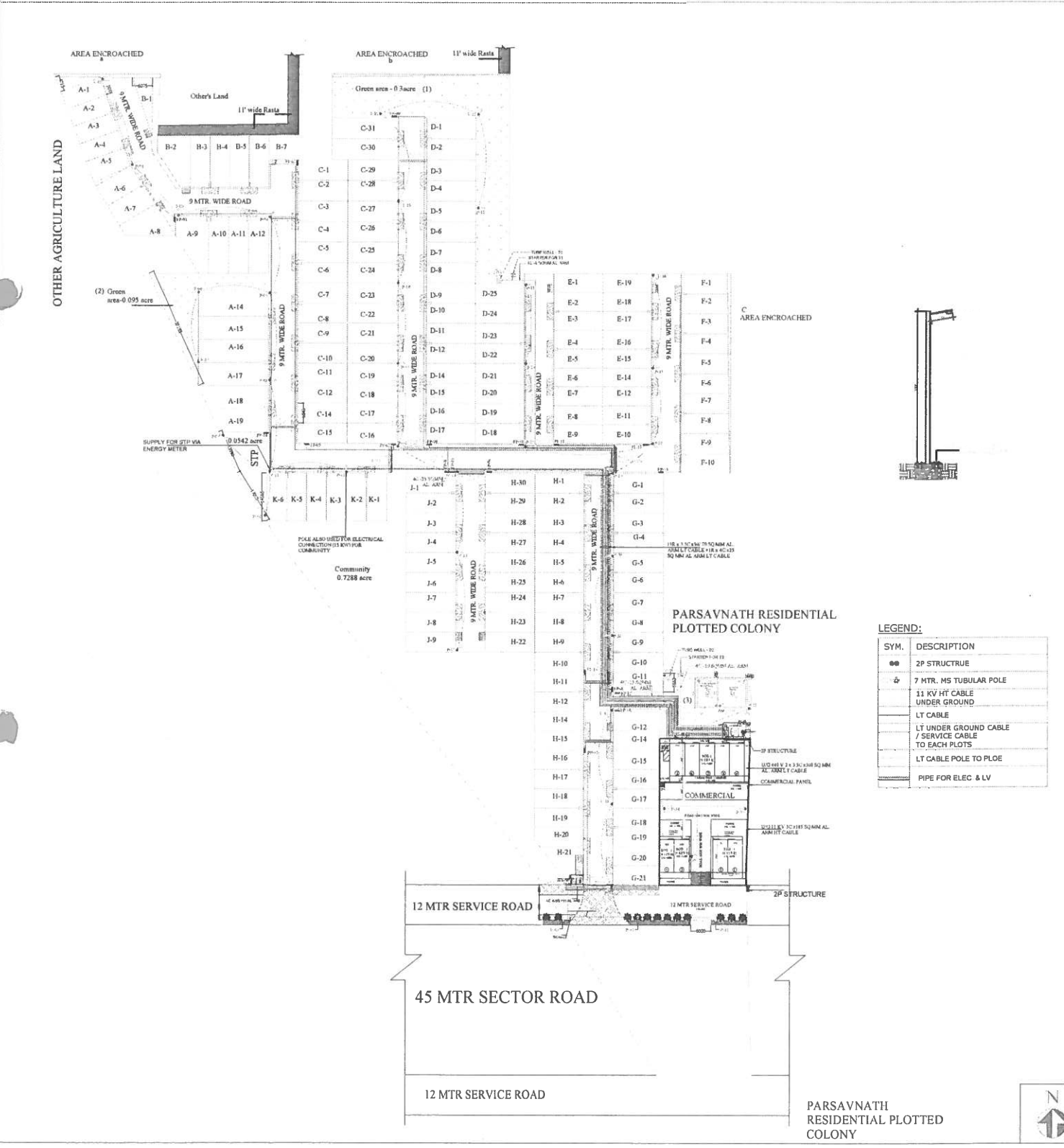
NAME OF PROJECT: **M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DDJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.**

NAME OF DRAWING: **ROADS AND PAVEMENT PLAN**



NAME OF PROJECT: **M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DDJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.**

NAME OF DRAWING: **PROPOSED - ELECTRICITY SUPPLY PLAN**



LEGEND:

SYM.	DESCRIPTION
●●	2P STRUCTURE
⊕	7 MTR. MS TUBULAR POLE
—	11 KV HT CABLE UNDER GROUND
—	LT CABLE
—	LT UNDER GROUND CABLE / SERVICE CABLE TO EACH PLOTS
—	LT CABLE POLE TO PLOE
—	PIPE FOR ELEC. & LV

