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

Licence No. 122 of 2026

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Orbit Commercial Pvt. Ltd., B-117, First Floor, Neeti Bagh, South Delhi, New Delhi-110049 for setting up of Commercial Colony over an area measuring 4.573 acres in the revenue estate of village Chandi Mandir, Sector-1, PKUC, District Panchkula.

1. The particulars of the land, wherein the aforesaid Commercial 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: -

   i. That you will pay the State Infrastructure Development Charges amounting to Rs. **57,76,892/-** in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.

   ii. That you shall maintain and upkeep all roads, open spaces 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 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.

   iii. That you shall construct 18/24/30 mtr. wide internal circulation road forming part of licensed area at your own costs and transfer the same to the Government within a period of 30 days from approval of zoning plan.

   iv. That area under the sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.

   v. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

   vi. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Periphery Controlled Area Act, 1952.

   vii. That you understood that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and shall pay the proportionate cost

Director
Town & Country Planning
Haryana, Chandigarh

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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.

viii. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

ix. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.

x. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xii. That the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xv. That it will be made clear at the time of booking of units that specified rates include or do not include EDC/SIDC. In case of non-inclusion of EDC/SIDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. you shall also provide detail of calculation of EDC/SIDC per sqm/per sqft to the allottees while raising such demand from the unit buyers/owners.

xvi. That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the units as and when scheme is launched.

xvii. That you shall arrange power connection from UHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL and complete the same before obtaining completion certificate for the colony.

xviii. That you shall pay the labour-cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.

xix. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to

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deposit the amount received from the unit holders for meeting the cost of Internal Development Works in the colony.

xx. That no further sale has taken place after submitting application for grant of licence.

xxi. That you shall not give any advertisement for sale of units before the approval of standard design.

xxii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xxiii. xxiii. That you shall abide by the terms and conditions of the policy notified on 14.06.2012 & 30.05.2018, as amended from time to time.

xxiv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

xxv. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

xxvi. That you shall maintain the landscape/green cover over the underground STP & UGT.

xxvii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

xxviii. That you shall abide with all the directions/restrictions imposed by the Department from time to time.

xxix. That you shall abide with policy dated 06.03.2018, as amended from time to time.

xxx. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

xxxi. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

xxxii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxxiii. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

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xxxiv. That you shall not encroach the revenue rastas, if any passing through the applied site and keep it free for thoroughfare movement of general public.

xxxv. That you shall get NOC from competent authority of DISCOM before grant of occupation certificate/part completion certificate/completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).

3. That you shall comply with the terms and conditions of NOC dated 20.03.2026 issued by Divisional Forest Officer, Morni-Pinjore Forest Division, Pinjore.

4. That you shall pay the differential fee & charges, as and when demanded by the Department on account of revision of rates, without any objection or claim.

5. That in case of sale of land by original land owners (in departure from ownership report received from concerned DC/DRO in compliance of LOI) before grant of this licence permission, the permission shall become null and void.

6. The licence is valid up to 24-06-2031.

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

Dated: 25-06-2026.
Place: Chandigarh

Endst. No. LC-5831/JE (SB)/2026/ 22569 Dated: 26-06-2026

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

1. Orbit Commercial Pvt. Ltd., B-117, First Floor, Neeti Bagh, South Delhi, New Delhi-110049 alongwith a copy of LC-IV, Bilateral agreement & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith Zoning Plan.
13. District Town Planner, Panchkula along with a copy of agreement and Zoning Plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

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To be read with Licence No. 122 of 2026.

Dtd: 25/01/2026

Detail of land owned by M/s Orbit Commercial Pvt. Ltd.

| VILLAGE | KHASRA NO. | AREA (B-B-B) |
|---|---|---|
| CHANDI MANDIR | 261/2 | 13-13-0 |
| | 263/2/2/2 | 0-17-0 |
| | 263/2/2/3 | 0-2-0 |
| | 264/2/2/1 | 0-1-0 |
| | 264/2/2/2 | 1-19-0 |
| | 274 | 0-7-0 |
| | 276/1 | 5-0-0 |
| TOTAL | | 21 Bigha 19 Biswa<br>Or<br>4.573 acres. |

Director
Town & Country Planning
Haryana, Chandigarh

Amit Kumar, AE