

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

FORM LC -V
(See Rule 12)

Licence No. 132 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Pigeon Infrastructure Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd., Regd. Office: 201-212, Second Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 13.0875 acres falling in the revenue estate of village-Kot Behla, Sector 16, Panchkula Extension-II.

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 licensee 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 licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - e. That the licensee 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 work out 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 the licensee shall construct and transfer the land of sector road/green belt which forming the part of licenced land free of cost to the Govt. in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - g. 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.


Director
Town & Country Planning
Haryana, Chandigarh

- v. 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.
 - w. That licensee shall obtain access permission from NHAI before execution of actual development works at site and initiate to the this office.
 - x. That licensee shall abide by the terms and conditions of the policy notified on 01.04.2016 and subsequent amendment.
 - y. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
 - z. 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 08.02.2016.
3. The licence is valid up to 11.12.2024.



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

Place: Chandigarh
Dated: 12.12.2019

Endst. No. LC-3745-Asstt.(MS)-2019/ 30786 Dated: 13-12-2019

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

1. Pigeon Infrastructure Ltd. in collaboration with Eldeco Infrastructure & Properties Ltd., Regd. Office: 201-212, Second Floor, Splendor Forum, Jasola District Centre, New Delhi-110025 alongwith a copy of agreement, LC-IV B-Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Panchkula along with a copy of agreement/Layout plan.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
13. Project Manager (IT) to update this licence on the website.



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

To be read with License No.....132.....dated.....12.12.....of 2019

Detail of land owned by Pigeon Infrastructure Ltd.

Village	Rect No	Killa No	Area (K-M)	
Kot Billa	92	4	7-12	
		7	7-12	
		8/1	2-12	
	92	16/1	2-13	
		17/1	2-13	
		5/1	7-7	
		5/2	0-13	
		6/1	2-15	
		93	1/1	6-4
			1/2	0-18
	9/2		4-6	
	10/1		7-14	
	11/2		6-0	
	12		7-2	
	93	8/1 Min	0-3	
	92	18/1	5-8	
	92	13/2	4-16	
		14	7-7	
	92	13/1	2-0	
	93	8/2 Min	1-17	
	92	9/1 Min	1-4	
		6/2	5-5	
		15	8-0	
93	10/2	0-6		
	11/1	2-0		
	7/3/1/2 Min	0-7		
Total			104K-14M OR 13.0875 Acres	


Director,
Town & Country Planning
Haryana
Jasvire Khera