

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

License No. 25 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976, made thereunder to Sh: Ajay Pal S/o Sh. Azad Singh, Sh. Rajender, Sh. Virender Ss/o Sh. Bhav singh, Sh. Ved Parkash, Sh. Sher Singh, Sh. Om Parkash, Sh. Amarnath Ss/o Jairam, Sh. Devender, Sh. Vikram Ss/o Murari, Sh. Karam Chand, Sh. Virender, Sh. Surinder Ss/o Sh. Sheochand in collaboration Ameya Commercial Project Pvt. Ltd., G-3, Aditya Comercial Complex, Plot No. 7, Preet Vihar, Delhi-110092 for setting up of a Commercial Colony over an area measuring 2.17969 acres in the revenue estate of village Sikhopur, Sector-82A, District Gurugram.

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 License is granted subject to the following conditions:
 - a. That you shall deposit an amount of Rs. 1,54,37,109/- on account of Infrastructural Development Charges @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - b. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - c. That you 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 you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - f. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.


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- g. That you shall not submit 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 Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- h. That you have understood that the development/construction cost of 24 m/18 m 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 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- i. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- j. 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 Urban Development Authority.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- m. That you shall use only LED fitting for internal lighting as well as campus lighting.
- n. That you shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- o. 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 deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- p. 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.
- q. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- r. 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.
- s. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

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- t. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - u. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - v. 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.
 - w. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
 - x. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
 - y. That you will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
 - z. That mortgaged area shall be taken up for "priority development" as per clause (v) of policy dated 14.08.2020.
 - aa. The details of mortgaged land/flat/shops should be updated on the departmental website against the License and proper notice board mentioning details of mortgage land/flat/ shops should be displayed prominently on the mortgaged site. Such disclosure shall also be made in the documents filed with RERA for obtaining registration and for regular updation purposes as per clause (vi) of policy dated 14.08.2020.
3. That you shall get the Addendum Collaboration Agreement registered and submit the same within three months of issuance of License.
 4. That you shall get the Mortgaged deed registered and submit the same in the department within 60 days of issuance of License.
 5. That you shall clear the outstanding dues of EDC and SIDC of License No. 57 of 2014, License No. 102 of 2014 & License No. 44 of 2019 within six months of issuance of License.
 6. The license is valid up to 03/06/2026.

Place: Chandigarh
Dated: 04/06/2021.


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

Endst. No LC-4136/JE (DS)/2021/ 13279

Dated: 09-06-2021

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

1. Ameya Commercial Project Pvt. Ltd., G-3, Aditya Commercial Complex, Plot No. 7, Preet Vihar, Delhi-110092 alongwith a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
6. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Gurugram.
8. Superintending Engineer, HSVP, Gurugram alongwith a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram alongwith a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana.


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

To be read with Licence No. 25 dated 04/06/ 2021

1. Detail of land owned by Ajay Pal S/o Azad Singh 1/12 share, Rajender – Virender Ss/o Bhav Singh 1/6 share, Ved Parkash – Sher Singh - Om Parkash - Amarnath Ss/o Jairam 1/4 share, Devender - Vikram Ss/o Murari 1/4 share and Karam Chand - Virender – Surinder Ss/o Sheochand 1/4 share

Village	Khasra No.	Area (B-B-B)
Shikohpur	159 min	0-9-0
	160	0-15-0
	161/1	0-1-0
	163/2	0-11-0
	165/2 min	1-13-15
	Total	3-9-15

Or 2.17969 acres


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