PARSAVNATH RESIDENTIAL PLOTTED COLONY



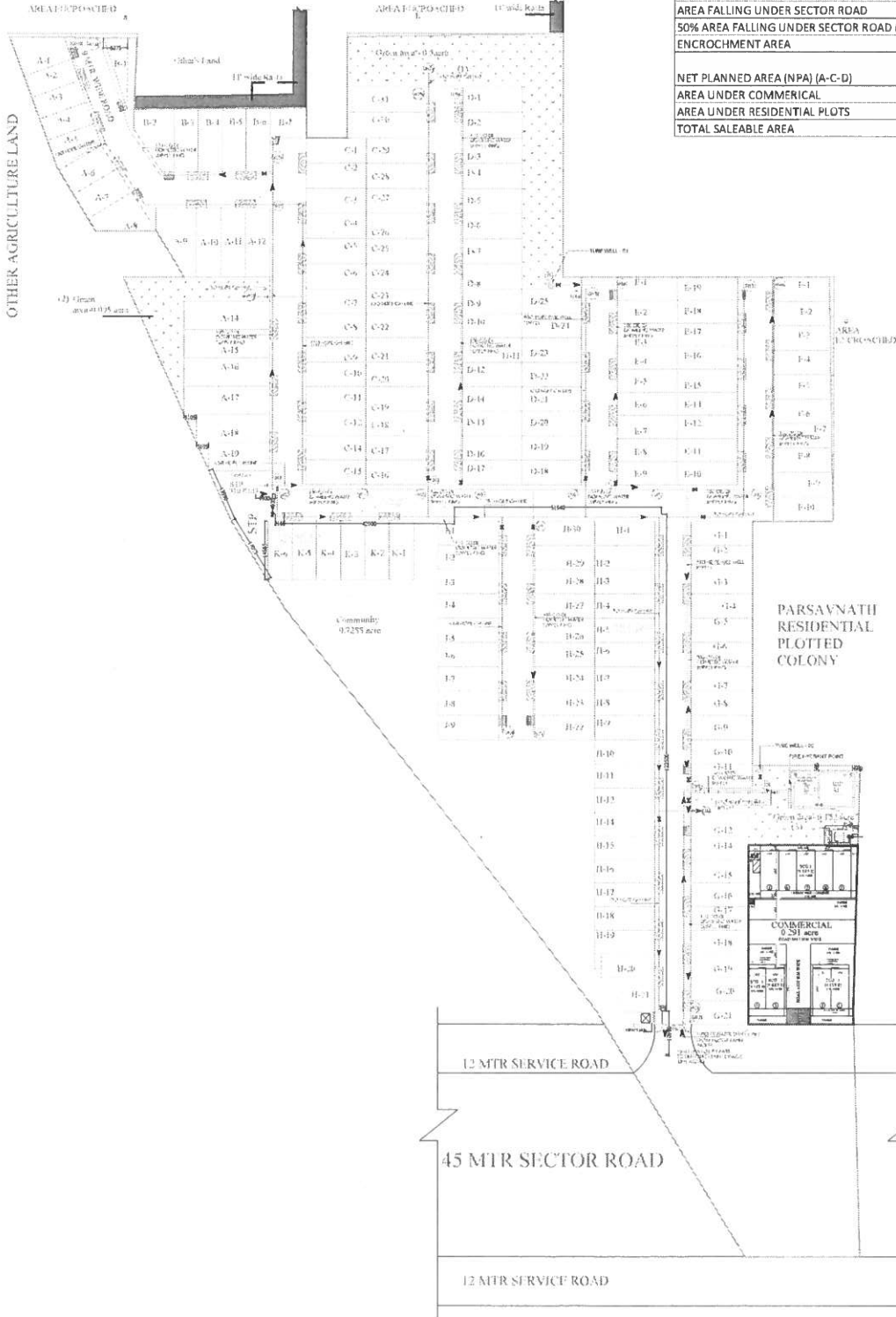
NAME OF PROJECT-

M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DDJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.

NAME OF DRAWING-

PROPOSED -WATER SUPPLY PLAN

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	7.6060	ACRE	.....(A)
AREA FALLING UNDER SECTOR ROAD	0.6360	ACRE	.....(B)
50% AREA FALLING UNDER SECTOR ROAD (B/2)	0.3180	ACRE	.....(C)
ENCROACHMENT AREA	0.024	ACRE	.....(D)
NET PLANNED AREA (NPA) (A-C-D)	7.264	ACRE	
AREA UNDER COMMERCIAL	0.290	ACRE	3.992%
AREA UNDER RESIDENTIAL PLOTS	3.848	ACRE	52.974%
TOTAL SALEABLE AREA	4.138	ACRE	56.966%



