

## Directorate of Town & Country Planning, Haryana

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

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FORM LC-V  
(See Rule 12)

LICENCE NO. 116 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Pegeen Builders & Developers Pvt. Ltd., Abheek Real Estate Pvt. Ltd., Vibhor Home Developers Pvt. Ltd., Neelima Real Estates Developers Pvt. Ltd in collaboration with Pyramid Infratech Pvt. Ltd. C/o H-38, Ground Floor, M2K White House, Sector-57, Gurgaon for development of Affordable Group Housing Colony over an area measuring **9.875 acres** in the revenue estate of village Palra, Sector-70-A of Gurgaon-Manesar Urban Complex, District Gurgaon.

2. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.
3. The License is granted subject to the following conditions:-
  - a) That licensee shall abide with the terms and conditions in respect of Policy issued vide memo no PF-27/48921 dated 19.08.2013 for setting up of Affordable Group Housing Colony.
  - b) That licensee shall layout the Affordable Group Housing Colony in confirmation to the approved Building plan and development works are executed according to the designs and specifications shown in the approved plans.
  - c) That licensee shall comply with the conditions of the agreements already executed and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under.
  - d) That licensee shall construct and transfer 24 m wide internal Sector road, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area/FAR is being granted.
  - e) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
  - f) That licensee shall maintain and upkeep all roads, open spaces, public parks 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 Rules, 1976.
  - g) That licensee shall construct at his own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit, as per provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
  - 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/HSIIDC.

*Alanteg*  
D.G.T.C.P. (Hr.)

- i) That licensee understands that development/construction cost of 24/18 m wide major internal roads is not included in the EDC rates and licensee 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.
- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of 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 04.05.2010.
- m) That licensee shall provide rain water harvesting system as per Central Ground Water Authority/Haryana Govt. notification as applicable.
- n) That licensee shall pay the proportionate cost of construction of such percentage of sites of such Schools, Hospital, Community Centre and other community building and at such rates as specified by the Director.
- o) 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.
- p) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- q) That licensee shall submit the compliance of Rules 24, 26 (2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 and Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975.
- r) 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, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- s) That licensee shall keep the pace of construction atleast in accordance with their (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- t) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- u) That licensee shall arrange electric connection from HVPN/DHBNL 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. HVPN/DHBNL and complete the same before obtaining completion certificate for the colony.
- v) That licensee shall permit the Director or any other officer 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 licence granted.
- w) That licensee shall deposit thirty percentum of the amount realized, from time to time, by the licensee, from the plot holders within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by licensee towards meeting the cost of internal development works in the colony.
- x) That licence 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.


- y) That licensee shall not create third party rights/pre launch before approval of building plans.
  - z) That licensee shall submit the Building Plans within a period of 3 months from this order.
  - za) That licensee shall obey all the directions given by this Department from time to time in public interest.
  - zb) That 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.
4. The license is valid up to 19/8/2019

Place: Chandigarh  
Planning

Dated: 20/8/2014

Endst.No.LC-3150-JE (S)-2014/

19388.

  
(Anurag Rastogi)  
Director General, Town & Country


Haryana, Chandigarh

Dated: 21/8/14.

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

Regd.

1. Pegeen Builders & Developers Pvt. Ltd., Abheek Real Estate Pvt. Ltd., Vibhor Home Developers Pvt. Ltd., Neelima Real Estates Developers Pvt. Ltd C/o Pyramid Infratech Pvt. Ltd., H-38, Ground Floor, M2K White House, Sector-57, Gurgaon - Email ID – [pyramidinfratech@hotmail.com](mailto:pyramidinfratech@hotmail.com) alongwith copies of agreements and schedule of land. Z/Plan
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Uwrban 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 alongwith copy of zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement. & Zoning Plan.
14. Chief Accounts Officer of this Directorate.

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

1. Detail of land owned by Pegeen Builders & Developers Pvt. Ltd. 124/238 share Abheek Real Estate Pvt. Ltd. 114/238 share Village Palra Distt Gurgaon.

Village	Rect.	Killa No.	Area K-M
Palra	17	7/2	3-18
		15	8-0
<b>Total</b>			<b>11-18</b>


2. Detail of land owned by Vibhor Home Developers Pvt. Ltd. Village Palra Distt Gurgaon.

Village	Rect.	Killa No.	Total Area K-M	Area Taken K-M
Palra	16	20/2	3-7	3-7
		21	7-12	7-12
		22/1	4-0	4-0
	17	14	8-0	8-0
		16	8-0	8-0
		17	8-0	7-9
		12/1/3	2-13	2-13
	26	13/1	4-12	4-12
		25/2	4-0	4-0
		5/2	4-0	4-0
27	1/2/1	0-6	0-6	
<b>Total</b>			<b>53-19</b>	

3. Detail of land owned by Neelima Real Estates Developers Pvt. Ltd. Village Palra Distt Gurgaon.

Village	Rect.	Killa No.	Area K-M	Area Taken K-M
Palra	17	13/2	3-8	3-8
		25/1	4-0	4-0
	27	1/1/1	4-7	3-18
		1/1/2	2-8	1-17
<b>Total</b>			<b>13-3</b>	

Grand Total 79 K – 0M or 9.875 Acres

  
 Director General  
 Town and Country Planning  
 Haryana, Chandigarh

