

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V

(See Rule 12)

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 32 of 2020

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976, made thereunder to Pyramid City Projects LLP in collaboration with Elan Ltd., 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana for setting up of a Commercial Colony over an area measuring 2.00 acres in the revenue estate of village Adampur, Sub-Tehsil Wazirabad, Sector-50, 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:
 - i. That Commercial Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - ii. That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - iii. That 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 building 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.
 - iv. That you shall deposit an amount of ₹ 1,41,63,993/- on account of Infrastructure Development Charges (IDC) @ ₹ 1000/- per Sqm for commercial component in two equal installments, first within 60 days and second within six months of issuance of license through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
 - v. 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.
 - vi. 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.

- vii. 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.
- viii. 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.
- ix. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- x. That you have not submitted 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.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv. 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.
- xvi. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvii. You shall got approved the electrical infrastructure plan in accordance with approved building plans and will obtain the requisite verification report regarding erection/commission of electrical infrastructure in the colony from the power department as prescribed in DTCP Haryana order issued vide memo no. CC-1214/Asstt.(RK)/2019/26614-621 dated 30.10.2019 at the time of issuance of OC/CC as the case may be.
- xviii. 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.
- xix. 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.

- xx. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xxi. 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.
- xxii. 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.
- xxiii. 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.
- xxiv. 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.
- xxv. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- xxvi. 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.
- xxvii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(f)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxviii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxix. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxx. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxxi. That the adjustment of licence fee deposited in LC-2658 (returned vide memo dated 15.01.2018) is under process and shall be adjusted towards applicable licence fee after approval of competent authority, however, you shall pay the balance amount on account of license fee, if required in any situation.
- xxxii. 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, 1975.
- xxxiii. The fee/charges demanded during the grant of licence are subject to audit and reconciliation of accounts.

xxxxiv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

3. The license is valid up to 30/10/2025.



(K. Makrand Pandurang, IAS)

Director

Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh

Dated: 31/10/2020.

Endst. No LC-4164/Asstt.(RK)/2020 19195

Dated: 02-11-2020

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

1. Pyramid City Projects LLP, 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram alongwith a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, 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.



(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License NO 32Dated 31/10of 2020

Detail of land owned by Pyramid City Projects LLP

Village	Rect No.	Killa No.	Area (K-M)
Adampur	14	12/2min	2-0
		13min	6-0
		18	8-0
		Total	16-0
			OR 2.0 Acres

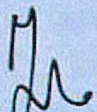

Director,
Town & Country Planning
Haryana 

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

License No. 29 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 Pyramid City Projects LLP, Pyramid Empires LLP, Krishan Lal S/o Agya Ram, Roop Sachdeva S/o Krishal Lal, Shiv Kumar Aggarwal S/o Kishan Das Aggarwal, Ashiwani Kumar S/o Krishan Pal, in collaboration with ELAN Limited, 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram -122002, Haryana for setting up of a Commercial Colony over an area measuring 1.35 acres in the revenue estate of village Wazirabad, Sector-50, District Gurugram Manesar Urban Complex.

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. 95,61,038/- on account of Infrastructural Development Charges @ Rs. 1000/- per sqm for commercial component and @ Rs. 500/- for residential plotted 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 Urban Development Authority services as and when made available.

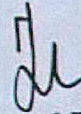

Director
Town & Country Planning
Haryana, Chandigarh

- g. That you have not submitted 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.
- 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 shall 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, 1975.
 - z. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant company shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
3. The license is valid up to 17/06/2026.

Place : Chandigarh
Dated: 18/06/2021.


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

Endst. No LC-4164-B/JE(S)/2021/ 14570

Dated: 22-06-2021

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

1. Pyramid City Projects LLP, Pyramid Empires LLP, Krishan Lal S/o Asha Ram, Roop Sachdeva S/o Krishal Lal, Shiv Kumar Aggarwal S/o Kishan Das Aggarwal, Ashiwani Kumar S/o Krishan Pal, in collaboration with ELAN Limited, 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram -122002 along with a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.

To be read with License no. 29 dated 18/06/2021.

Detail of land owned by Pyramid City Projects LLP.

Village	Khasra no.	Area (K-M)
Adampur	12/2min	2-0
	13min	2-0
	Total	4-0

Detail of land owned by Pyramid Empires LLP.

Village	Khasra no.	Area (K-M)
Adampur	9/2/3	3-1
	9/2/4	0-9
	Total	3-10

Detail of land owned by Krishan Lal S/o Agya Ram

Village	Khasra no.	Area (K-M)
Adampur	9/2/6	0-17

Detail of land owned by Roop Sachdeva S/o Krishan Lal

Village	Khasra no.	Area (K-M)
Adampur	9/2/2	0-17

Detail of land owned by Shiv Kumar Aggarwal S/o Kishan Das Aggarwal

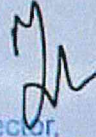
Village	Khasra no.	Area (K-M)
Adampur	9/2/1	0-12

Detail of land owned by Ashiwani Kumar S/o Krishan Pal

Village	Khasra no.	Area (K-M)
Adampur	9/2/5	1-0

Total 10K-16M

Or 1.35 acres


Director,
Town & Country Planning
Haryana