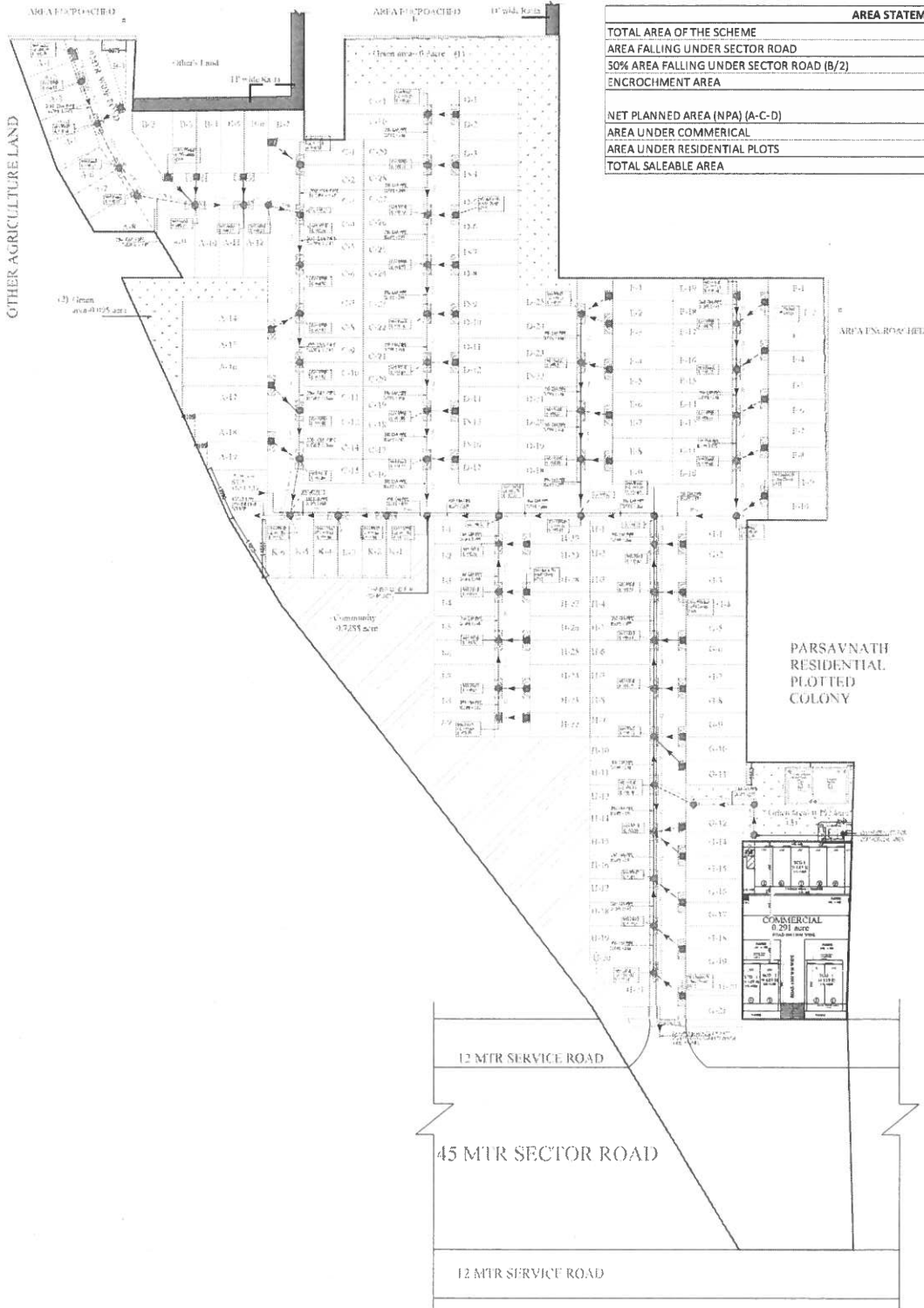
LEGEND	
	DOMESTIC WATER SUPPLY PIPE
	FLUSHING & IRRIGATION PIPE
	VALVE
	TUBE WELL SUPPLY LINE
	TUBE WELL
	HUDA SUPPLY
	FIRE HYDRANT POINT

NAME OF PROJECT-

M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DDJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.

NAME OF DRAWING-

PROPOSED - SEWERAGE AND GARBAGE DISPOSAL PLAN



AREA STATEMENT			
TOTAL AREA OF THE SCHEME	7.6060	ACRE	.....(A)
AREA FALLING UNDER SECTOR ROAD	0.6360	ACRE	.....(B)
50% AREA FALLING UNDER SECTOR ROAD (B/2)	0.3180	ACRE	.....(C)
ENCROACHMENT AREA	0.024	ACRE	.....(D)
NET PLANNED AREA (NPA) (A-C-D)	7.264	ACRE	
AREA UNDER COMMERCIAL	0.290	ACRE	3.992%
AREA UNDER RESIDENTIAL PLOTS	3.848	ACRE	52.974%
TOTAL SALEABLE AREA	4.138	ACRE	56.966%

LEGEND	
	SEWER LINE
	MANHOLE
	CATCHMENT LEVEL
	INVERT LEVEL
	CONTOUR LEVEL
	OVERFLOW LINE

NAME OF PROJECT-

M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DDJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.

