

ORDER

Whereas, vide this office memo no. LC-2817-JE (S)-2014/12467-480 dated 11.06.2014, the licence No. 16 of 2014 dated 10.06.2014 was granted to PSL Infratech Pvt. Ltd. for development of a Residential Group Housing Colony on the land measuring 10.25 acres falling in the revenue estate of Village Sohna, Sector 2 of Sohna, Distt. Gurgaon.

2. And, whereas, the request for grant of permission for change in developer from PSL Infratech Pvt. Ltd. to Ashiana Dwellings Pvt. Ltd. was received & same was considered. Further in-principle approval for aforesaid change in developer was granted vide memo no. 4241 dated 17.03.2015 in terms of policy dated 18.02.2015 subject to compliance of terms & condition mentioned in memo no. 4241 dated 17.03.2015.

3. And, whereas, upon the compliance of said terms & conditions, the change in developer company from PSL Infratech Pvt. Ltd. to Ashiana Dwellings Pvt. Ltd. in licence no. 16 of 2014 dated 10.06.2014 is hereby allowed. The terms & conditions as stipulated in the above said licence will remain the same and Ashiana Dwellings Pvt. Ltd. shall compile the same in letter & spirit. Ashiana Dwellings Pvt. Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier. Ashiana Dwellings Pvt. Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town & Country Planning, Chandigarh.

4. The approval of all the plans earlier accorded and issued to PSL Infratech Pvt. Ltd. shall now be deemed to be approved and issued in favour of Ashiana Dwellings Pvt. Ltd. 3h, Plaze M6, District Centre, Jasola, New Delhi-110025.

5. These orders shall be read together with the licence no. 16 of 2014 dated 10.06.2014 issued vide this office. The copy of licence no. 16 of 2014, LC-IV agreement & Bilateral agreement are hereby enclosed.

  
ARUN KUMAR GUPTA  
Director General, Town & Country Planning  
Haryana Chandigarh  
Email: tephry@gmail.com

Endst. No. LC-2817-JE (VA)/2015/ 9498 Dated: 8/6/15

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

1. PSL Infratech Pvt. Ltd. C/o 20, Shriram Road, Civil Lines, Delhi-110054.
2. Ashiana Dwellings Pvt. Ltd. 3h, Plaze M6, District Centre, Jasola, New Delhi-110025 alongwith a copy of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HUDA, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.



5. Chief Engineer, HUDA, Gurgaon.
6. Superintending Engineer, HUDA, Gurgaon.
7. Land Acquisition Officer, Gurgaon.
8. Senior Town Planner, Gurgaon.
9. Senior Town Planner (Enforcement), Haryana, Chandigarh.
10. District Town Planner, Gurgaon; and
11. Chief Accounts officer of this Directorate with the direction to monitor the compliance of undertaking dated 13.04.2015 (copy enclosed).



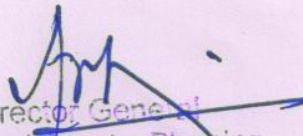
(KARAMVEER SINGH)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 16 of 2014

Revised Land Schedule

1. Detail of land owned by Ashiana Dwellings Private Ltd. in the revenue estate of village Sohna, District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Sohna	55	1	8-0	
		7	7-4	
		8	8-0	
		9	8-0	
		10	8-0	
		12	8-0	
		13	8-0	
		14	7-10	
		56	6	8-0
			7/1	6-12
			7/2	1-8
			8/1	3-6
			<b>Total</b>	<b>82-0 or 10.25 acres</b>

  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
*Jeevan Patwari*



## Directorate of Town & Country Planning, Haryana

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


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

FORM LC-V  
(See Rule 12)

LICENCE NO. 16 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to PSL Infratech Pvt. Ltd., 20, Shriram Road, Civil Lines, Delhi-110054 for grant of license to develop a Group Housing Colony on the land measuring **10.25 acres** in the revenue estate of village Sohna, Sector-2 of Sohna, District Gurgaon.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:
  - a) That the residential Group Housing Colony shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - 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 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.
  - d) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - e) That licensee shall deposit an amount of Rs. **3,34,60,152/-** on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - g) That licensee shall 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 integrated services. The decision of the competent authority shall be binding in this regard.
  - h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA or any other agency of Government.
  - i) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- k) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- o) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- p) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- q) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/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 Sqm/per Sq ft to the allottee while raising such demand of EDC.
- r) That the pace of construction should be atleast in accordance with your (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- s) That licensee 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.
- t) That licensee shall not create third party rights before approval of building plans.
- u) That licensee shall abide with the policy dated 14.06.2012/ instructions issued by Department from time to time related to construction/ allotment of EWS Flats/ Plots.
- v) That licensee shall obey all the directions/restriction given by this Department time to time in public interest.
- w) That licensee shall get the permission from PWD (B & R) for taking access from Gurgaon-Sohna scheduled road before actual acquisition of work at site.
- x) That the provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred if any.
- y) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- z) That licensee shall pay differential license fee amounting to Rs. 42,35,200/- with in a period of 30 days of issuance of demand notice.




aa) That licensee shall get extended validity of Bank Guarantee against EDC & IDW up-to 5 years(from the date of grant of license) and submit the same within 30 days of grant of license.

4. The license is valid up to 09-06-2019

Place: Chandigarh

Dated: 10-06-2019

  
(Anurag Rastogi)  
Director General, Town & Country Planning  
Haryana, Chandigarh ✓

Endst.No.LC-2817-JE (S)-2014/


12467.

Dated: 11/6/19.

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

Regd.

1. PSL Infratech Pvt. Ltd., 20, Shriram Road, Civil Lines, Delhi-110054. Email ID – [nipungupta@hotmail.com](mailto:nipungupta@hotmail.com) alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.

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

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To be read with

Licence No 16 of 2014 dt 10.06.2014

Detail of land owned by PSL Infratech Pvt. Ltd. in the revenue estate of village Sohna,  
Distt. Gurgaon

Name of village	Rect. No	Killa no	Area in K-M		
Sohna	55	1	8-0		
		7	7-4		
		8	8-0		
		9	8-0		
		10	8-0		
		12	8-0		
		13	8-0		
		14	7-10		
		56	6	8-0	
			7/1	6-12	
			7/2	1-8	
			8/1	3-6	
		Total			82-0 or 10.25 acres

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(Anurag Rastogi, I.A.S)  
Director General, Town & Country Planning  
Haryana Chandigarh

*Anurag Rastogi*