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

License No. 56. **of 2013**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to AMB Infrabuild Pvt. Ltd., D-62, Ground Floor, Defence Colony, New Delhi-110024 for setting up of a COMMERCIAL COLONY on the land measuring 10.4375 acres in the revenue estate of village Hayatpur, Sector 88, Gurgaon.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.

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

   a) That the Commercial Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.

   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 there under are duly complied with.

   c) That the development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.

   d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at your own cost and will transfer the same free of cost to the Government.

   e) 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.

   f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.

   g) That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.

   h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.

   i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.

   j) That the developer will use only CFL fittings for internal lighting as well as campus lighting.

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

l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.

m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.

n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.

p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.

q) The license is valid up to 09/7/2017.

Rastogi

(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Dated: The 10/7/2013.
Chandigarh

Endst. No. LC-2865-JE (VA)-2013/ 45602 Dated: 12/7/13.

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

1. AMB Infrabuild Pvt. Ltd., D-62, Ground Floor, Defence Colony, New Delhi-110024 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
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, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No. 56 of 2013/10 7 2013

1. Detail of the land owned by A.M.B Infrabuild (P) Ltd. Distt. Gurgaon.

Village	Rect No.	Killa No.	T.Area K-M
Hayatpur	62	19	8-0
		21/2	1-12
		22	8-0
		23	7-15
	67	1/2	4-0
		2	8-0
		3/1	4-4
		9	8-0
		10	8-0
		11	8-0
		12/1	3-2
		13/1/1	1-19
		20/2/1	5-6
	68	15/2	2-0
		16/1/1	2-4
	67	8/2	3-8
		Total	**83-10 or 10.4375 Acs**

Director General
Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,
web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

AMB Infra Build Pvt. Ltd.
18, Second Floor, Sector- 44,
Gurugram.

Memo No. LC-2685/JE (DS)/ 2021/ 23422 Dated: 20-09-2021

Subject: **Renewal of licence No. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88, Gurugram - AMB Infrabuild Pvt. Ltd.**

Reference: Hearing conducted on 24.05.2021 and your letter dated 20.07.2021

Your request for renewal of license no. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88, Gurugram has been considered license is hereby renewed upto 09.07.2024 on the same terms and conditions laid down therein.

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
3. You shall get the service plan estimates of the colony approved within 60 days of revalidation of building plans.
4. You shall convey the ultimate power load requirement of the project to the concerned authority within 60 days of this renewal.
5. You shall submit approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006 within 90 days of this renewal.
6. You shall get the licence renewed till final completion of the colony is granted.

The renewal of license will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS)
Director
Town & Country Planning
Haryana Chandigarh

Endst no. LC-2865/JE (DS)/2021/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.

2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Advance India Projects Ltd.,
Regd. Off: AIPL, Business Club,
5th Floor, Golf Course Extension Road,
Sector-62, Gurugram - 122101.

Memo No. LC-2865/JE(AK)/2024/ 3107 dated: 08/X/24

Subject: **Renewal of Licence No. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88, Gurugram.**

Reference: Your application dated 25.06.2024 & 30.08.2024 on the subject cited above.

Your request for renewal of Licence No. 56 of 2013 dated 10.07.2013 granted for setting up of Commercial Colony over an area measuring 10.4375 acres in Sector 88, Gurugram Manesar Urban Complex is hereby renewed up to **09.07.2025** on the following terms and conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
2. You shall transfer the licenced area falling under sector plan road/service road/ internal circulation road to the government within a period 30 days from issuance of this renewal.
3. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
4. You shall get the license renewed till final completion of the colony is granted.

The renewal of license will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Chander Shekhar Khare, IAS)
L.O. Town & Country Planning
Haryana, Chandigarh

Endst. no: LC-2865/JE(AK)/2024/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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