NAME OF DRAWING-

PROPOSED - STORM WATER DRAINAGE



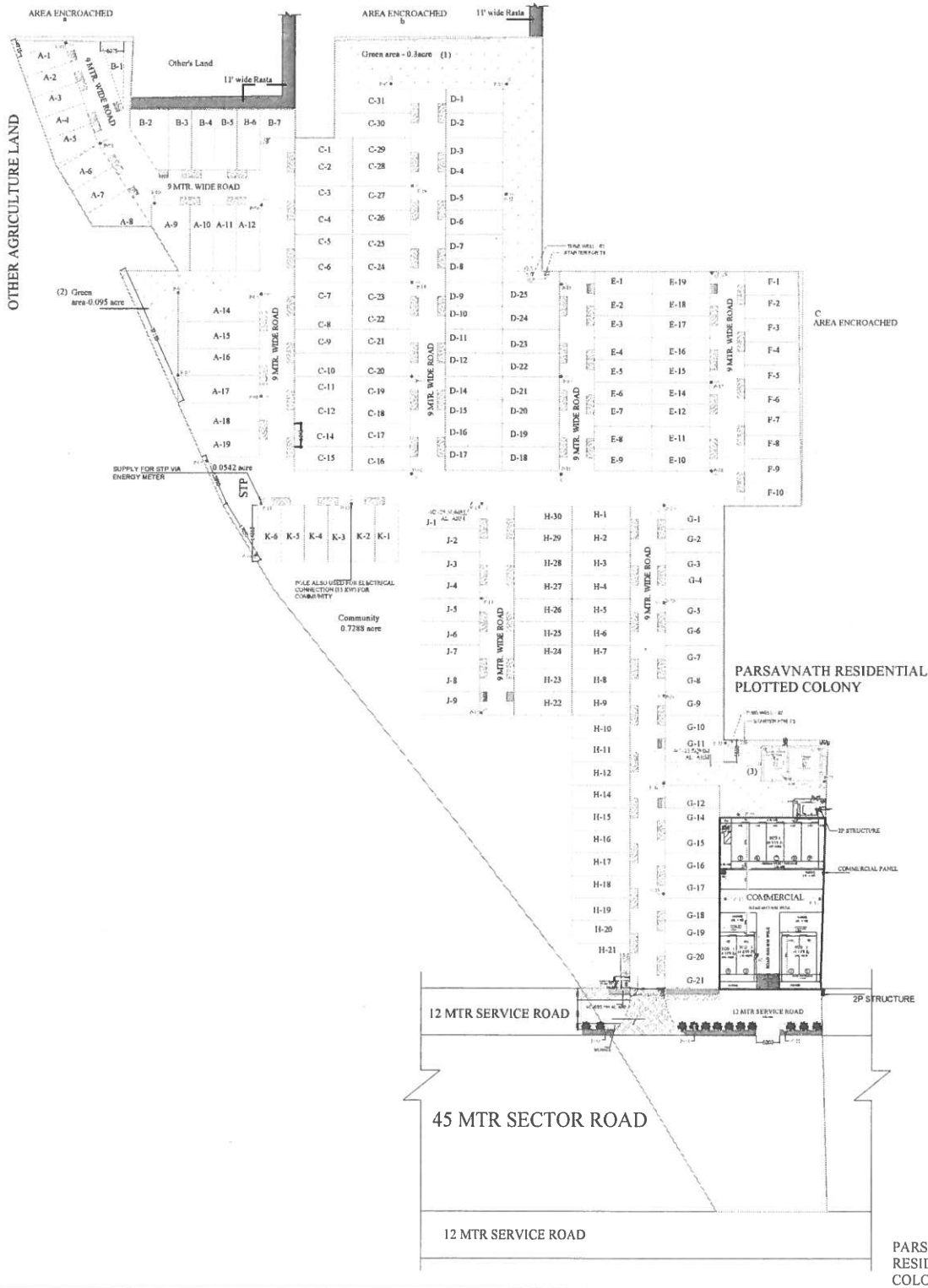
AREA STATEMENT			
TOTAL AREA OF THE SCHEME	7.6060	ACRE	.....(A)
AREA FALLING UNDER SECTOR ROAD	0.6360	ACRE	.....(B)
50% AREA FALLING UNDER SECTOR ROAD (B/2)	0.3180	ACRE	.....(C)
ENCROCHMENT AREA	0.024	ACRE	.....(D)
NET PLANNED AREA (NPA) (A-C-D)	7.264	ACRE	
AREA UNDER COMMERCIAL	0.290	ACRE	3.992%
AREA UNDER RESIDENTIAL PLOTS	3.848	ACRE	52.974%
TOTAL SALEABLE AREA	4.138	ACRE	56.966%

LEGEND	
	STORM WATER PIPE
	MANHOLE
	PARK WATER RETENTION POND
	PROPOSED PLOT
	PROPOSED LEVEL
	EXISTING LEVEL
	CATCH BASIN



NAME OF PROJECT- **M2K SWASTIK AFFORDABLE PLOTTING HOUSING COLONY UNDER "DJAY 2016" SECTOR-1, DARUHERA, OWNED BY AVANCER PROPERTIES PVT. LTD.**

NAME OF DRAWING- **PROPOSED - STREET LIGHTING PLAN**



LEGEND:

SYM.	DESCRIPTION
●●	2P STRUCTURE
⊕	MS TUBULAR POLE

Directorate of Town & Country Planning, Haryana

Plot no.3, Nagar Yojana Bhawan, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; <http://tcpharyana.gov.in>

To

Avancer Properties Pvt. Ltd.
R-1240, Mangolpuri,
Delhi-83.

Memo. No. LC-3467-Asstt.(RK)-2019/23413

Dated: 17-09-2019

Subject: Approval of Service Plan/Estimates for affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres, under Licence No. 105 of 2017 dated 19.12.2017 in Sector-1, Dharuhera being developed by Avancer Properties Pvt. Ltd.
Please refer your application on the matter as subject cited above.

The Service Plan/Estimates for affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres, under Licence No. 105 of 2017 dated 19.12.2017 in Sector-1, Dharuhera, has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/ from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Dharuhera Town, which is under finalization.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for 5 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HUDA will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HUDA.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.

10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HUDA or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one foot; if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

 - (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
14. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.
16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.

19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo. no. CE-I/SE(HQ)/SDE(W)/2019/94165 dated 24.05.2019.

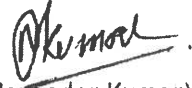
NOTE(1):-

In order to implement the directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Ors, the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- i) It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensure that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
- ii) The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii) No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv) Such storage does not cause any obstruction to the free flow of traffic and/ or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin. To ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
- v) The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
- vi) All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement sand and other allied material shall be fully covered dust free and/or other precautions would be taken to ensure that enroute their destination, the dust, sand or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.

DA/As above




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

Endst. No LC-3467-Asstt. (RK)-2019/

Dated :

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W)/2019/94165 dated 24.05.2019 for information and necessary action please.



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

Annexure-J

Ref: APPL/2019/

Date:

.....
.....
.....
.....

Ref: Your Application for allotment of a plot in our Project "M2K Swastik" situated at Sector-1, Dharuhera, Dist. Rewari, Haryana, being the Affordable Residential Plotted Colony under Deen Dayal Jan Aawas Yojna-2016, bearing RERA Regn. No. HRERA-PKL-RWR-180-2019 dated 22.11.2019 registered with Haryana Real Estate Regulatory Authority

Sub: Allotment Letter

Dear Customer

Welcome to M2K Swastik!!!

It is our pleasure to inform you that pursuant to your Application No. dated for allotment of a plot in the captioned Project, we hereby allot you the Plot bearing following particulars:

Plot No.	Area of the said Plot [in Sq. Yds.]	Area of the said Plot [in Sq. Mt.]	Land Use

Please note that this allotment is done pursuant to your said Application and is subject to the terms and conditions of the specimen Agreement for Sale as read and understood by you, a copy of which is also exhibited at the RERA website / submitted to the HRERA Authority.

Also, enclosed herewith please find following Money Receipt/s against the payment tendered by you with your Application:-

S. No.	Money Receipt No.	Dated	Amount (Rs.)	Rupees (in words)

Meanwhile, you are requested to pay the stamp duty and registration fees for effecting the execution and registration of 'Agreement for Sale' vis-à-vis your purchase of the said Plot, within 15 days from the date of this letter, so that we can proceed ahead for obtaining appointment at the office of the Sub-Registrar for registration of the said Agreement.

You are requested to contact our customer care division on Phone No.: 0124-4526000 or by email: customer-care@m2kindia.com, who shall be glad to serve you for any further assistance.

Thanking you
for Avancer Properties Pvt. Ltd.

Authorized Signatory

M2K[®]



M2K SWASTIK

AGREEMENT FOR SALE

Plot No. : **Customer ID:**

Name of First/Sole Allottee:

Name of Second Allottee:

**Bank Account in which 70% of the receipts from the Apartment Allottees
will be Kept**

S. No.	Account Number	Bank Name	Address
1.		IDBI Bank	A-1/20, Vijay Enclave, Palam Dabri Road, Delhi-110045

Quarterly Schedule of Construction of Infrastructure Facilities

S. No.	Name of Activity	Progress in last Qtr (Oct-Dec'19)			Remarks
		Cummulative from commencement	Progress in this quarter	Cummulative till end of quarter	
1	Sewerage Treatment & Garbage Disposal	25%	35%	60%	
2	Storm Water and Drainage system	30%	35%	65%	
3	Water Supply and Drainage System	15%	40%	55%	
4	Electricity Supply System	0%	5%	5%	
5	Street Lighting	0%	5%	5%	
6	Parks and Play Grounds	25%	5%	30%	
7	Internal Roads & Pavements	35%	22%	57%	

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

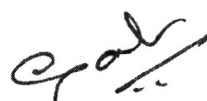
License No. 105 of 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Avancer Properties Pvt. Ltd., R-1240, Mangolpuri, Delhi-83 for the development of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 7.606 acres under migration policy from license No. 10 of 2007 dated 03.01.2007 in the revenue estate of village Dharuhera, Sector-1, Dharuhera, Distt. Rewari.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted 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 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - 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 company 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 company shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - e. That the company 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 workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.
 - f. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company 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.
 - g. That the company 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 company 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.
 - i. That the company 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 company shall use only LED fitting for internal lighting as well as campus lighting.
- m. That the company 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 non 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 pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p. That the company 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 licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- 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 labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- u. That the terms and conditions of the policy notified on 01.04.2016 shall be abide by.
- v. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- w. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 18/12/2022.

Place : Chandigarh
Dated: 19/12/2017.


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

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

1. Avancer Properties Pvt. Ltd., R-1240, Mangolpuri, Delhi-83 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, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Rewari along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.



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

To be read with license No. 105. of 2017/19 ¹²/₂₀₁₇.

1. Detail of land owned by Avancer Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Dharuhera	90	20/2	0-14
		21/1	0-14
	91	3/1/5	5-0
		4/3	7-8
		6	8-0
		7	8-0
		8	3-8
		14	7-9
		15/1	5-12
		16	9-16
		25	4-16
		Total		60-17 or 7.606 acres


Director,
Town & Country Planning
Haryana



Memo No. ZP-1280/SD(DK)/2019/ 6520 Dated 06-03-19

To

Avancer Properties Pvt. Ltd.,
R-1240, Mangolpuri,
Delhi-83.

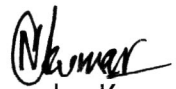
Subject: Approval of demarcation-cum-layout plan and zoning plan of Affordable Plotted Housing Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres (Licence No. 105 of 2017 dated 19.12.2017) in Sector-1, Dharuhera, District Rewari being developed by Avancer Properties Pvt. Ltd.

Please refer on the matter cited above.

Please find enclosed a set of approved demarcation-cum-layout plan and zoning plan of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres (Licence No. 105 of 2017 dated 19.12.2017) in Sector-1, Dharuhera, District Rewari given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Demarcation-cum-layout plan	DTCP-6890	06.03.2019
2.	Zoning plan of Affordable Plotted Scheme	DTCP-6891	06.03.2019
3.	Zoning plan of Commercial Site area 0.29 acre	DTCP-6892	06.03.2019

DA/as above



(Narender Kumar)
District Town Planner, (HQ)
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1280/SD(DK)/2019/ _____ Dated _____

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

1. The Senior Town Planner, Gurugram along with a set of approved zoning plans.
2. The District Town Planner, Rewari along with a set of approved zoning plans.
3. Nodal Officer, Website Updation along with scanned approved zoning plans in CD format with a request to host the same on website of the Department.

DA/as above


(Narender Kumar)
District Town Planner, (HQ)
O/o Director, Town & Country Planning,
Haryana, Chandigarh.



प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र
Clarification letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।
Clarification letter regarding applicability of forest laws on non forest land.

नाम Name "आधार" संख्या / UID No.	अवनसर प्रॉपर्टीस प्राइवेट लिमिटेड Avancer Properties Private Limited -
संगठन का नाम Organisation Name	Avancer Properties Private Limited
वर्तमान पता Current Address	Shop No. 28, Ground Floor Plot No. 4 Community Center Pritamupra, North West Delhi
भूमि स्थान Land Location	Dharuhera, Rewari, Dharuhera
भूमि मापन Land Measurements	7 (Acre)
रेक्ट नम्बर Rect Number	90, 91

जारी करने की तिथि / Date of Issuance: 03-01-2018
जारी करने का स्थान / Place of Issuance: Rewari
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/clarification/NQ4H0KY95J>



प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र
Clarification letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।
Clarification letter regarding applicability of forest laws on non forest land.

किला नम्बर
Killa Number

20/2, 21/1, 3/1/3, 3/1/5, 4/3, 6, 7, 8, 14, 15/1, 16, 25

प्रयोजन
Purpose

Building Construction

जारी करने की तिथि / Date of Issuance: 03-01-2018
जारी करने का स्थान / Place of Issuance: Rewari
जारी करने वाला प्राधिकरण / Issuing Authority: Divisional Forest Officer



This is a Digitally Signed Certificate and does not require physical signature. The authenticity of this certificate can be verified from the verification link mentioned below:

<https://164.100.137.243/eservices/mobileapi/verify/clarification/NQ4H0KY95J>



प्रभागीय वन अधिकारी द्वारा स्पष्टीकरण पत्र
Clarification letter by
Concerned Divisional Forest Officer
हरियाणा सरकार / Government of Haryana



गैर-वन भूमि पर वन कानून उपयुक्तता के विषय में स्पष्टीकरण पत्र।

Clarification letter regarding applicability of forest laws on non forest land.

Applicant Avancer Properties Private Limited village /city Dharuhera district Rewari
made a proposal to use this land for Building Construction. It is made clear that:

- a) As per records available above said land is not part of notified Reserved Forest, Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 of Punjab Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/PA 2/1900/S. 4/2013 dated 4th January, 2013, all Revenue Estate of Rewari is notified u/s 4 of PLPA 1900 and S.O.81/PA.2/1900/S.3/2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Rewari.
- c) If approach is required from Protected Forest by the user agency, the clearance/ regularization under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s Avancer Properties Private Limited land is located at village/city, Dharuhera District Rewari must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, Rewari the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- e) All other statutory clearances mandated under the Environment Protection Act. 198, as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1992 or any other Act/ order shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/ direction issued by the Hon'ble Supreme Court/ High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 0.05.2002, 29.10.2002, 16.12.2002, 18.03.2004, 14.05.2008 etc. pertaining to Aravalli region in Haryana, which should be complied with.
- h) It shall be the responsibility of user agency/ applicant to get necessary clearances/ permissions under various Acts and Rules applicable if any, from the respective authorities/ Department.

It is subject to the following conditions:

- 1.Recommend



Date: 03-01-2018
Place: Rewari

Rajesh Chugh
(Divisional Forest Officer)

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HARYANA STATE POLLUTION CONTROL BOARD



Lala Nemi Chand Singhal Enc. Sohna Road, Near Hanuman Mandir, Dharuhera Ph. 01274-244440-41(O)

Website: www.hspcb.gov.in E-Mail - hspcb.pkl@sifymail.com

Telephone No.: 0172-2577870-73

No. HSPCB/Consent/ : 329962319REWCTE6224375

Dated:05/03/2019

To.

**M/s : Avancer Properties Pvt. Ltd.
Sector-1, Dharuhera, Rewari, Haryana
REWARI
123110**

Sub. : Grant of consent to Establish to M/s Avancer Properties Pvt. Ltd.

Please refer to your application no. 6224375 received on dated 2019-02-25 in regional office Dharuhera.

With reference to your above application for consent to establish, M/s Avancer Properties Pvt. Ltd. is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER
Period of consent	05/03/2019 - 04/03/2024
Industry Type	Building and construction project having waste water generation more than 100 KLD
Category	RED
Investment(In Lakh)	798.0
Total Land Area (Sq. meter)	30780.34
Total Builtup Area (Sq. meter)	0.0
Quantity of effluent	
1. Trade	0.0 KL/Day
2. Domestic	248.0 KL/Day
Number of outlets	1.0
Mode of discharge	
1. Domestic	STP
2. Trade	
Permissible Domestic Effluent Parameters	
1. BOD	30 mg/l
2. COD	240 mg/l
Permissible Trade Effluent Parameters	
1. NA	mg/l
Number of stacks	1
Height of stack	

1. DG set 50 and 62.5KVA	1.58 meter
Permissible Emission parameters	
1. NA	
Capacity of boiler	
1. NA	Ton/hr
Type of Furnace	
1. NA	0
Type of Fuel	
1. Diesel	.008 KL/day

Regional Officer, Dharuhera
Haryana State Pollution Control Board.

Terms and conditions

1. The industry has declared that the quantity of effluent shall be 248 KL/Day i.e 0KL/Day for Trade Effluent. 0 KL/Day for Cooling. 248 KL/Day for Domestic and the same should not exceed
2. The above 'Consent to Establish' is valid for 60 months from the date of its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.
3. The officer/official of the Board shall have the right to access and inspection of the industry in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery. The effluent should conform the effluent standards as applicable
4. That necessary arrangement shall be made by the industry for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be prescribed by the Board from time to time.
5. The applicant will obtain consent under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21/22 of the Air (Prevention & Control of Pollution) Act, 1981 as amended to-date-even before starting trial production
6. The above Consent to Establish is further subject to the conditions that the unit complies with all the laws/rules/decisions and competent directions of the Board/Government and its functionaries in all respects before commissioning of the operation and during its actual working strictly.
7. No in-process or post-process objectionable emission or the effluent will be allowed, if the scheme furnished by the unit turns out to be defective in any actual experience
8. The Electricity Department will give only temporary connection and permanent connection to the unit will be given after verifying the consent granted by the Board, both under Water Act and Air Act.
9. Unit will raise the stack height of DG Set/Boiler as per Board's norms.
10. Unit will maintain proper logbook of Water meter/sub meter before/after commissioning.

11. That in the case of an industry or any other process the activity is located in an area approved and that in case the activity is sited in an residential or institutional or commercial or agricultural area, the necessary permission for siting such industry and process in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws CLU or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.
12. That there is no discharge directly or indirectly from the unit or the process into any interstate river or Yamuna River or River Ghaggar.
13. That the industry or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution control Board and Haryana State Pollution Control Board.
14. That of the unit is discharging its sewage or trade effluent into the public sewer meant to receive trade effluent from industries etc. then the permission of the Competent Authority owing and operating such public sewer giving permission letter to his unit shall be submitted at time of consent to operate.
15. That if at any time, there is adverse report from any adjoining neighbor or any other aggrieved party or Municipal Committee or Zila Parishad or any other public body against the unit's pollution, the Consent to Establish so granted shall be revoked.
16. That all the financial dues required under the rules and policies of the Board have been deposited in full by the unit for this Consent to Establish.
17. In case of change of name from previous Consent to Establish granted, fresh Consent to Establish fee shall be levied.
18. Industry should adopt water conservation measures to ensure minimum consumption of water in their Process. Ground water based proposals of new industries should get clearance from Central Ground Water Authority for scientific development of previous resource.
19. That the unit will take all other clearances from concerned agencies, whenever required.
20. That the unit will not change its process without the prior permission of the Board.
21. That the Consent to Establish so granted will be invalid, if the unit falls in Aravali Area or non conforming area.
22. That the unit will comply with the Hazardous Waste Management Rules and will also make the non-leachate pit for storage of Hazardous waste and will undertake not to dispose off the same except for pit in their own premises or with the authorized disposal authority.
23. That the unit will submit an undertaking that it will comply with all the specific and general conditions as imposed in the above Consent to Establish within 30 days failing which Consent to Establish will be revoked.
24. That unit will obtain EIA from MoEF, if required at any stage.
25. In case of unit does not comply with the above conditions within the stipulated period, Consent to Establish will be revoked.
26. That unit will obtain consent to operate from the board before the start of product activity.

Specific Conditions

Other Conditions :

1. The unit will take consent to operate before the occupation of the project. 2. The unit will install the project only on the land for which Town and Country Planning Department / M.C./HUDA/HSIDC has given license if any. 3. The unit will comply all the terms and conditions of the Environmental Clearance granted by the SEIAA, Haryana if any. 4. Unit will obtain prior NOC/Permission from central Ground Water Authority in case under ground water resource is used. Unit will made agreement with authorized recycler for disposal of hazardous waste and will apply for authorization under HWM Rules separately on portal of the board. 5. The unit will achieve Zero effluent Discharge as proposed by unit if any. 6. The unit will install adequate acoustic enclosures/chambers on their DG SETS with proper stack height as per prescribed norms to meet the prescribed standards under EP Rules, 1986. 7. The unit will install the adequate Effluent/sewage treatment plant and air pollution control measures to meet the standards prescribed under EP Rules 1986 if required. 8. The unit will abide with the directions/guidelines HSPCB/CPCB/ any court decision/ direction of any competent authority. 9. This CTE is prejudice to any action under the provisions of applicable laws / acts / notification / courts order to be taken in respect of any violation at any stage without any claim of the unit. If the unit fails to comply the provisions of water/air act, conditions of CTE, various applicable provisions of concerned departments / agencies / authorities / any relevant decision of court, the consent to establish so granted shall be revoked automatically without giving any notice.10. Unit will apply for consent to establish (ext) / CTO 90 days before expiry of this consent.

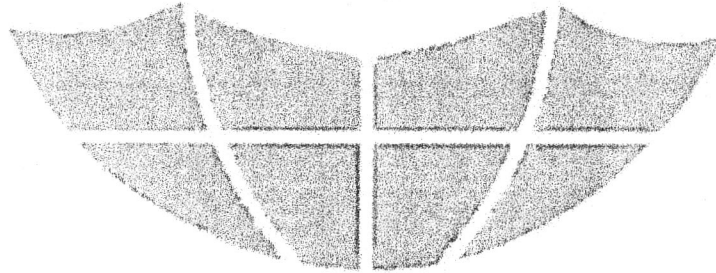
Bhupender Singh

Digitally signed by Bhupender Singh
Date: 2019.03.05 13:06:27 +05'30'

Regional Officer, Dharuhera

Haryana State Pollution Control Board.

HARYANA STATE



Directorate of Town & Country Planning, Haryana
Plot no.3, Nagar Yojana Bhawan, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; <http://tcpharyana.gov.in>

To

Avancer Properties Pvt. Ltd.
R-1240, Mangolpuri,
Delhi-83.

Memo. No. LC-3467-Asstt.(RK)-2019/23413

Dated: 17-09-2019

Subject: Approval of Service Plan/Estimates for affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres, under Licence No. 105 of 2017 dated 19.12.2017 in Sector-1, Dharuhera being developed by Avancer Properties Pvt. Ltd.
Please refer your application on the matter as subject cited above.

The Service Plan/Estimates for affordable residential plotted colony (under Deen Dayal Jan Awas Yojna-2016) for an area measuring 7.606 acres, under Licence No. 105 of 2017 dated 19.12.2017 in Sector-1, Dharuhera, has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/ from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/tc be covered in EDC, Dharuhera Town, which is under finalization.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for 5 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HUDA will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HUDA.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.

10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HUDA or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablation taps should be avoided.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one foot; if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

 - (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
14. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.
16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.

19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo. no. CE-I/SE(HQ)/SDE(W)/2019/94165 dated 24.05.2019.

NOTE(1):-

In order to implement the directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Ors, the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- i) It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensure that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
- ii) The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii) No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv) Such storage does not cause any obstruction to the free flow of traffic and/ or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin. To ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
- v) The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
- vi) All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement sand and other allied material shall be fully covered dust free and/or other precautions would be taken to ensure that enroute their destination, the dust, sand or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.

DA/As above




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

Endst. No LC-3467-Asstt. (RK)-2019/

Dated :

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W)/2019/94165 dated 24.05.2019 for information and necessary action please.



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

Avancer Properties Private Limited

Shop No. G-28, Ground Floor, Plot No. 4, Road No. 44, Community Center,
Pitampura, Delhi -110034. Tel: 11-43614546, CIN U45201DL2003PTC122639

The SE (Operation Division)
DHBVN, Rewari.

Date: 07.06.2019

Subject : Application for approval of Electrification Scheme for Total Ultimate Demand Load (UDL) of 608.70 KW or 676.40 KVA of our Affordable Residential Plotted Colony under "Deen Dayal Jan Awas Yojna, 2016" over an area measuring 7.606 acres in the revenue estate of village Dharuhera, Sector-1, Dharuhera, Distt. Rewari.

Dear Sir,

This is with reference to above caption subject; we would like to inform you that we are developing an **Affordable Residential Plotted Colony** under "Deen Dayal Jan Awas Yojna, 2016" over an area measuring 7.606 acres in the revenue estate of village Dharuhera, Sector-1, Dharuhera, Distt. Rewari.

The ultimate demand load of our colony is **608.70 KW or 676.40 KVA**. For sanction of Electrification Scheme of our said colony, we are submitting following document in three sets for your kind perusal:-

1. Copy of License 105 of 2017.
2. Load Calculation Sheet
3. Board Resolution
4. Single Line Diagram
5. Copy of approved layout plan by DGTCP, Haryana.
6. Proposed Electrical Layout Plan,

Therefore, you requested to kindly sanction the Electrification Plan FOR TOTAL Ultimate Demand Load(UDL) of 608.70 KW or 676.40 KVA of our Affordable Residential Plotted Colony at the earliest. Your early action in this regard will be highly appreciated.

Thanking You

For Avancer Properties Pvt. Ltd.



(Authorized Signatory)

Encl: As above.



DESPAT CHER
OP. CIRCLE
DHBVN, (REWARI)

M2K Swastik, Sector - 1, Dharuhera RewariParticulars of the Consultants, Contractors, Architects, Structural Engineers :

Sl. No.	Type	Consultant / Contractor	Name of the Firm	Address
1	Consultant	Architects	Arch Point	H. No. 208, Sector -14, West, Milk Colony Dhanas, Chandigarh - 160014
2	Consultant	Services Consultants	Integral Designs	E90, Block-E, Anand Niketan, Near South Campus, Beside Motibagh Nanakpura Gurudwara, New Delhi, Delhi 110021
3	Consultant	Structure Consultant	ADS Consulting Engineers	E-24, Basement, Lajpat Nagar Part - 1 New Delhi-110024
4	Contractor	Civil Contractor	Yash Projects	Sect. 4/6, Road, Opp. Apex Hospital, Dharuhera, Distt. Rewari (HR)
5	Contractor	Road work Contractor	Hive Infra	1st Floor, Plot No.1, Lane No.9, Kadipur Indl. Area, Kadipur, Gurgaon, Haryana 122001
6	Contractor	Fire, Plumbing, Drainage & Water Supply	Mehcon Enterprises	O-16, South City-1, Gurgaon - 122001 (Haryana)

Quarterly Progress of various components of the Project

S No.	Name of Activity	Progress in Next Qtr (Jan-Mar'20)			Remarks
		Cummulative from commencement	Progress planned in this quarter	Cummulative till end of quarter	
1	Sewerage Treatment & Garbage Disposal	60%	20%	80%	
2	Storm Water drainage	65%	30%	95%	
3	Water Supply and Drainage System	55%	35%	90%	
4	Electricity Supply System	5%	80%	85%	
5	Street Lighting	5%	80%	85%	
6	Parks and Play Grounds	30%	45%	75%	
7	Internal Roads & Pavements	57%	35%	92%	